



# Evaluation & Appraisal and Update of Alachua County Comprehensive Plan: 2011-2030

*Board of County Commissioners Workshop  
Topic: Economic Opportunity and  
Affordable Housing*

May 1, 2018



# Evaluation & Appraisal and Update of Alachua County Comprehensive Plan: 2011-2030

## SCHEDULE

**Oct. - Dec. 2017**

**Identify Issues to be Addressed**



**Nov. 2017 – Aug. 2018**

**Develop Draft Amendments to Comprehensive Plan**



**2018 – 2019**

**Public Hearings**

Issues for the Evaluation & Appraisal and update of the Comprehensive Plan will be identified based on input from the public, advisory boards, and BoCC.

**Analysis of issues and strategies to address issues: Nov. '17 – May '18**

- Issues Analysis
- Community Meetings
- Advisory Board and Other Groups
- BoCC/Planning Commission Regular Workshops and Discussions

**Prepare draft amendments to Comprehensive Plan: April '18 – Aug '18**

- BoCC/Planning Commission Workshops

- Planning Commission
- BoCC Transmittal
- 60-day State review
- BoCC Adoption: within 180 days of DEO Report, if any

Per Statute, submit Notification Letter to FDEO by April 1, 2018.

Per Statute, Plan amendments must be transmitted for review no later than ~April 1, 2019



## Upcoming Schedule

- **BoCC Special Meetings on Strategies for Comp Plan Update**
  - **May 1st**      **Economic Opportunity and Affordable Housing**
- **BoCC Workshops**
  - May 17<sup>th</sup>, May 24<sup>th</sup>, June 5<sup>th</sup>, June 14<sup>th</sup>
- **Local Planning Agency discussions on strategies**
  - May 16 (Economic Opportunity and Affordable Housing)
- **Public Hearings on Transmittal of Draft Amendments**
- **Public Hearings on Adoption of Amendments: 2019**



## Purpose of Workshops

- Review of issues and background data
- Strategies to address issues
- General direction from Board regarding drafting of policy language to update Comprehensive Plan



## Topic Areas

March 20 Land Use & Development Standards

April 3 Natural Resource Protection

April 17 Public Facilities & Services

**May 1 Economic Opportunity & Affordable Housing**



# ECONOMIC OPPORTUNITY & AFFORDABLE HOUSING

## Subtopics

1. Economic opportunity; social equity; retain manufacturing and promote economic progress; jobs-housing balance
2. Provision of broadband and wireless services to underserved areas
3. Provision of affordable housing
4. Facilitation of local food economy



# Update of Alachua County Comprehensive Plan

## Board Discussion & Direction on Each Subtopic

- Provide direction regarding strategies and drafting of policy language to update the Comprehensive Plan regarding Economic Opportunity and Affordable Housing topic areas.



# ***ECONOMIC OPPORTUNITY***

## **Current Strategies in Alachua County Comprehensive Plan**

### **FUTURE LAND USE ELEMENT**

Principle 1: Promote sustainable land development that provides for a balance of economic opportunity, social equity including environmental justice, and protection of the natural environment.

### **ECONOMIC ELEMENT GOAL**

Enhance the economic prosperity of all citizens of Alachua County and expand and diversify the County's tax base.

### **ECONOMIC ELEMENT OBJECTIVES**

- Achieve a diversified and sustainable economic base
- Provide a comprehensive economic development strategy
- Coordinate training opportunities with the needs of employers
- Expand economic opportunities and reduce poverty
- Create livable communities





# ECONOMIC OPPORTUNITY

## Issues

- Adequate staffing and capital investment to maintain and strengthen infrastructure to ensure economic opportunity, environmental justice and social equity
- Local “i3 initiative” identifying critical infrastructure needs
- Joint planning strategies to promote greater economic progress and retain manufacturing
- Living wage, income inequality, and related disparities as reported in *Understanding Racial Inequity in Alachua County* (BEBR)
- Jobs-housing balance and reduction of commuting

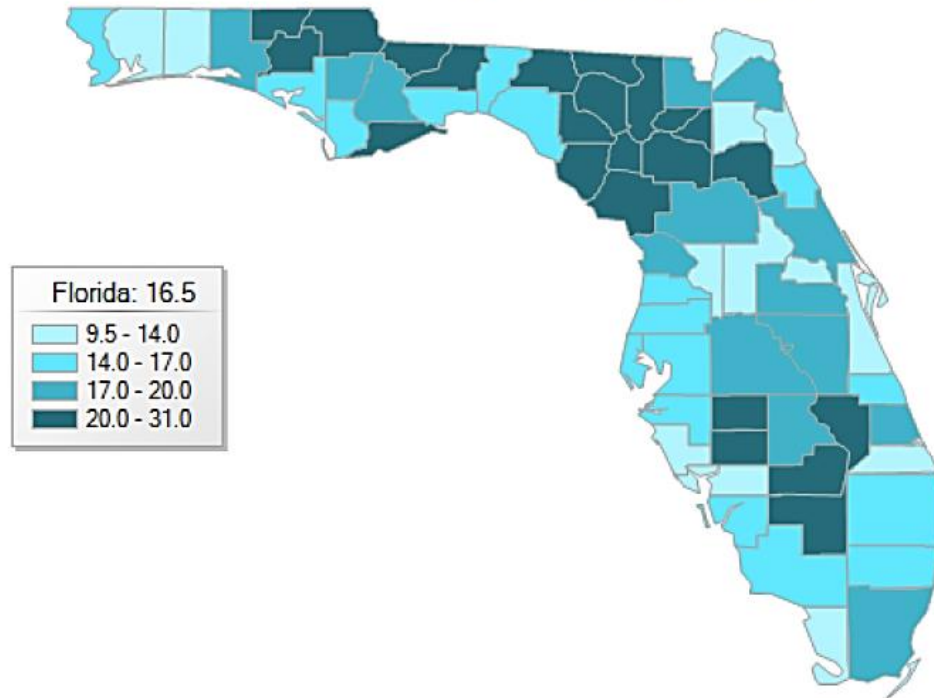


# ECONOMIC OPPORTUNITY



## Percentages of Individuals Below Poverty Level, 2015

Percentage of individuals below poverty level, 2015

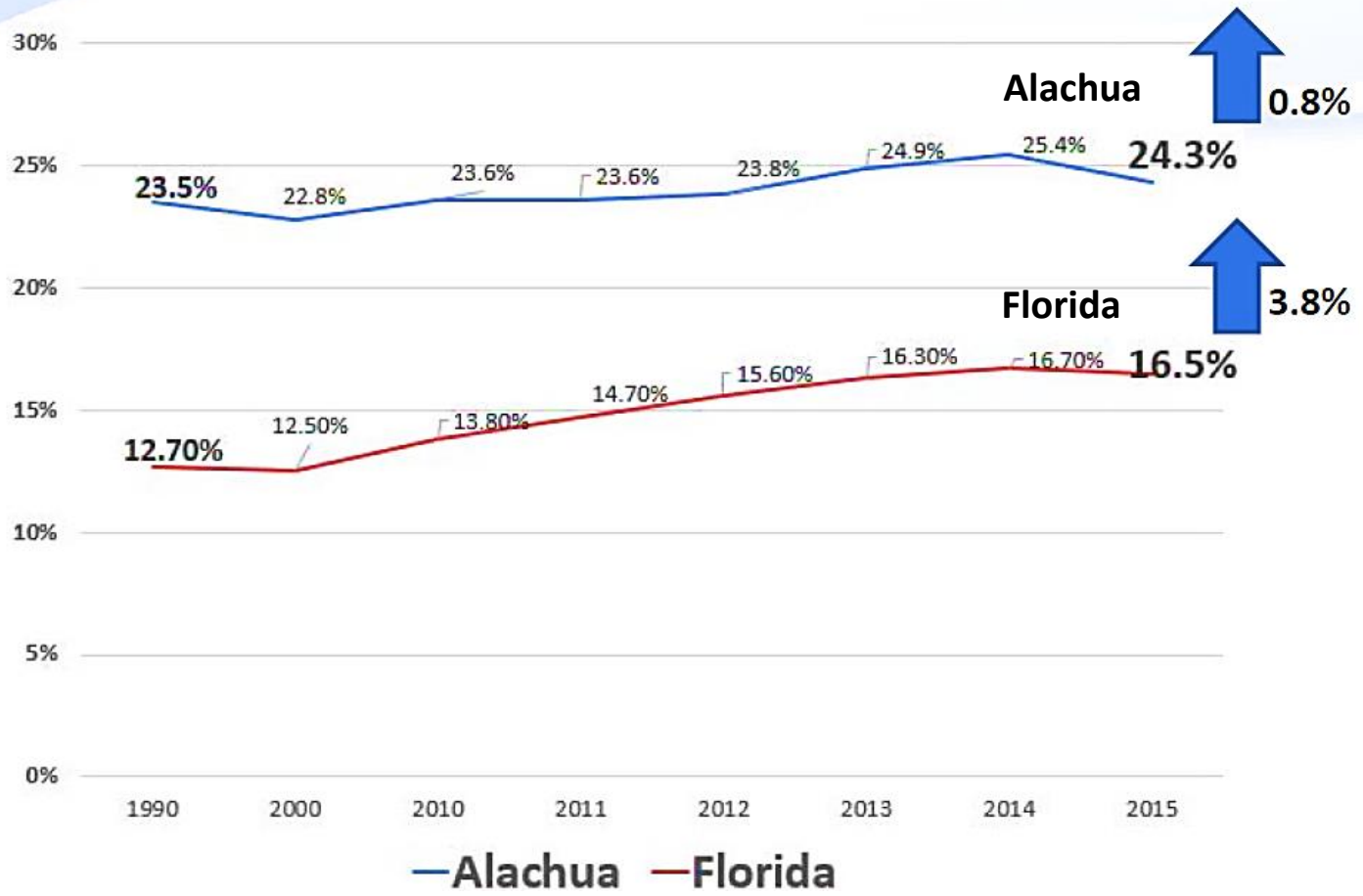




# ECONOMIC OPPORTUNITY



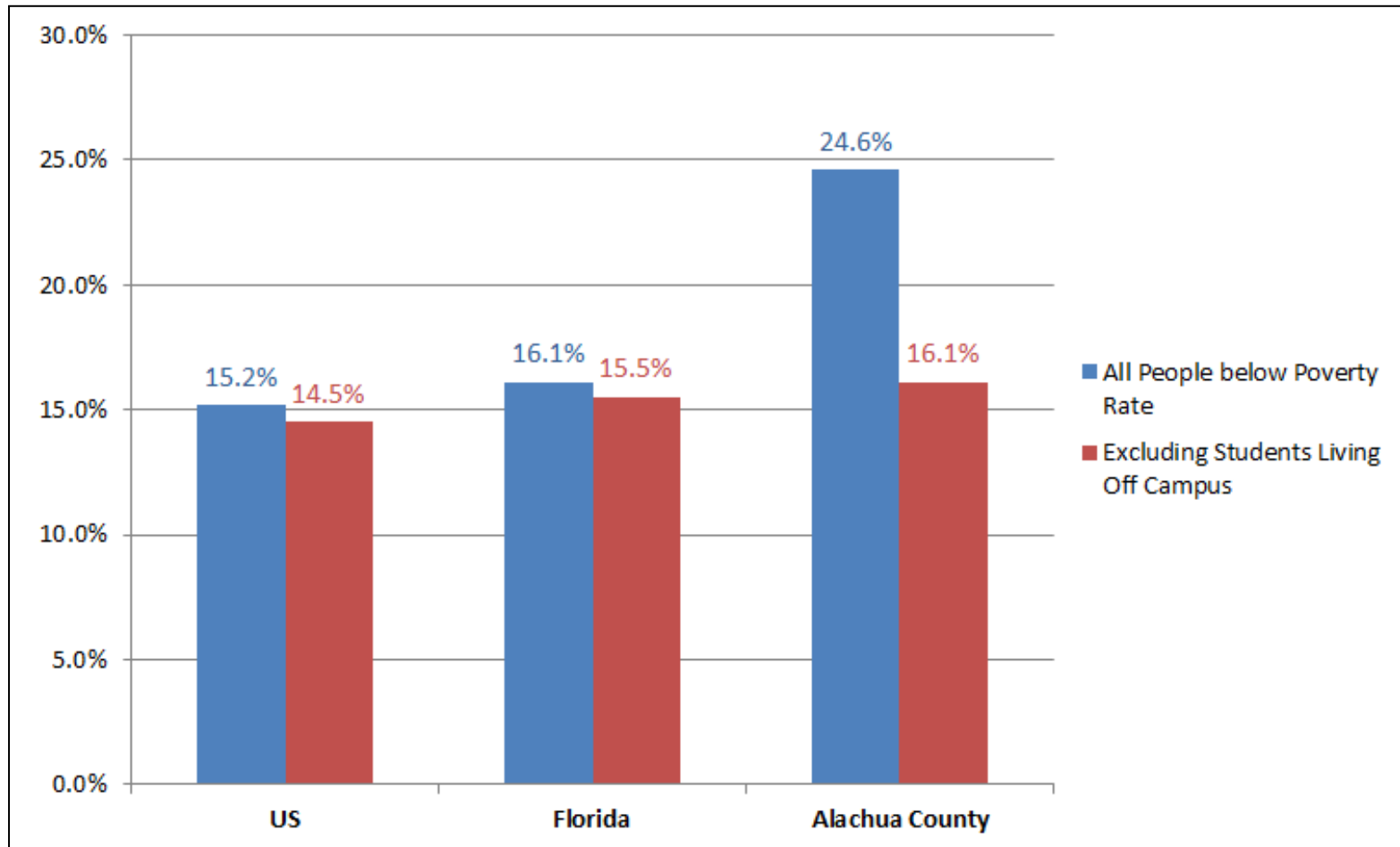
## Poverty Rates, including College Students U.S. Census, 1990-2015





# ECONOMIC OPPORTUNITY

## Effect of Off-Campus College Students on Poverty Rate



Source: U.S. Census Bureau, *Examining the Effect of Off-Campus College Students on Poverty Rates* (SEHSD 2013-17)



# ECONOMIC OPPORTUNITY

## Living Wage Calculation for Alachua County

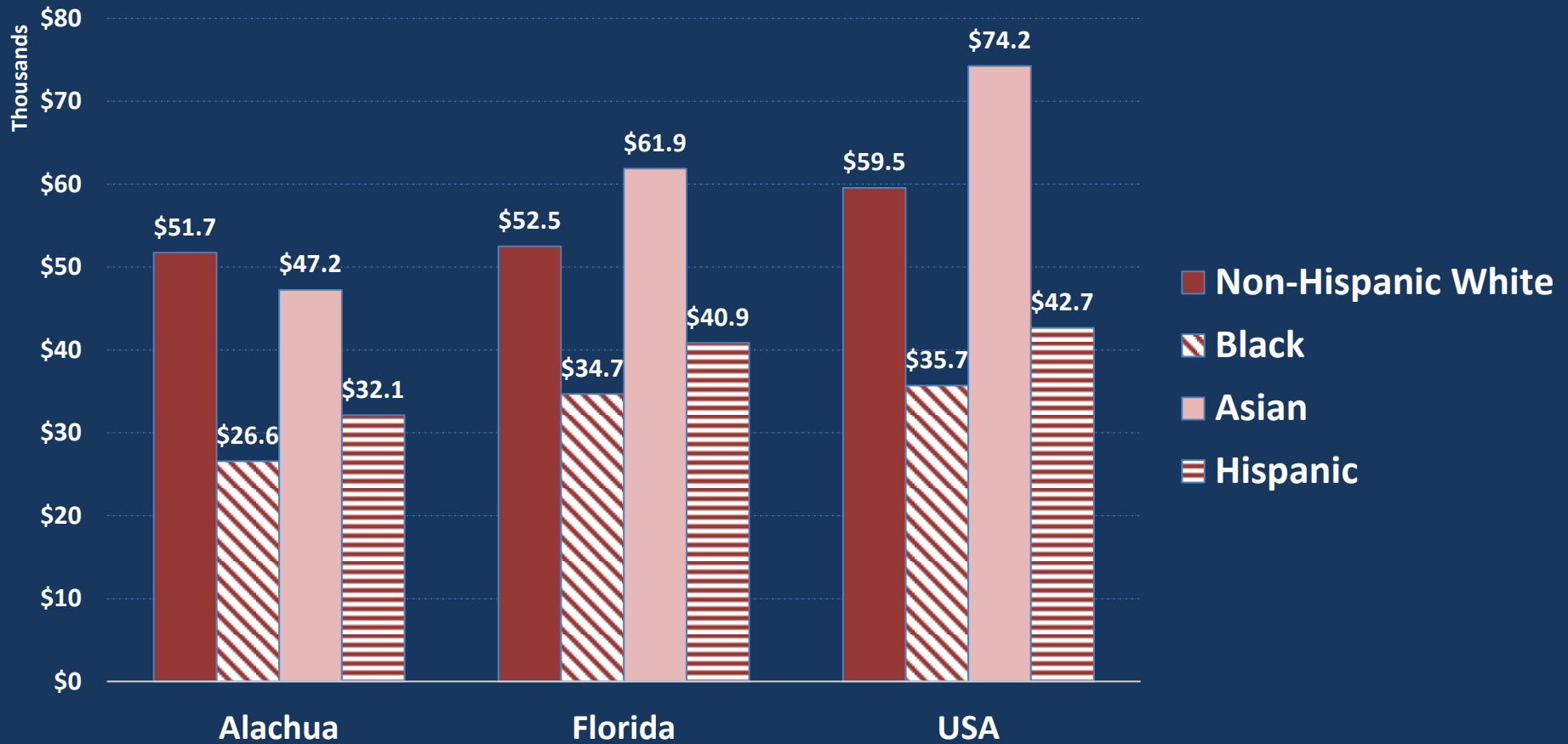
<b>Hourly Wages (each adult working full-time)</b>	<b>1 Adult</b>	<b>2 Adults 2 Children</b>
Living Wage	\$10.93	\$14.99
Poverty Wage	\$5.00	\$5.00
Minimum Wage	\$8.25	\$8.25

Living Wage Calculator  
Dept. of Urban Studies and Planning, MIT, 2018



# ECONOMIC OPPORTUNITY

## Median Household Income in 2015 (thousands of dollars)





## Racial Inequity in Alachua County

### Transportation

- White households
  - Highest rate of vehicle ownership
  - Most annual vehicle miles traveled
  - Highest cost of transportation
- Black households
  - Lowest rate of vehicle ownership
  - Second most annual vehicle miles traveled
  - Second highest cost of transportation
- Hispanic households
  - Longest average median work commute
  - Fewest annual vehicle miles traveled
  - Lowest cost of transportation

### Housing and Neighborhood Location

- White residents
  - Smallest household sizes
  - Highest rates of homeownership
  - Live in neighborhoods with the lowest rates of housing vacancies
- Black residents
  - Largest household sizes,
  - Occupy the smallest, oldest, and lowest valued (property appraiser) homes
  - Live in neighborhoods near schools with the lowest performance of 4<sup>th</sup> graders



## Issues that contribute to racial inequity in Alachua County

1. Geography of Alachua County
2. Limited provision of services (affecting education)
3. Education system
4. Lack of wealth accumulation
5. Issues in the local labor market
6. The justice system vis-à-vis minorities





# ECONOMIC OPPORTUNITY

## Alachua County Qualified Target Industry

Program Summary - as of March 2018

Approved Companies since 2007	29 companies
Active Projects	12 companies
Active Projects Proposed Net Jobs	960 jobs
Active Projects Proposed Capital Investment	\$354,167,768
Future Payment Commitments (FY2018 to FY2025)	\$393,567
Total Payments to Date (FY2008 to FY2018)	\$115,118



## Alachua County Qualified Target Industry

Active Projects by Jurisdiction- as of March 2018

### City of Alachua

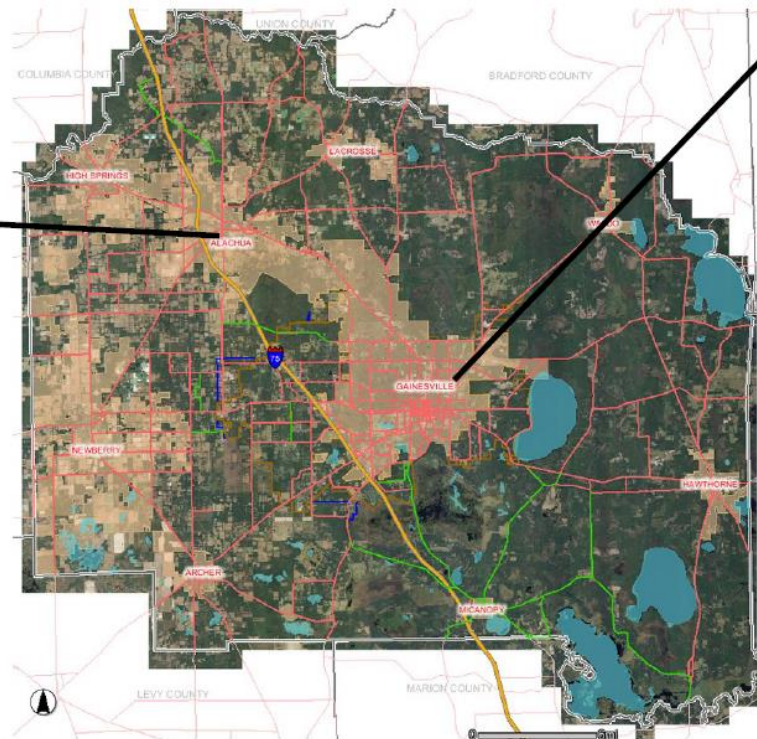
Nanotherapeutics, Inc.

### Unincorporated County

Encell Technology, Inc.

Optym (formerly known as Innovative Scheduling)

RES Polyflow LLC.



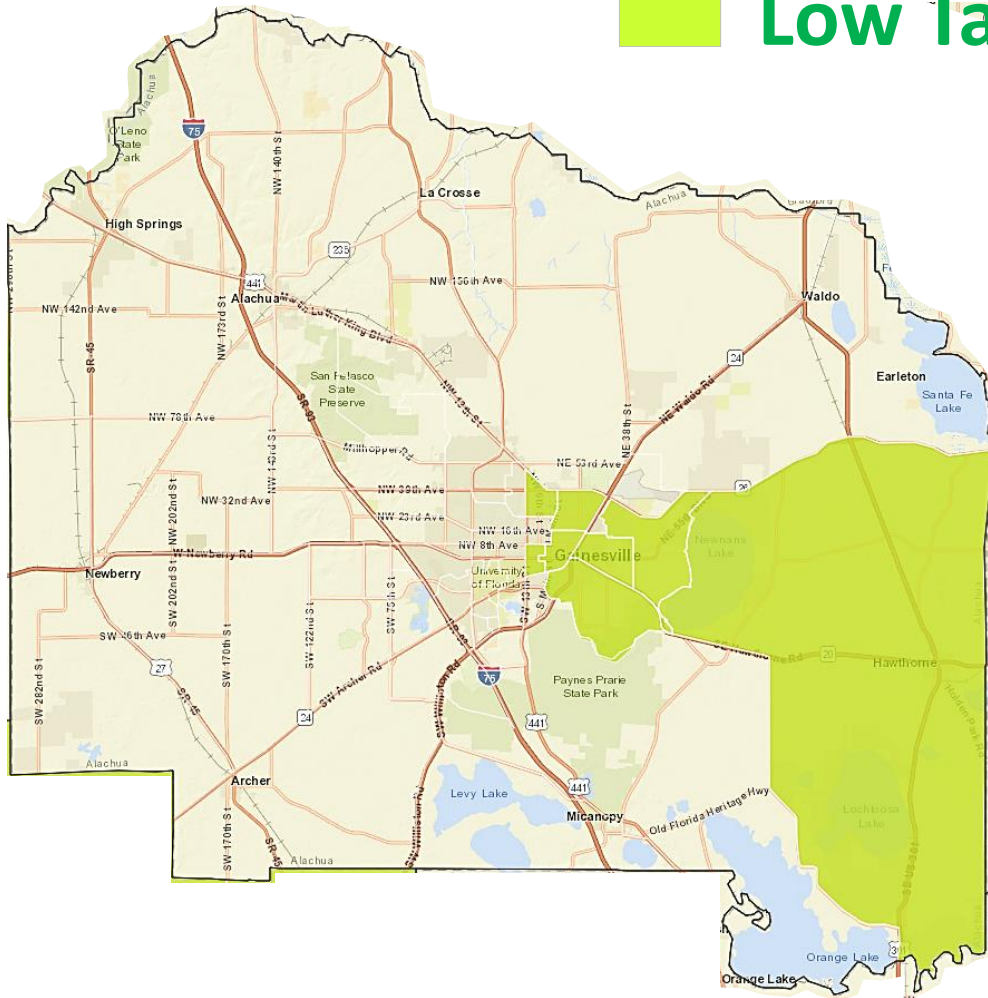
### City of Gainesville

RegisterPatient.com  
BioMonde  
Azalea Health Innovations Inc.  
CyberSponse, Inc.  
USR Systems LLC.  
Nationwide Mutual Insurance  
NeXtGEN Biologics, Inc.  
Brammer Bio, LLC



# ECONOMIC OPPORTUNITY

## Low Tax Opportunity Zones



- Governor Scott announced recommendations to designate 13 census tracts in the Gainesville area
- Encourage long-term investment and job creation by reducing taxes for many job creators
- Enhance local community's ability to attract businesses, developers, and financial institutions to invest in targeted areas



## **Potential Strategies for Comp Plan Update**

1. Review Economic Element policies, and other policies, and revise as necessary to further promote and identify tools and strategies for accomplishing equity objectives.
2. Develop a pilot program to retain manufacturing jobs and businesses such as focusing on electric rates and other issues.
3. Annual review of Capital Improvement Program to target investments to promote economic opportunity, environmental justice and social equity to reduce disparities.
4. Continue to seek grants and designations providing incentives to expand economic opportunity and redevelopment.



# ***PROVISION OF BROADBAND***

## **Current Strategies in Alachua County Comprehensive Plan 2011-2030**

- New residential developments shall provide for the provision of high speed internet access



# *PROVISION OF BROADBAND*

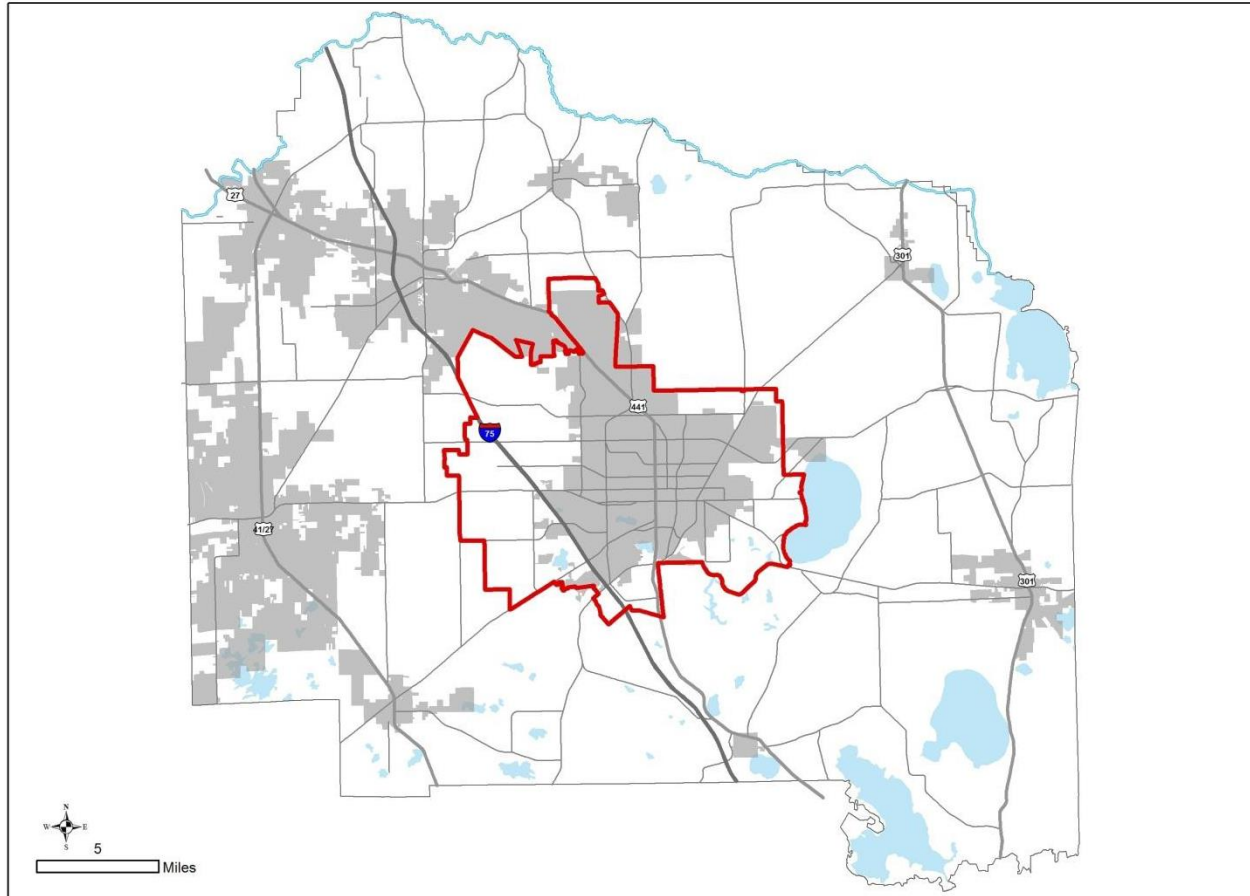
## Issues

- Assess issues associated with provision of broadband internet in order to reduce access inequality
- Consider a “Communication Element” or policies in the Comprehensive Plan to ensure the provision of high speed internet and other communications infrastructure services



# PROVISION OF BROADBAND

## GRU ELECTRIC SERVICE AREA



Source: GRU, 2013



# ***PROVISION OF BROADBAND***

## **Potential Strategies for Comp Plan Update**

1. Partner with City of Gainesville to study creation and implementation of fiber master plan for GRU service area including County Urban Cluster, to lower prices and increase internet access speeds for residents

This would not address the issue in the Rural Area where there are issues with respect to economic viability.





# ***AFFORDABLE HOUSING***

## **Current Strategies in the Alachua County Comprehensive Plan: 2011-2030**

- Promote and provide for affordable housing dispersed throughout community
- Evaluate land development and zoning regulations for impacts on cost, and incentives and flexibility for affordable housing
- Collaborate and partner with other municipalities and agencies
- Provide funding for affordable housing
- Maintain, improve, and redevelop existing affordable housing and neighborhoods



# ***AFFORDABLE HOUSING***

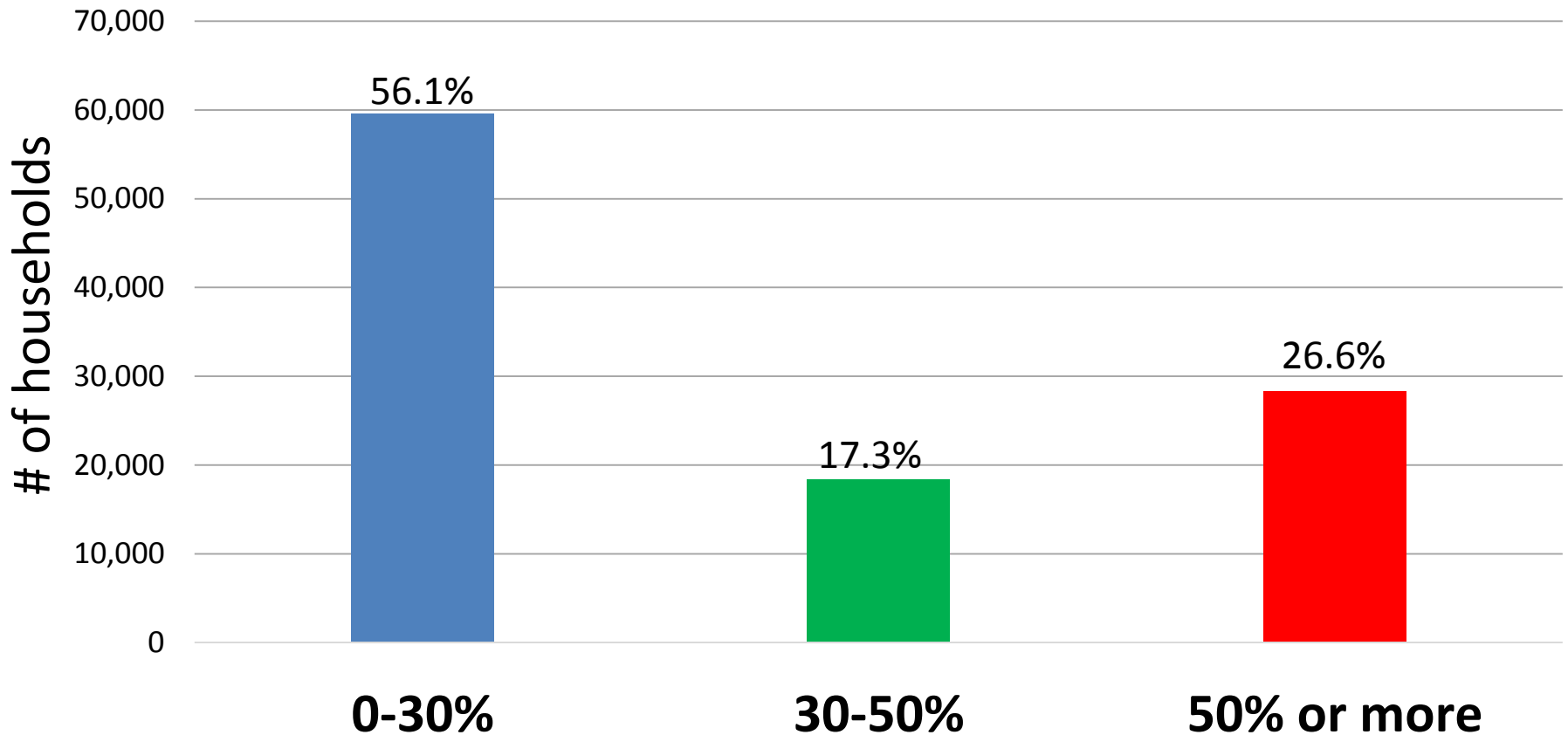
## **Issues**

- Effective provision of affordable housing including role of new housing and existing housing
- Criteria for affordability
- Potential incentives and inclusionary requirements



# AFFORDABLE HOUSING

## Amount of Income Paid for Housing, Alachua County 2016

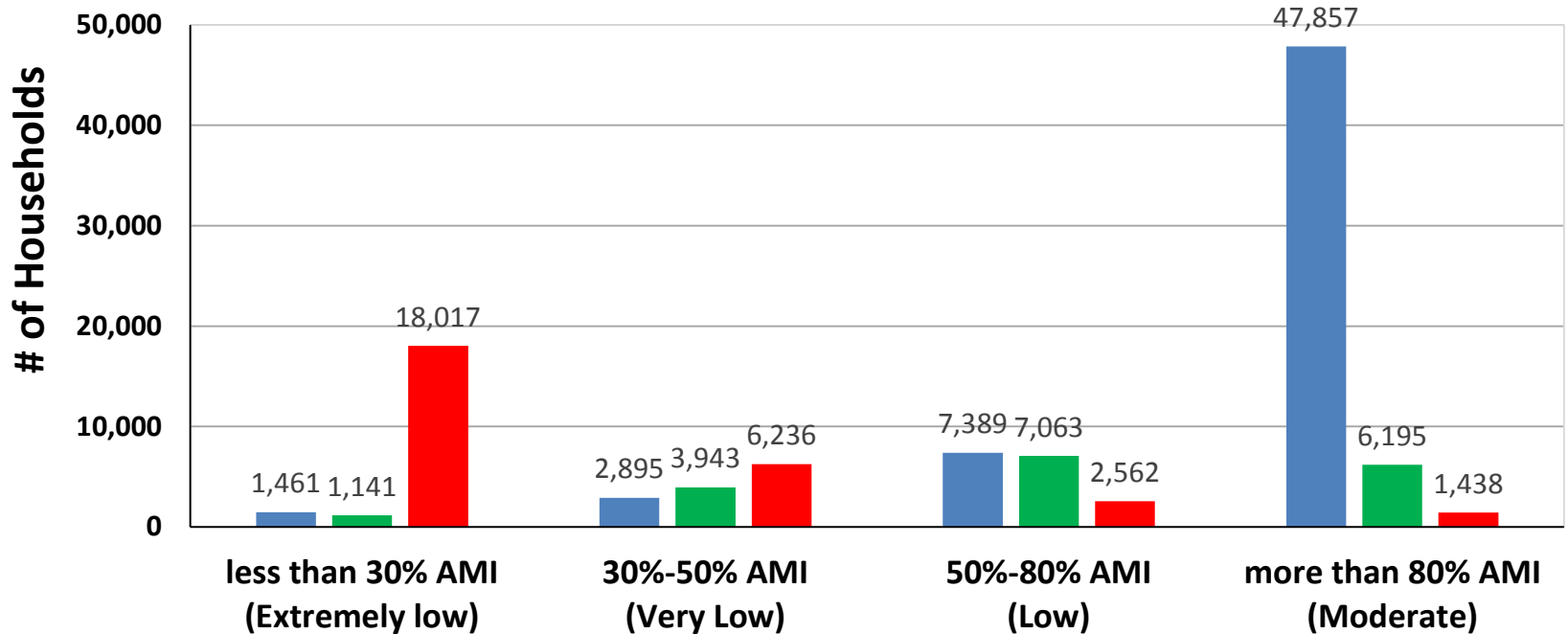


Source: Florida Housing Data Clearinghouse <http://flhousingdata.shimberg.ufl.edu>



# AFFORDABLE HOUSING

## Households by Income and Cost Burden, Alachua County 2016



### Household Income as Percentage of Area Median Income (AMI)

#### Percentage of Household Income Spent for Housing

■ 0-30%

■ 30-50%  
Cost Burdened

■ 50% or more  
Severely Cost Burdened



# AFFORDABLE HOUSING

## 2018 Income Limits Florida Housing Finance Corporation SHIP Program

	Income Limit by Number of Persons in Household				
Percent Category*	1	2	3	4	5
<b>30%</b>	\$15,000	\$17,150	\$20,780	\$25,100	\$29,420
<b>50%</b>	\$25,000	\$28,550	\$32,100	\$35,650	\$38,550
<b>80%</b>	\$39,950	\$45,650	\$51,350	\$57,050	\$61,650
<b>120%</b>	\$60,000	\$68,520	\$77,040	\$85,560	\$92,520
<b>140%</b>	\$70,000	\$79,940	\$89,880	\$99,820	\$107,940

\* Percent of Area Median Income



# AFFORDABLE HOUSING

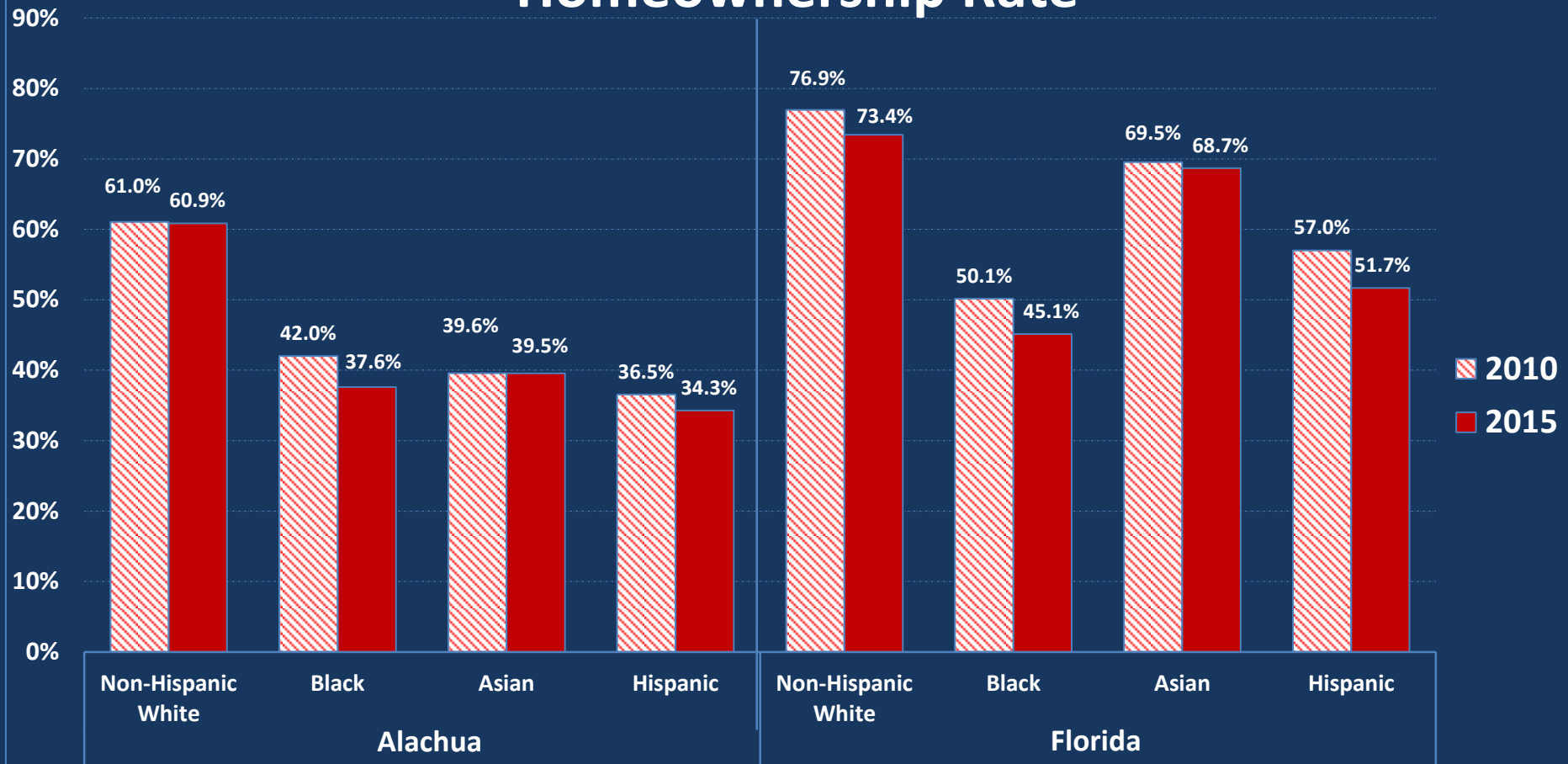
<b>Homes for Sale: Affordable to Lower-Income Households December 2017</b>				
<b>Percent of Area Median Income (AMI) (Family of 3)</b>	<b>Annual Household Income</b>	<b>Buying Power</b>	<b>Homes Available</b>	<b>% of All Homes for Sale</b>
<b>100% (Moderate)</b>	\$64,200	\$192,600	296	35.7%
<b>80% (Low)</b>	\$51,350	\$154,050	182	21.9%
<b>50% (Very Low)</b>	\$32,100	\$96,300	84	10.1%
<b>30% (Extremely Low)</b>	\$20,780	\$62,340	14	1.68%

Source: Gainesville-Alachua County Association of Realtors, Yearly Market Detail – 2017, Single Family Homes and Townhouses & Condos, Alachua County



# AFFORDABLE HOUSING

## Homeownership Rate





# AFFORDABLE HOUSING

**Table 1:** % of household income spent on housing for select occupations with over 1,000 workers in Gainesville MSA, 2016

Occupation (# of total workers in Gainesville MSA)	% of household income spent on housing		
	Entry-level	Median wage	Experienced
Cashier (3,990)	60%	58%	54%
Cook (1,070)	59%	51%	44%
Janitor (3,050)	59%	51%	43%
Maid/Housekeeping (1,100)	59%	54%	48%
Retail Salesperson (4,040)	60%	56%	41%
Secretary/Admin. Assistant (2,500)	47%	36%	30%
Waiter/Waitress (2,640)	59%	55%	42%

Sources: Florida Agency for Workforce Innovation, 2016 Occupational Employment Statistics and Wages; U.S. Department of Housing and Urban Development, 2016 Fair Market Rents; National Low Income Housing Coalition, Out of Reach: Florida





# AFFORDABLE HOUSING

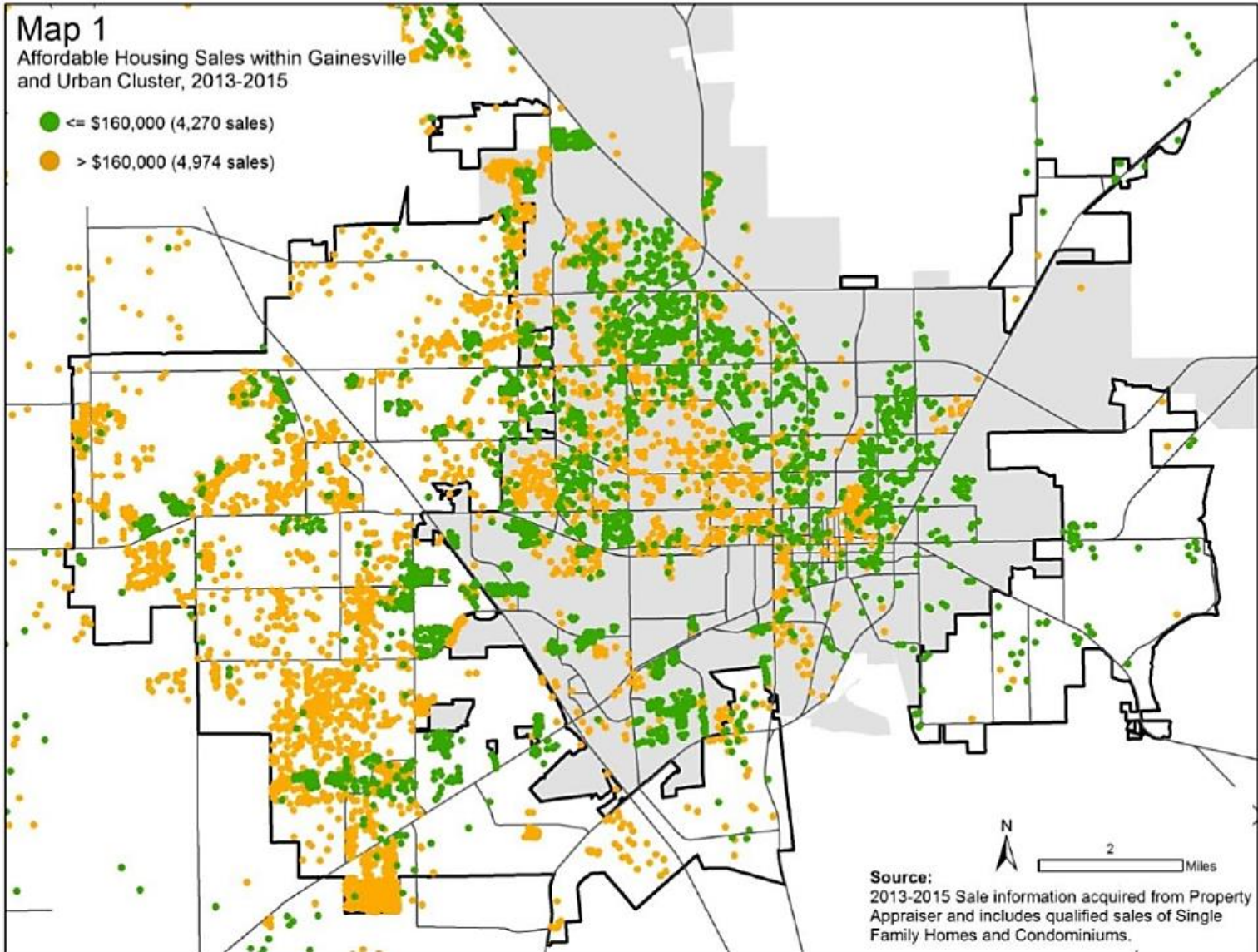
**Table 2:** % of household income spent on housing for select occupations in Gainesville MSA, 2016

Occupation (# of total workers in Gainesville MSA)	% of household income spent on housing		
	Entry-level	Median wage	Experienced
Nurse-LPN (720)	34%	26%	24%
Police/Sheriff Patrol Officer (650)	28%	23%	20%
Firefighter (380)	32%	26%	22%

Sources: Florida Agency for Workforce Innovation, 2016 Occupational Employment Statistics and Wages; U.S. Department of Housing and Urban Development, 2016 Fair Market Rents; National Low Income Housing Coalition, Out of Reach: Florida



# AFFORDABLE HOUSING





# ***AFFORDABLE HOUSING***



## **HOUSING RECOMMENDATIONS**

- Community Land Trust affordable home ownership program
- Full allocation of Sadowski Housing Trust Fund to affordable housing
- Build a micro-house community for the chronic homeless
- Rental deposit surety bond



## **Components of Inclusionary Housing Ordinance**

- Development threshold (number of units)
- Applicable area
- Percentage of units set aside for affordability
- Unit prices / target household income levels
- Assurance of long-term affordability
- Mitigation options, e.g. fee-in-lieu, land donation, build offsite
- Developer incentives
- Housing Trust Fund

Nexus study required



## **Potential Strategies for Comp Plan Update**

1. Reinstate Impact Fee Assistance program with focus on units affordable to lower income households using SHIP eligibility criteria; funding sources could include SHIP funds and fees-in-lieu.
2. Inclusionary housing ordinance, w/percentages of development for affordable housing and provisions for fee-in-lieu
3. Develop strategies for use of escheated (tax defaulted) properties to maintain, create, or expand affordable housing



## **Potential Strategies for Comp Plan Update**

4. Update Housing Element policies generally, including dates, definitions such as “extremely-low-income”, identification of additional potential incentives, establishment of community land trusts in partnership with affordable housing providers
5. Expansion of Cottage Neighborhoods concept
6. Assistance for rehabilitation of existing affordable housing stock to facilitate resale



# ***FACILITATE LOCAL FOOD ECONOMY***

## **Current Strategies in the Alachua County Comprehensive Plan: 2011-2030**

- **Minimize conversion of land from rural to urban uses**; protect rural and agricultural areas to retain agriculture, open space and rural character
- **Partner** with community groups, organizations, and other local governments to pursue funding sources for development of sustainable local food system
- **Promote** food security and public health by encouraging locally-based food production, distribution, and choice
- **Highlight** local foods and farmers markets as part of County's tourism marketing
- Form partnerships with organizations or worksites, such as health care facilities and schools, to **encourage healthy foods and beverages**



# ***FACILITATE LOCAL FOOD ECONOMY***

## **Current Strategies in the Alachua County Comprehensive Plan: 2011-2030**

- **Promote and develop standards** for produce stands, farmers markets, and food cooperatives to facilitate location of fresh produce providers within or in close proximity to residential areas
- Partner with community groups and other local governments in the region to **delineate and promote a local foodshed**
- **Increase use of locally grown** and/or processed foods in County facilities where food is provided
- Support and encourage local agricultural operations in use of **sustainable agricultural practices including organic farming**
- Use food waste for **composting** and work with other local groups to make it available for use by community gardens and local farms





# ***FACILITATE LOCAL FOOD ECONOMY***

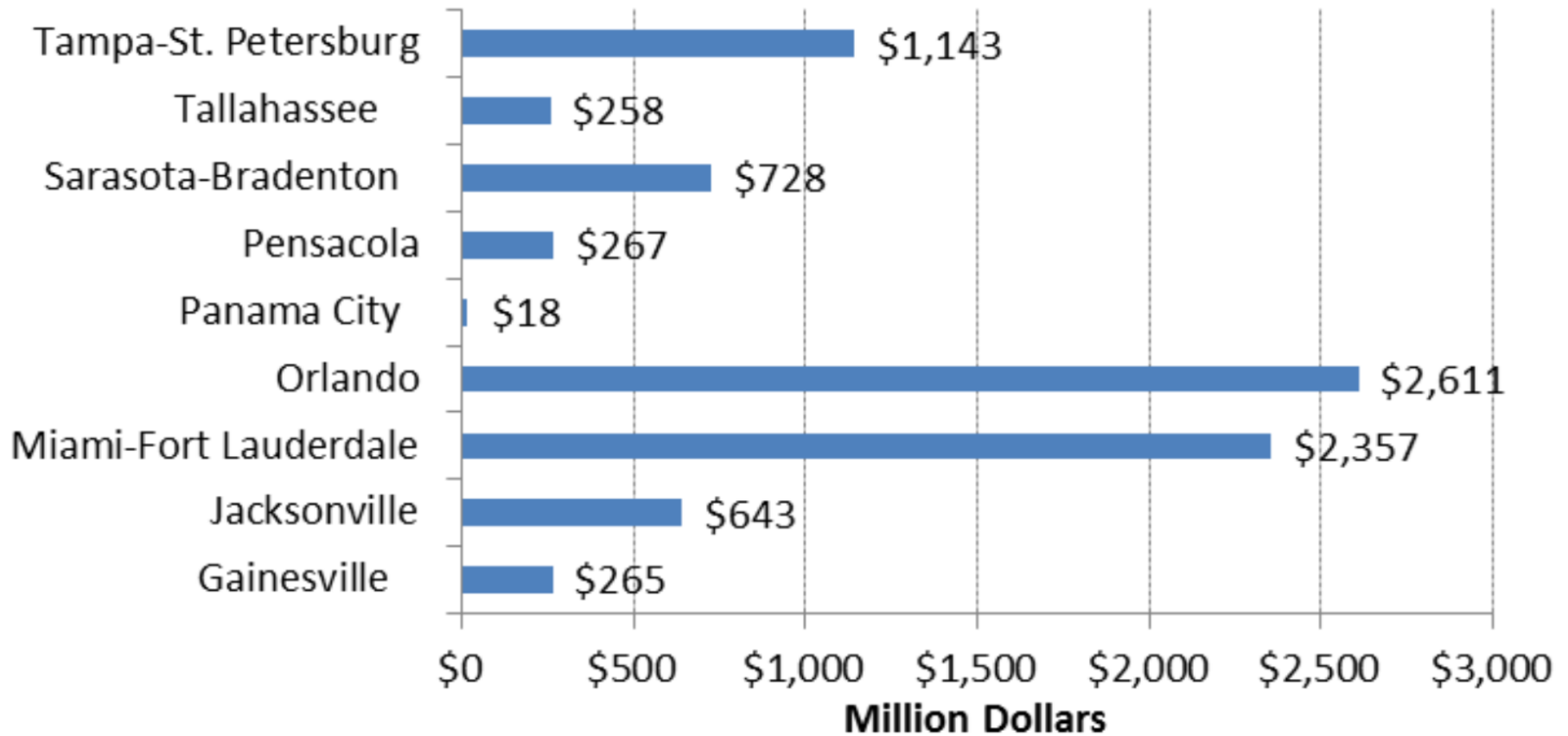
## **Local Food**

- Direct or intermediated marketing of food to consumers that is produced and distributed in a limited geographic area (*USDA*)
- No pre-determined distance – miles from a center point or state/local boundary often used (i.e. 40 to 400 miles)
- Local food systems connect farms and consumers at point of sale
- Promotes sense of place and values, food and farm identities, and relationships between producers and consumers



# FACILITATION OF LOCAL FOOD ECONOMY

## Summary of local food purchases in Florida Regions 2011-2012



Local Food Systems in Florida: Consumer Characteristics and Economic Impacts By Alan W. Hodges, Ph.D., Extension Scientist and Thomas J. Stevens, Ph.D., Postdoctoral Associate; 2013. University of Florida, Food and Resource Economics Department.



# ***FACILITATION OF LOCAL FOOD ECONOMY***

## **Sub-Issues**

### **Local Food Economy incorporates:**

- Food Security/ Access & cost
- Food Nutrition/ School, Work, Home
- Local Agriculture & Economic Development
- Regenerative Agriculture
- Food Waste Reduction/ Feed hungry first & compost for soil health
- Agritourism/ Visitors and Residents





# FACILITATION OF LOCAL FOOD ECONOMY

## Community Partners

- Florida Farm Bureau
- School Board – Farm to School to Work
- Nutrition and Culinary Ed. – SBAC/EHS/IFAS
- Florida Organic Growers / Working Food
- Healthy Communities Initiative / DOH
- Fresh Wagon/ UF Health Street
- Bread of the Mighty / All Food Pantries
- Local Farmers / Entrepreneurs / Markets
- Community / Master Gardeners & IFAS



Image: Gainesville Sun



# FACILITATION OF LOCAL FOOD ECONOMY

## ECONOMY

## Refocusing Sustainability & Local Food System Outcomes

### Local Food Economy/ Entrepreneurship



Image: Florida Organic Growers

### Regenerative Agriculture/ Soil Carbon

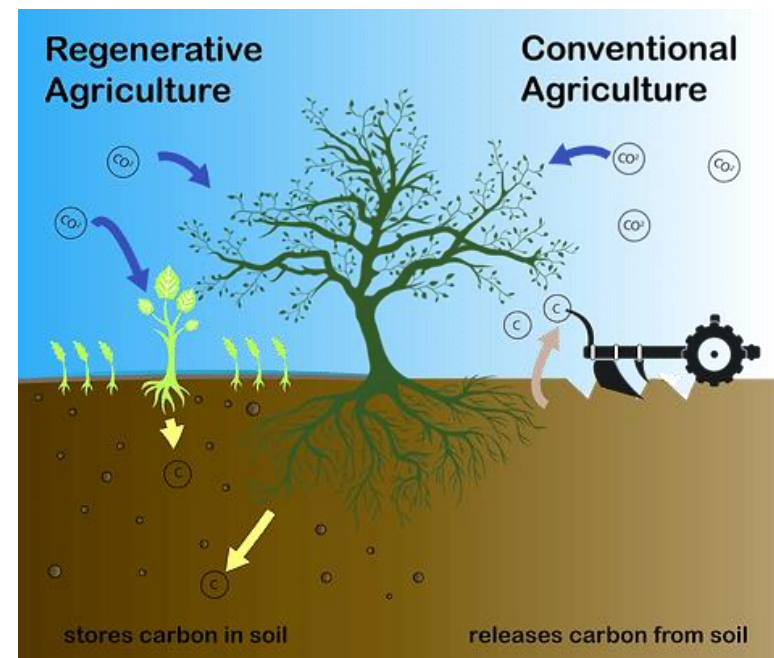


Image: Project Grounded



# FACILITATION OF LOCAL FOOD ECONOMY

## Buy Local North Central Florida

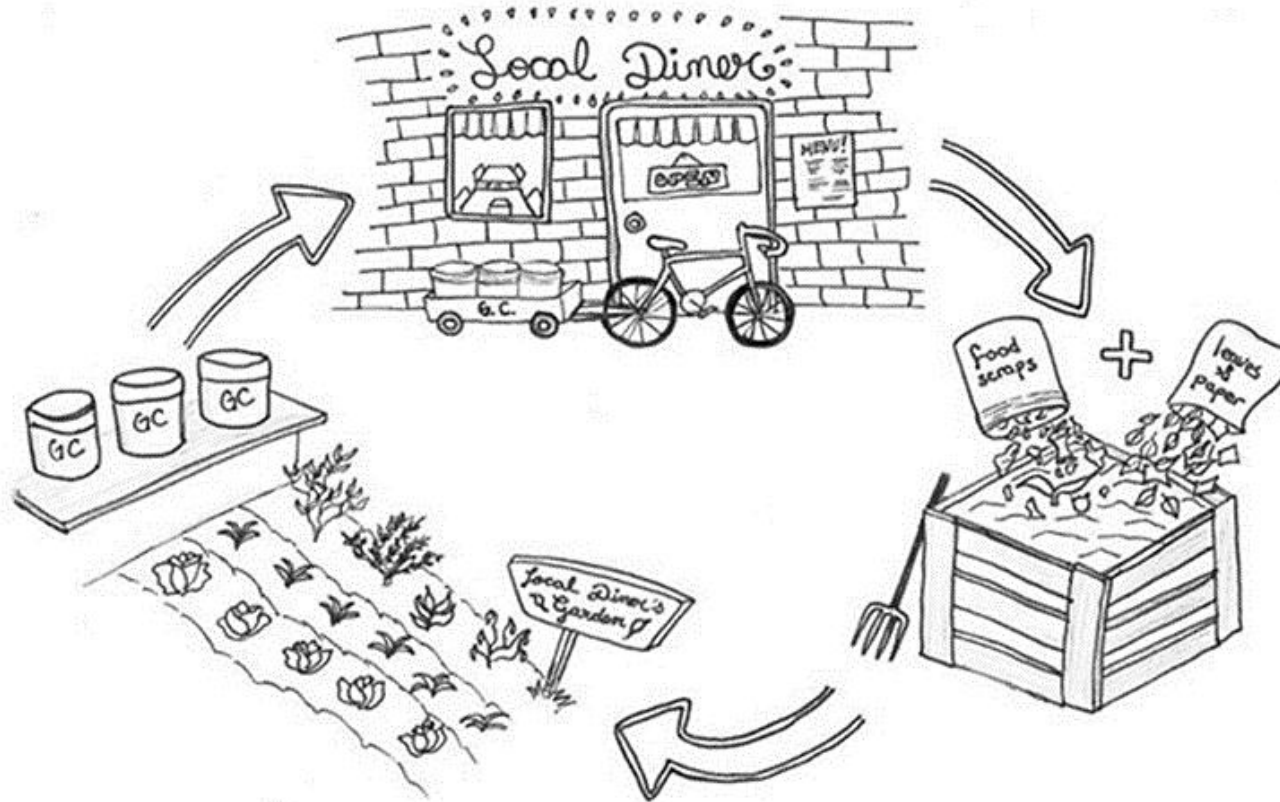


Image Source: Courtesy Chris Cano/Diana Moreno- Gainesville Compost



# ***FACILITATE LOCAL FOOD ECONOMY***

## **Potential Strategies for Comp Plan Update**

1. Set **Cooperative and Partnership Goals to promote investment** in local farms and the local food system including mechanisms such as conservation easements, acquisition of development rights and similar strategies
2. Identify ways to **support affordable access to healthy, local food** for low-income residents, including incentives to healthy corner stores and increasing opportunities for mobile fresh market access
3. Review clustered subdivisions in FLUE to **increase incentives for preservation of agriculture** within open space areas



# ***FACILITATE LOCAL FOOD ECONOMY***

## **Potential Strategies for Comp Plan Update**

4. **Invest in local food infrastructure** to retain our food and natural resources, reduce waste, provide jobs and more food security
5. **Support local food grant efforts** with letters of support and technical assistance
6. **Promote County agritourism and local food businesses** via County Communications, VisitGainesville, Florida Scenic Highways Program & Original Florida Tourism Task Force





# Update of Alachua County Comprehensive Plan

## Board Discussion & Direction

Provide general direction regarding strategies and drafting of policy language to update the Comprehensive Plan regarding Economic Opportunity and Affordable Housing topic areas.



# For more Information

Alachua County  
Department of Growth Management  
10 SW 2<sup>nd</sup> Avenue, 3<sup>rd</sup> Floor  
Gainesville, FL, 32601  
(352) 374-5249

## Available Online

- Work Plan
- Meeting Schedules
- Presentations
- **Subscribe to Email List for Updates**

<https://growth-management.alachuacounty.us/planning/CompPlanUpdate>