

City of Gainesville

Notice of the Affordable Housing Advisory Committee's 2026 Incentives & Recommendations Report Availability and Public Hearing

Notice is hereby given that The City of Gainesville's Affordable Housing Advisory Committee (AHAC) will hold a Public Hearing to present its proposed Incentives and Recommendations Report (IRR), and to obtain the views and comments of citizens concerning the proposed IRR. The Public Hearing will take place on Tuesday, October 27, 2026, at 6:00pm. The location of the Public Hearing will be the Historic Thomas Center, Building A, Room 105, located at 302 NE 6th Ave, Gainesville, Florida.

As a recipient of State Housing Initiatives Partnership (SHIP) Program funds, the City of Gainesville is required by Florida Statute 420.9076 to establish an AHAC that develops and evaluates incentives and strategies for affordable housing. The primary purpose of this committee is to develop incentive strategies targeting regulatory reform. The AHAC then has the responsibility to recommend specific initiatives to encourage or facilitate affordable housing in the City.

The AHAC has proposed affordable housing incentives and recommendations that are summarized below:

1. **Expedite processing of development orders and permits for affordable housing projects.** Continue expediting review and inspection of affordable housing projects. Consider reducing thresholds needed to move a project from board review to staff review. Consider adding a minimum affordability period to 30-3.45.
2. **Modify impact fee requirements.** Currently, the City does not require the payment of impact fees for new development. The City should continue to use ConnectFree revenue to pay for water and wastewater connection charges for new affordable housing.
3. **Allow flexibility in densities for affordable housing.** Continue work regarding zoning and inclusionary zoning incentives and requirements.
4. **Reserve infrastructure capacity for affordable housing.** Continue to monitor current and projected infrastructure needs and capacity; and to identify and utilize adequate funding sources to provide enough capacity to meet future housing needs.
5. **Allow affordable Accessory Residential Units (ARU) in residential zoning districts.** Consider partnering with local organizations to develop a revolving loan fund to help property owners build ARUs that must be rented to income-eligible households at affordable rates.
6. **Reduce parking and setback requirements for affordable housing.** Revise the Land Development Code to make reduced setbacks for Planned Development (PD) subdivisions available only if affordable housing is provided. Consider allowing reduced setbacks for Non-PD subdivisions with affordable housing.

7. **Allow flexible lot configurations including zero lot line configurations for affordable housing.** Revise the Land Development Code to make the provision of affordable housing one of the justifications for modification of subdivision requirements.
8. **Modify street requirements for affordable housing.** Continue flexible guidelines for modifying street requirements for affordable housing.
9. **Establish a process to consider the impact on the cost of housing before adoption of policies, procedures, ordinances, regulations or plan provisions.** Continue review of local policies, ordinances, regulations and comprehensive plan provisions that affect the cost of housing. Notify AHAC of proposed development projects that include affordable housing, and of proposed changes to City Code that could impact the cost of housing.
10. **Prepare a printed inventory of locally owned public lands suitable for affordable housing.** Maintain and expand the inventory.
11. **Support of affordable housing development near transportation hubs and major employment centers and mixed-use developments.** Continue to implement Comprehensive Plan Policies supporting affordable housing development near transportation hubs and major employment centers and mixed-use developments.
12. **Study Anti-Displacement and Anti-Gentrification Plans.** Consider developing an Anti-Displacement/Anti-Gentrification Plan that can be useful whenever and wherever development pressures threaten to displace existing residents.
13. **Study how the Building Code impacts the cost of housing and how those costs can be reduced or mitigated.** Review other jurisdictions, including Atlanta, Georgia. Consider the “Pros and Cons,” including impacts insurance costs, and on health and safety, of any changes.

The proposed IRR can be accessed from the following webpage:

<https://www.gainesvillefl.gov/Government-Pages/Government/Departments/Housing-Community-Development>. In addition, PDF's of the proposed IRR can be requested via email, at mesadieumf@cityofgainesvillefl.org. Finally, hard copies of the proposed IRR are available to the public during regular business hours, at the City of Gainesville Housing and Community Development Department, in Building “B” of the Thomas Center, at 306 Northeast 6th Avenue. Please send any comments about the IRR to Marie F. Mesadieu, Housing Compliance Specialist & Advocate, at mesadieumf@cityofgainesvillefl.org.

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