

STUDENT SENATE BILL 2019-1070

TITLE: Student Body Resolution Supporting the City of Gainesville in Providing and Maintaining Affordable Housing

AUTHORS: Senator Rebecca Ragan

SPONSORS: Felipe Gatos, Minority Party Leader Ashley Grabowski, Mackintosh Joachim, Senator Mauricio Perez, William Zelin, Senator Sneh Patel

WHEREAS, apartment prices have risen dramatically in recent years which has brought about an affordable housing crisis; and, [1]

WHEREAS, Gainesville is rapidly developing its retail and residential sites; and, [2]

WHEREAS, Gainesville currently has 133 approved development projects and 72 under review; and, [3]

WHEREAS, real estate monopolies widen the affordability gap for students, permanent residents, and local businesses; and, [4]

WHEREAS, the National Income Housing Coalition calculated that the housing wage for Alachua County, in order to comfortably afford a two-bedroom apartment, is \$17 per hour (\$35,360 annually, with a 40-hour work week); and, [5]

WHEREAS, the City of Gainesville provides just 31 affordable and available units, at which rents must not exceed \$803 for a one-bedroom apartment and \$963 for a two-bedroom apartment, for every 100 extremely low-income renter households; and, [6][7]

WHEREAS, extensive research shows that college towns such as Gainesville have an extraordinarily high index of economic inequality and segregation; and, [8][9]

WHEREAS, between 2000 and 2015, Florida's rental housing supply grew by 859,202 units and of those units, only 133,527 were affordable to renters with incomes below 60 percent of area median income; and, [10]

WHEREAS, "compared to nine other Florida public universities with more than 5,000 students, UF is the least socio-economic diverse university in Florida;" and, [11]

WHEREAS, 33.6 percent of individuals in Gainesville are below the poverty level; and, [12]

WHEREAS, the median rent price in Gainesville is \$880; and, [13]

WHEREAS, the average rental apartment price for Gainesville college students ranges between \$540 and \$1150; and, [14]

WHEREAS, the median income in Gainesville is \$34,004, and the median family income in Gainesville is \$57,659; and, [15]

WHEREAS, the median family income of a UF student is \$106,700; and, [16]

WHEREAS, University of Florida students have a median total debt of \$16,196 after graduation; and, [17]

WHEREAS, the University of Florida student population has increased by 102 percent in the past fourteen years; and, [18] [19]

WHEREAS, Gainesville population growth has been approximately 106 percent in the past seven years; and, [20]

WHEREAS, six new luxury apartment complexes, similar to The Standard, at which monthly rent prices range from \$650 to \$1,200, will be built by 2020; then, [21] [22]

THEREFORE, LET IT BE RESOLVED that the University of Florida Student Senate acknowledges that subsidized housing must be protected from expiring subsidies, foreclosure, and demolition.

THEREFORE, LET IT BE RESOLVED that the University of Florida Student Senate recognizes the importance of UF's Strategic Development Plan in defending local neighborhoods from gentrification.

THEREFORE, LET IT FINALLY BE RESOLVED that the University of Florida Student Senate supports the City of Gainesville in providing and maintaining affordable housing for the betterment of the community at large.

Proviso: A copy of this resolution shall be sent to President W. Kent Fuchs, Student Body President Michael Murphy, Mayor Lauren Poe, Commissioner Helen Warren, Commissioner Gail Johnson, Commissioner Gigi Simmons, Commissioner Harvey Ward, Commissioner David Arreola, Commissioner Adrian Hayes-Santos, and the Gainesville Student Community Relations Advisory Board.

[1] https://warrington.ufl.edu/real-estate-center/wp-content/uploads/sites/59/2018/02/2016_Q1.pdf

[2] <https://www.gainesville.com/news/20181229/development-strong-in-2018-more-to-come>

[3] <http://gainesvillefl.maps.arcgis.com/apps/Shortlist/index.html?appid=c3d1123762e2429ea0ff00f8ddd14ae2>

[4] https://www.alligator.org/opinion/gainesville-adopts-chains-abandons-individuals/article_ef087b42-c12b-11e8-8dd8-37458fcbd04c.html

[5] https://www.wcjb.com/content/news/Addressing-Gainesvilles-affordable-housing-problem-506138141.html?fbclid=IwAR06g6Vrg59MyGFtUvcDS2Rs_jhOd_z7mVIk8HZ3OpOBGD26kJZX7eJOHa4

[6] http://www.shimberg.ufl.edu/fl_housingNeeds.html

[7] https://www.gainesville.com/opinion/20190201/anne-ray-keep-affordable-multifamily-housing-in-mix?fbclid=IwAR1IbHG0dq5_nKqmhBD7zcjCngLVBX5aRLso9kXA9evmBTm4I9Xbqytpvs

- [8] <https://www.citylab.com/equity/2017/04/new-urban-crisis-index/521037/>
- [9] <https://www.citylab.com/equity/2014/03/us-cities-where-poor-are-most-segregated/8655/>
- [10] http://www.shimberg.ufl.edu/publications/FL_2017_RMS_fact_sheet.pdf
- [11] https://www.alligator.org/news/living-in-gainesville-students-choose-between-luxury-and-affordability-part/article_16d78628-4c68-11e9-a39c-7b4583a5fd1e.html
- [12] https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml
- [13] https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml
- [14] <https://www.ufsa.ufl.edu/uploads/ocl/UF-OCL-Gator-Guide-2018-2019-web-spreads.pdf>
- [15] https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml
- [16] <https://www.nytimes.com/interactive/projects/college-mobility/university-of-florida>
- [17] <https://collegescorecard.ed.gov/school/?134130-University-of-Florida>
- [18] <https://www.usnews.com/best-colleges/university-of-florida-1535>
- [19] <https://ir.aa.ufl.edu/uffacts/enrollment-1/>
- [20] <https://www.census.gov/quickfacts/gainesvillecityflorida>
- [21] https://www.alligator.org/news/living-in-gainesville-students-choose-between-luxury-and-affordability-part/article_16d78628-4c68-11e9-a39c-7b4583a5fd1e.html
- [22] https://www.alligator.org/news/the-standard-opens-with-many-amenities-incomplete/article_c5b98ec0-863f-11e7-8e47-533a47a085a3.html