

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## Meeting Agenda - Final

April 13, 2021

6:00 PM

HYBRID

## SHIP - Affordable Housing Advisory Committee

*Belinda Smith  
Saeed Khan  
Jamie Bell  
Aditya Basu-dutta  
Mary Lou Hildreth  
Michael Raburn  
Shayna Rich  
Eric McLarthy  
Gigi Simmons  
Octavia Washington*

*If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equal Opportunity at (352) 334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.*

**CALL TO ORDER**

**ROLL CALL**

**ADOPTION OF THE AGENDA**

**APPROVAL OF MINUTES**

[201044.](#)

**Affordable Housing Advisory Committee Minutes (B)**

**RECOMMENDATION**

*The Affordable Housing Advisory Committee approve the minutes of December 8, 2020, January 12, 2021, February 9, 2021, and March 9, 2021.*

[201044 Dec 8 2020 Minutes 20210413](#)

[201044 Jan 12 2021 Minutes 20210413](#)

[201044 Feb 9 2021 Minutes 20210413](#)

[201044 Mar 9 2021 Minutes 20210413](#)

**DISCUSSION OF PENDING REFERRALS**

[201046.](#)

**Gainesville Community Reinvestment Area (GCRA) Community Enhancement and Housing Initiatives Update (B)**

*Explanation: At the request of AHAC members, HCD staff invited GCRA staff to provide an update on their housing related initiatives that are underway and proposed programs that are being developed. The Gainesville Community Reinvestment Area (GCRA) transitioned from a statutory CRA and became a City department on October 1, 2019. With this change, the GCRA embarked on a six month community engagement process to consolidate the plans from the four former CRA districts into a one district consolidated 10 Year Reinvestment Plan with new priorities.*

*The three objectives in the Reinvestment Plan are Economic Development, Community Enhancements and Housing, and Public Space and Streetscape. Within the Community Enhancements and Housing objective, there are programs and projects underway that begin to address attainable housing and residential improvements.*

**RECOMMENDATION**

*The Affordable Housing Advisory Committee hear update from GCRA staff and provide feedback.*

[201046 GCRA Staff Presentation 20210413](#)

[201045.](#)                    **Election of an AHAC Secretary (NB)**

*Explanation: All City of Gainesville advisory boards are required to take attendance and meeting minutes. The primary purpose of the minutes is to document attendance and motions (e.g., What was the motion? Who made it? Who seconded it? What was the vote?). For many boards, the Secretary is responsible for taking the minutes. Since the Affordable Housing Advisory Committee (AHAC) does not currently have a Secretary, staff has been doing that job.*

*However, moving forward, staff recommends that the AHAC generate nominations and elect a Secretary from its members. Staff will work with the Secretary to ensure they have meeting recordings, and that the minutes are made available to the public.*

**RECOMMENDATION**                    *The Affordable Housing Advisory Committee generate nominations and elect a Secretary, effective prior to the May 11, 2021 meeting.*

[201047.](#)                    **AHAC Report to City Commission Calendar Years 2019 and 2020 (B)**

*Explanation: The City Commission has requested that all advisory boards submit a report discussing the following five questions: 1) What do you understand the mission of your board to be? 2) What are the three most important things your board has done during calendar years 2019-2020? 3) What are the three most important things your board is working on right now? 4) What could the City Commission do to help your board better serve our neighbors? and 5) What else do you need the City Commission to know about your board?*

*On February 9, 2021, the Affordable Housing Advisory Committee (AHAC) discussed the report and the questions. At that meeting, the AHAC asked staff to draft a report for the Committee to approve. Staff has drafted a report based on the February 9th discussion. That report is included in the backup for this item.*

**RECOMMENDATION**                    *The Affordable Housing Advisory Committee: 1) approve the report; 2) authorize staff to submit the report to the City Commission; and 3) authorize the Chair or another designated AHAC representative to present the report to the City Commission prior to the end of August 2021.*

[201047 Draft AHAC Report 20210413](#)

[201047 LTR to Advisory Boards and Committees 20210413](#)

[201048.](#)

### **AHAC Vision for Affordable Rental Housing Projects (NB)**

*Explanation: This item is a follow up to AHAC's funding recommendation process for affordable rental housing projects. One of the most efficient ways that cities and counties in Florida, including the City of Gainesville, fund the development of new affordable rental housing is by leveraging a relatively small financial contribution to projects applying for funding through the Low Income Housing Tax Credit (LIHTC) Program or the State Apartment Incentive Loan (SAIL) Program. These programs are administered by the Florida Housing Finance Corporation (FHFC) which is essentially a part of the State Government. The LIHTC and SAIL programs can be worth millions of dollars, so being chosen by the FHFC to participate in these programs often determines whether or not an affordable housing project is built.*

*For several years, the Affordable Housing Advisory Committee (AHAC) has evaluated and ranked projects that have applied to the City for a Local Government Contribution (LGC) that will allow the project's developer to apply to FHFC for LIHTC or SAIL funds. After evaluating and ranking the applicants, the AHAC forwards its determination to the final decision makers (the City Commission for the LIHTC Program; the City Manager for the SAIL Program) as a funding recommendation.*

*During the AHAC's most recent review of LIHTC and SAIL projects, some AHAC members noted that several projects did not match their vision for the community. As a result, staff has invited LIHTC and SAIL affordable housing developers to the AHAC's April 13, 2021 meeting and is requesting that AHAC members discuss their answers to the following questions, for the developers:*

- 1) What is your vision for the future of the community?*
- 2) In general, what characteristics and amenities do you value for affordable rental housing projects? To which ones would you give the highest priority?*
- 3) What recreational amenities would you like to see for residents of affordable rental housing projects, either onsite or nearby?*
- 4) What other amenities would you like to see for residents of affordable rental housing projects, either onsite or nearby?*
- 5) What services would you like to see for residents of affordable rental housing projects, either onsite or nearby?*
- 6) How important is the location of the project and why?*
- 7) How important is it that projects contain a mix of incomes and/or a mix of uses?*

*The point is that developers with a better understanding of AHAC's (and therefore, the community's) values and priorities are more likely to submit projects that are more consistent with those values and priorities.*

*In addition, the April 13th meeting is an opportunity for AHAC to receive information from LIHTC and SAIL affordable housing developers. That information can include the following:*

- a) details about the affordable housing development process; and*
- b) details about FHFC's process, rules, and criteria for evaluating and funding LIHTC and SAIL affordable housing projects (e.g., Is there an application fee? What type of experience is required? What is the minimum number of units? How long do the units remain affordable? How is compliance monitored and enforced? How is long-term maintenance ensured? Are there requirements for amenities? Are there locational requirements or restrictions?).*

*That information can help the AHAC understand, evaluate, and rank projects, in the context of the LIHTC and SAIL Programs.*

**RECOMMENDATION**

*The Affordable Housing Advisory Committee: 1) discuss its vision for LIHTC and SAIL affordable rental housing projects; and 2) receive input from LIHTC and SAIL affordable housing developers.*

**PUBLIC COMMENT**

**MEMBER COMMENT**

**NEXT MEETING DATE - 5/11/2021 @ 6:00 PM**

**ADJOURNMENT**