

# City of Gainesville

*City Hall  
200 East University Avenue  
Gainesville, Florida 32601*



## **Meeting Agenda**

**October 1, 2014**

**1:00 PM**

**Roberta Lisle Kline Conference Room**

## **Community Development Committee**

*Commissioner Craig Carter, Chair  
Commissioner Randy Wells, Member*

*Persons with disabilities who require assistance to participate in this meeting are requested to notify the Equal Opportunity Department at 334-5051 or call the TDD phone line at 334-2069 at least two business days in advance.*

**CALL TO ORDER**

**ROLL CALL**

**ADOPTION OF THE AGENDA**

**APPROVAL OF MINUTES**

[140331.](#)

**Community Development Minutes of September 3, 2014 (B)**

RECOMMENDATION

*The Community Development Committee approve the Minutes of September 3, 2014 as circulated.*

[CDC Minutes of 9-3-14.pdf](#)

**DISCUSSION OF PENDING REFERRALS**

[130591.](#)

**Review of Pending CDC Referrals (B)**

RECOMMENDATION

*The Community Development Committee review and approve the pending referral list and proposed action schedule prepared by staff.*

Legislative History

1/29/14	Community Development Committee	Approved, as shown above
2/19/14	Community Development Committee	Discussed
3/12/14	Community Development Committee	Approved as Recommended
4/9/14	Community Development Committee	Approved by Consensus
5/14/14	Community Development Committee	Discussed
8/20/14	Community Development Committee	Discussed
9/3/14	Community Development Committee	Discussed

[130591 Pending Referral List 20140129.pdf](#)

[130591 Pending Referral List 20140219.pdf](#)

[130591 Pending Referral List 20140312.pdf](#)

[130591 Pending Referral List 20140409.pdf](#)

[130591 Pending Referral List 20140514.pdf](#)

[130591 Pending Referral List 20140820.pdf](#)

[130591 Pending Referral List 20140903.pdf](#)

[130591 Pending Referral List 20141001.pdf](#)

[130596.](#)

**Affordable Housing Issues (B)**

*Explanation: At the City Commission meeting on December 5, 2013, the issue of Affordable Housing was referred to the Community Development Committee at the request of Mr. Kali Blount. A motion was made by Mayor-Commissioner Pro Tem Wells, seconded by Commissioner Hinson-Rawls, that this Matter be Referred to the Community Development Committee, due back on 6/5/2014. The motion carried.*

*At the Community Development Committee on February 19, 2014, Assistant City Attorney Sean McDermott and Assistant City Manager Fred Murry introduced this item and gave a brief history. The Committee heard from several citizens and discussed this item and related issues at length such as whether or not current incentives have been effective in creating affordable housing in the City. The Committee discussed asking staff to look at 1) zoning categories to see if they have any exclusionary effects, 2) accessory dwelling units, and 3) concentrations of poverty data. The AAFH (Affirmatively Advancing Fair Housing) initiative was also discussed. After discussion, the following motion was made by Commissioner Wells, approved unanimously. MOTION: Ask staff to: 1) obtain and review the HUD data and the current market report on the status of affordable housing in Gainesville; 2) evaluate the effectiveness of the existing State Housing Initiative Partnership program; 3) review data on the condition of the current housing stock; and 4) provide an update on the AAFH.*

*Following input received from some community members related to affordable housing and how it is dispersed throughout the City, inclusionary zoning, and the Westchester County, New York Court Case, the City Commission voted to have the CDC review and discuss the aforementioned items. The CDC had some initial discussions and recommended that staff perform an analysis to determine the facts about whether or not affordable housing was dispersed throughout the city, information regarding the applicability of inclusionary zoning along with information regarding the Westchester County, New York case.*

**I. Methodology**

*In an effort to have a thoughtful and comprehensive discussion about the topics, Staff has conducted research and prepared an analysis to ground the discussion in facts through the following methodology:*

- 1. Graphically depict where affordable housing is located within the City;*
- 2. Graphically depict where assisted housing is located throughout the City;*
- 3. Explain Inclusionary Zoning and how and when to effectively apply this regulatory tool;*
- 4. Identify the existing programs in place for home ownership;*
- 5. Identify the common issues/barriers to home ownership;*
- 6. Provide an analysis of the Westchester County, New York court case;*
- 7. Provide an overview of various, potentially affordable, housing types (micro, containers, etc).*

**II. Questions**

*Following the discussion and presentation direction from the CDC to be forwarded to the City Commission can commence by addressing the following questions:*

- 1. Is affordable housing dispersed throughout the City?*
- 2. Would inclusionary zoning be an effective tool to be used in Gainesville relative to dispersed affordable housing?*
- 3. What are the impediments to affordable housing?*
- 4. What are the best tools to address the impediments to affordable housing?*

**III. Next Steps**

- 1. Identify any additional information the CDC needs;*
- 2. Identify any policy issues that need to be forwarded to the City Commission.*

*Fiscal Note: None*

**RECOMMENDATION**

*The Community Development Committee discuss Affordable Housing issues and direct staff as appropriate.*

**Legislative History**

12/5/13	City Commission	Referred to the Community Development Committee
2/19/14	Community Development Committee	Approved, as shown above - See Motion(s)
8/20/14	Community Development Committee	Continued
9/3/14	Community Development Committee	Approved as shown above (See Motion)

[130596A\\_AffordableHousingPolicies\\_20140219.pdf](#)  
[130596B\\_HousingProgramSummary\\_20140219.pdf](#)  
[130596C\\_HabitatInfo\\_20140219.pdf](#)  
[130596D\\_NHDCInfo\\_20140219.pdf](#)  
[130596A\\_WestchesterCountyFairHousingcases\\_20140820.pdf](#)  
[130596B\\_MortgageAffordabilityAnalysisRevised2\\_201400820.pdf](#)  
[130596C\\_HousingMaps\\_20140820.pdf](#)  
[130596D\\_HomeownershipProgramSummary\\_20140820.pdf](#)  
[130596E\\_2014HUDIncomeLimitsGainesville\\_20140820pdf.pdf](#)  
[130596F\\_HabitatforHumanity\\_20140820.pdf](#)  
[130596A\\_WestchesterCountyFairHousingcases\\_20140903.pdf](#)  
[130596B\\_MortgageAffordabilityAnalysisRevised2\\_20140903.pdf](#)  
[130596C\\_HousingMaps\\_20140903.pdf](#)  
[130596D\\_HomeownershipProgramSummary\\_20140903.pdf](#)  
[130596E\\_2014HUDIncomeLimitsGainesville\\_20140903.pdf](#)  
[130596F\\_HabitatforHumanity\\_20140903.pdf](#)  
[130596G\\_RentalProjects&Map\\_20140903.pdf](#)  
[130596H\\_HousingStatistics\\_20140903.pdf](#)  
[130596A\\_WestchesterCountyFairHousingcases\\_20141001.pdf](#)  
[130596B\\_MortgageAffordabilityAnalysisRevised2\\_201401001.pdf](#)  
[130596C\\_HousingMaps\\_20141001.pdf](#)  
[130596D\\_HomeownershipProgramSummary\\_20141001.pdf](#)  
[130596E\\_2014HUDIncomeLimitsGainesville\\_20141001f.pdf](#)  
[130596F\\_HabitatforHumanity\\_20141001.pdf](#)  
[130596G\\_RentalProjects&Map\\_20141001.pdf](#)  
[130596H\\_HousingStatistics\\_20141001.pdf](#)

140070.

**Commissioner Yvonne Hinson-Rawls - Proposal for Affordable Housing (B)**

*Explanation: At the City Commission meeting on June 19, 2014, the issue of Proposal for Affordable Housing was referred to the Community Development Committee at the request of Commissioner Yvonne Hinson-Rawls. Alicia Bressack made a presentation. A motion was made by Mayor-Commissioner Pro Tem Wells, seconded by Commissioner Poe, that this Matter be Referred to the Community Development Committee, due back on 12/19/2014. The motion carried by the following vote:*

*Following input received from some community members related to affordable housing and how it is dispersed throughout the City,*

*inclusionary zoning, and the Westchester County, New York Court Case, the City Commission voted to have the CDC review and discuss the aforementioned items. The CDC had some initial discussions and recommended that staff perform an analysis to determine the facts about whether or not affordable housing was dispersed throughout the city, information regarding the applicability of inclusionary zoning along with information regarding the Westchester County, New York case.*

*I. Methodology*

*In an effort to have a thoughtful and comprehensive discussion about the topics, Staff has conducted research and prepared an analysis to ground the discussion in facts through the following methodology:*

- 1. Graphically depict where affordable housing is located within the City;*
- 2. Graphically depict where assisted housing is located throughout the City;*
- 3. Explain Inclusionary Zoning and how and when to effectively apply this regulatory tool;*
- 4. Identify the existing programs in place for home ownership;*
- 5. Identify the common issues/barriers to home ownership;*
- 6. Provide an analysis of the Westchester County, New York court case;*
- 7. Provide an overview of various, potentially affordable, housing types (micro, containers, etc).*

*II. Questions*

*Following the discussion and presentation direction from the CDC to be forwarded to the City Commission can commence by addressing the following questions:*

- 1. Is affordable housing dispersed throughout the City?*
- 2. Would inclusionary zoning be an effective tool to be used in Gainesville relative to dispersed affordable housing?*
- 3. What are the impediments to affordable housing?*
- 4. What are the best tools to address the impediments to affordable housing?*

*III. Next Steps*

- 1. Identify any additional information the CDC needs;*
- 2. Identify any policy issues that need to be forwarded to the City Commission.*

*Fiscal Note: TBD*

**RECOMMENDATION**

*The Community Development Committee discuss this item Commissioner Yvonne Hinson-Rawls - Proposal for Affordable Housing and direct staff as appropriate.*

**Legislative History**

6/19/14      City Commission      Referred to the Community Development Committee

8/20/14 Community Development Committee Continued  
9/3/14 Community Development Committee Approved as shown above (See Motion)

[140070\\_City of Gainesville proposal for Affordable Housing\\_20140619.pdf](#)

[140070\\_Proposal for homeless shelter powerpoint\\_20140619.pdf](#)

[140070A\\_Westchester County Fair Housing cases\\_20140820.pdf](#)

[140070B\\_Mortgage Affordability Analysis Revised2\\_20140820.pdf](#)

[140070C\\_Housing Maps\\_20140820.pdf](#)

[140070D\\_Homeownership Program Summary\\_20140820.pdf](#)

[140070E\\_2014 HUD Income Limits Gainesville\\_20140820.pdf](#)

[140070F\\_Habitat for Humanity\\_20140820.pdf](#)

[140070A\\_Westchester County Fair Housing cases\\_20140903.pdf](#)

[140070B\\_Mortgage Affordability Analysis Revised2\\_20140903.pdf](#)

[140070C\\_Housing Maps\\_20140903.pdf](#)

[140070D\\_Homeownership Program Summary\\_20140903.pdf](#)

[140070E\\_2014 HUD Income Limits Gainesville\\_20140903.pdf](#)

[140070F\\_Habitat for Humanity\\_20140903.pdf](#)

[140070G\\_Rental Projects & Map\\_20140903.pdf](#)

[140070H\\_Housing Statistics\\_20140903.pdf](#)

[140070A\\_Westchester County Fair Housing cases\\_201401001.pdf](#)

[140070B\\_Mortgage Affordability Analysis Revised2\\_201401001.pdf](#)

[140070C\\_Housing Maps\\_201401001.pdf](#)

[140070D\\_Homeownership Program Summary\\_201401001.pdf](#)

[140070E\\_2014 HUD Income Limits Gainesville\\_201401001.pdf](#)

[140070F\\_Habitat for Humanity\\_201401001.pdf](#)

[140070G\\_Rental Projects & Map\\_201401001.pdf](#)

[140070H\\_Housing Statistics\\_201401001.pdf](#)

[130506.](#)

**Strategic Initiative 6.2 - Ensure the quality and broad distribution of affordable housing throughout the City (B)**

*Explanation: At the City Commission meeting on November 19, 2013, the issue of SI 6.2 was referred to the Community Development Committee.*

*Following input received from some community members related to affordable housing and how it is dispersed throughout the City, inclusionary zoning, and the Westchester County, New York Court Case, the City Commission voted to have the CDC review and discuss the*

aforementioned items. The CDC had some initial discussions and recommended that staff perform an analysis to determine the facts about whether or not affordable housing was dispersed throughout the city, information regarding the applicability of inclusionary zoning along with information regarding the Westchester County, New York case.

*I. Methodology*

*In an effort to have a thoughtful and comprehensive discussion about the topics, Staff has conducted research and prepared an analysis to ground the discussion in facts through the following methodology:*

- 1. Graphically depict where affordable housing is located within the City;*
- 2. Graphically depict where assisted housing is located throughout the City;*
- 3. Explain Inclusionary Zoning and how and when to effectively apply this regulatory tool;*
- 4. Identify the existing programs in place for home ownership;*
- 5. Identify the common issues/barriers to home ownership;*
- 6. Provide an analysis of the Westchester County, New York court case;*
- 7. Provide an overview of various, potentially affordable, housing types (micro, containers, etc).*

*II. Questions*

*Following the discussion and presentation direction from the CDC to be forwarded to the City Commission can commence by addressing the following questions:*

- 1. Is affordable housing dispersed throughout the City?*
- 2. Would inclusionary zoning be an effective tool to be used in Gainesville relative to dispersed affordable housing?*
- 3. What are the impediments to affordable housing?*
- 4. What are the best tools to address the impediments to affordable housing?*

*III. Next Steps*

- 1. Identify any additional information the CDC needs;*
- 2. Identify any policy issues that need to be forwarded to the City Commission.*

*Fiscal Note: None.*

**RECOMMENDATION**

*The Community Development Committee discuss this Strategic Initiative 6.2 - Ensure the quality and broad distribution of affordable housing throughout the City and direct staff as appropriate.*

**Legislative History**

11/19/13	City Commission	Referred to the Community Development Committee
8/20/14	Community Development Committee	Continued



9/3/14 Community Development Committee Approved, as shown above - See Motion(s)

[130506A Westchester County Fair Housing cases 20140820.pdf](#)

[130506B Mortgage Affordability Analysis Revised2 20140820.pdf](#)

[130506C Housing Maps 20140820.pdf](#)

[130506D Homeownership Program Summary 20140820.pdf](#)

[130506E 2014 HUD Income Limits Gainesville 20140820.pdf](#)

[130506F Habitat for Humanity 20140820.pdf](#)

[130506A Westchester County Fair Housing cases 201400903.pdf](#)

[130506B Mortgage Affordability Analysis Revised2 20140903.pdf](#)

[130506C Housing Maps 20140903.pdf](#)

[130506D Homeownership Program Summary 20140903.pdf](#)

[130506E 2014 HUD Income Limits Gainesville 20140903.pdf](#)

[130506F Habitat for Humanity 20140903.pdf](#)

[130506G Rental Projects & Map 20140903.pdf](#)

[130506H Housing Statistics 20140903.pdf](#)

[130506A Westchester County Fair Housing cases 20141001.pdf](#)

[130506B Mortgage Affordability Analysis Revised2 20141001.pdf](#)

[130506C Housing Maps 20141001.pdf](#)

[130506D Homeownership Program Summary 20141001.pdf](#)

[130506E 2014 HUD Income Limits Gainesville 20141001.pdf](#)

[130506F Habitat for Humanity 20141001.pdf](#)

[130506G Rental Projects & Map 20141001.pdf](#)

[130506H Housing Statistics 20141001.pdf](#)

[130958.](#)

**Small Affordable Apartments (B)**

*Explanation: At the City Commission meeting on May 1, 2014, the issue of Small Affordable Apartments was referred to the Community Development Committee. Donald Shepherd spoke to the matter. A motion was made by Commissioner Hinson-Rawls, seconded by Mayor-Commissioner Pro Tem Wells, that this Matter be Referred to the Community Development Committee, due back to the City Commission by 11/1/2014. The motion carried.*

*Following input received from some community members related to affordable housing and how it is dispersed throughout the City, inclusionary zoning, and the Westchester County, New York Court Case, the City Commission voted to have the CDC review and discuss the aforementioned items. The CDC had some initial discussions and recommended that staff perform an analysis to determine the facts*

about whether or not affordable housing was dispersed throughout the city, information regarding the applicability of inclusionary zoning along with information regarding the Westchester County, New York case.

*I. Methodology*

*In an effort to have a thoughtful and comprehensive discussion about the topics, Staff has conducted research and prepared an analysis to ground the discussion in facts through the following methodology:*

- 1. Graphically depict where affordable housing is located within the City;*
- 2. Graphically depict where assisted housing is located throughout the City;*
- 3. Explain Inclusionary Zoning and how and when to effectively apply this regulatory tool;*
- 4. Identify the existing programs in place for home ownership;*
- 5. Identify the common issues/barriers to home ownership;*
- 6. Provide an analysis of the Westchester County, New York court case;*
- 7. Provide an overview of various, potentially affordable, housing types (micro, containers, etc).*

*II. Questions*

*Following the discussion and presentation direction from the CDC to be forwarded to the City Commission can commence by addressing the following questions:*

- 1. Is affordable housing dispersed throughout the City?*
- 2. Would inclusionary zoning be an effective tool to be used in Gainesville relative to dispersed affordable housing?*
- 3. What are the impediments to affordable housing?*
- 4. What are the best tools to address the impediments to affordable housing?*

*III. Next Steps*

- 1. Identify any additional information the CDC needs;*
- 2. Identify any policy issues that need to be forwarded to the City Commission.*

*Fiscal Note: None*

**RECOMMENDATION**

*The Community Development Committee discuss the Small Affordable Apartments issue and direct staff as appropriate.*

**Legislative History**

5/1/14	City Commission	Referred to the Community Development Committee
8/20/14	Community Development Committee	Continued
9/3/14	Community Development Committee	Approved as shown above (See Motion)

[130958A Westchester County Fair Housing cases 20140820.pdf](#)  
[130958B Mortgage Affordability Analysis Revised2 20140820.pdf](#)  
[130958C Housing Maps 20140820.pdf](#)  
[130958D Homeownership Program Summary 20140820.pdf](#)  
[130958E 2014 HUD Income Limits Gainesville 20140820.pdf](#)  
[130958F Habitat for Humanity 20140820.pdf](#)  
[130958A Westchester County Fair Housing cases 20140903.pdf](#)  
[130958B Mortgage Affordability Analysis Revised2 20140903.pdf](#)  
[130958C Housing Maps 20140903.pdf](#)  
[130958D Homeownership Program Summary 20140903.pdf](#)  
[130958E 2014 HUD Income Limits Gainesville 20140903.pdf](#)  
[130958F Habitat for Humanity 20140903.pdf](#)  
[130958G Rental Projects & Map 20140903.pdf](#)  
[130958H Housing Statistics 20140903.pdf](#)  
[130958A Westchester County Fair Housing cases 20141001.pdf](#)  
[130958B Mortgage Affordability Analysis Revised2 20141001.pdf](#)  
[130958C Housing Maps 20141001.pdf](#)  
[130958D Homeownership Program Summary 20141001.pdf](#)  
[130958E 2014 HUD Income Limits Gainesville 20141001.pdf](#)  
[130958F Habitat for Humanity 20141001.pdf](#)  
[130958G Rental Projects & Map 20141001.pdf](#)  
[130958H Housing Statistics 20141001.pdf](#)

[140190.](#)

**Food Trucks (B)**

*Explanation: On August 17, 2014, the City adopted a narrow modification to the Special Events ordinance, allowing Special Events within the CCD to operate associated food truck service once every thirty (30) days instead on once per 60 days.*

*During the process of preparing the above ordinance modification, staff received several inquiries about the process and procedure of operating a food truck service business within the City limits. Those inquiries came from existing businesses, agencies desiring to conduct periodic promotional events, government agencies and small start-up businesses. Based upon these inquiries, staff presented during final reading of the ordinance, a request to refer this issue to the CDC to address the issues of food trucks services within the City in a more comprehensive manner. (See Attachment "A" for a code Summary)*

**QUESTIONS FOR CONSIDERATION**

1. Should the use of Food Trucks/Services be expanded?

2. *If not, why?*
3. *If yes to #1, Should there be limitations?*
4. *If yes to #3, should they be limited by location to other restaurants, zoning, as ancillary uses, a combination thereof or other?*

**NEXT STEPS**

1. *If the CDC determines that Food Trucks/Services should not be expanded, staff recommends that the CDC direct staff to forward this recommendation to the City Commission and report out the findings of this meeting.*
2. *If the CDC determines that Food Trucks/Services should be expanded, staff can conduct research and report back to the CDC following research and outreach.*

*Fiscal Note: None at this time.*

**RECOMMENDATION**

*The Community Development Committee: 1) hear staff presentations; 2) discuss issues identified in the back-up; and, 3) direct staff as appropriate.*

**Legislative History**

7/17/14      City Commission      Assigned to the Community Development Committee  
[140190A Code Summary Attachment 'A' 20141001 .pdf](#)  
[140190B JFleming Email to Full Commission&CM 20141001.pdf](#)  
[140190C Tyler Black Email to Comm L Poe 20141001.pdf](#)

**MEMBER COMMENT**

**CDC CHARTER/SCOPE DISCUSSION**

**CITIZEN COMMENT**

**NEXT MEETING DATE**

*Wednesday, November 5, 2014 at 1:00 PM, City Hall*

**ADJOURNMENT**