

# City of Gainesville

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



## **Minutes - Draft**

**Wednesday, September 3, 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 - 1:35 PM

## ROLL CALL

Present 2 - Commissioner Wells, and Carter

## ADOPTION OF THE AGENDA

Adopted

## APPROVAL OF MINUTES

[140300.](#) Community Development Committee Minutes of August 20, 2014 (B)

**RECOMMENDATION** *The Community Development Committee approve the Minutes of August 20, 2014, as circulated.*

Approved by Consensus

## DISCUSSION OF PENDING REFERRALS

*These minutes are a summary of the meeting, not a verbatim discussion. A copy of the meeting recording may be provided upon request.*

[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.*

Discussed

[130596.](#) Affordable Housing Issues (B)

*The Community Development Committee heard extensive staff methodology presentations at the August 20th meeting and had asked that additionally staff bring back rental information on these four agenda affordable housing items. Planning and Development Services Director Steve Dush gave an overview and led the discussion by pointing out that one of the elements the Committee wanted further information as related to affordable housing, was statistics of the area's rental status. Planning and Development Services Director Steve Dush provided also an additional informational spreadsheet that identified, as a benchmark, showing the 30% Area Median Income (AMI) based on our area all the way up to 120 and the number of homes on the market located within these price points as well as also in the backup is information that basically identifies the costs of what that mortgage would be.*

*The Community Development Committee discussed the questions addressing affordable housing in the City by focusing on:*

- 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?

After staff presentations and discussion of question 1, Is affordable housing dispersed throughout the City and discussion of question 2, Would inclusionary zoning be an effective tool to be used in Gainesville relative to dispersed affordable housing, the following motion was made by Commissioner Wells, approved unanimously.

**MOTION:** The Community Development Committee directed : 1) that there is no determination from this Committee on adequacy of the dispersion of affordable housing throughout the City at this time, that we recommend a concise report to the City Commission as whole of the data collected by staff and Alachua County working together, and that we hear an on going update upon the completion of the Assessment of Fair Housing analysis RFP which is pending at this time, and 2) that inclusionary zoning is not a viable tool to be used in Gainesville relative to dispersed affordable housing.

The Community Development Committee determined that questions 3 and 4 go together and needs further informational data from staff and to include tools of rental credit history and lease to own to be heard at the next meeting.

**RECOMMENDATION** The Community Development Committee discuss Affordable Housing issues.

**Approved as shown above (See Motion)**

[140070.](#)

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

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*The Community Development Committee determined that questions 3 and 4 go together and needs further informational data from staff and to include tools of rental credit history and lease to own to be heard at the next meeting.*

**RECOMMENDATION**      *The Community Development Committee discuss this item  
Commissioner Yvonne Hinson-Rawls - Proposal for  
Affordable Housing.*

**Approved as shown above (See Motion)**

130506.

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

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*The Community Development Committee determined that questions 3 and 4 go together and needs further informational data from staff and to include tools of rental credit history and lease to own to be heard at the next meeting.*

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

**Approved, as shown above - See Motion(s)**

[130958.](#)

Small Affordable Apartments (B)

*The Community Development Committee heard extensive staff methodology presentations at the August 20th meeting and had asked that additionally staff bring back rental information on these four agenda affordable housing items. Planning and Development Services Director Steve Dush gave an overview and led the discussion by pointing out that one of the elements the Committee wanted further information as related to affordable housing, was statistics of the area's rental status. Planning and Development Services Director Steve Dush provided also an additional informational spreadsheet that identified, as a benchmark, showing the 30% Area Median Income (AMI) based on our area all the way up to 120 and the number of homes on the market located within these price points as well as also in the backup is information that basically identifies the costs of what that mortgage would be.*

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**RECOMMENDATION**      *The Community Development Committee discuss the Small Affordable Apartments issue.*

**Approved as shown above (See Motion)**

**MEMBER COMMENT**

**CDC CHARTER/SCOPE DISCUSSION**

**CITIZEN COMMENT**

**NEXT MEETING DATE**

*Wednesday, October 1, 2014 at 1:00 PM in Room 016*

**ADJOURNMENT - 2:50 PM**