

City of Gainesville

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



Meeting Agenda

December 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

ROLL CALL

ADOPTION OF THE AGENDA

APPROVAL OF MINUTES

[140509.](#)

Community Development Minutes of November 5, 2014 (B)

RECOMMENDATION

The Community Development Committee approve the Minutes of November 5, 2014 as circulated.

[140509_CDC Minutes_20141105.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

10/1/14 Community Development Committee Approved, as shown above - See Motion(s)

11/5/14 Community Development Committee Continued

- [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](#)
- [130591 Pending Referral List 20141105.pdf](#)
- [130591 Pending Referral List 20141203.pdf](#)

121111.

Inter-city Bus Travel (B)

Explanation: At the request of Commissioner Hawkins on May 2, 2013, the City Commission referred inter-city bus travel to the Community Development Committee (CDC). The referral was broad, however, there were some specific issues identified for discussion, such as common terminal and parking areas, schedules and routes.

The CDC heard an update presentation on the inter-city bus status on March 12, 2014. The CDC moved and directed staff 1) to research and provide basic data on statistics from other inter-city bus travel companies to identify where services are and what their counts are; and 2) to call the companies to invite them to participate in a conversation about ways to co-locate our stops or taxi stands. The CDC directed staff to report back with their results.

Regional Transit System (RTS) was also included in that discussion. Every five (5) years, RTS conducts a major update to its Transit Development Plan (TDP). Based on projected ridership, existing service area needs, anticipated future funding levels, and user feedback, the major TDP update adopted in August 2014 does not include inter-city bus service in the 10-year plan. However, as part of the Transportation Surtax initiative, RTS reached out to surrounding municipalities to assess their interest in such service, providing them with potential schedules, costs, and routes, but none were interested in using surtax funding for inter-city bus service.

Currently, RTS provides bus bays at the Rosa Parks Downtown Station for the loading and unloading of passengers to Ride Solution of Palatka

(Putnam County), the Magenta Line from Keystone Heights (Clay County) and Martz Motorcoach (provider of transportation for AMTRAK). Negotiations with Megabus and RedCoach inter-city bus travel companies are on-going, with an anticipated start date for service in early November 2014.

Fiscal Note: None.

RECOMMENDATION

The Community Development Committee hear a staff report-back presentation and direct staff as appropriate

Legislative History

5/2/13	City Commission	Referred to the Community Development Committee
3/12/14	Community Development Committee	Approved, as shown above - See Motion(s)
11/5/14	Community Development Committee	Discussed

[121111 Inter-City Bus Map_CDC_20140312.pdf](#)

[121111A Memo Update_20141105.pdf](#)

[121111B Map_20141105.pdf](#)

130091.

Gainesville Police Department (GPD) Off-site Improvements

This recommendation was developed and forwarded by the Community Development Committee to address off-site concerns related to the new GPD Headquarters.

Explanation: Assistant City Manager Fred Murry introduced this item, and GPD Captain Lonnie Scott. Additional information was also provided to the Committee by the Construction Project Manager Reid Rivers and the Public Works Director Teresa Scott. Improvements to the intersection and offsite areas near the new GPD building at NW 8th Avenue and NW 6th Street were discussed. Topics discussed included on street parking near the new building, undergrounding utilities, pole mounted traffic lights, and using CRA standards for streetscaping and hardscaping. Community input, budget challenges and funding ideas were discussed and included the potential to develop a CRA trust fund or adding enhancements to the CIP.

A Historical review of the Community Development Committee actions are as follows:

6/6/13 A MOTION was made at the City Commission meeting by Commissioner Hawkins, seconded by Mayor-Commissioner Pro Tem Wells, that this Matter be Referred to the Community Development Committee. The motion carried.

7/10/13 A MOTION was made at the Community Development

Committee meeting: 1) continue this item until the October CDC meeting; 2) receive a presentation from staff including cost estimates on on-street parking, power line undergrounding, pole mounted traffic signal options, and any changes to hardscaping; and 3) ask staff to have a community meeting/forum to review this project with FAPS/5th Ave & GPD neighbors (preferably in September).

11/13/13 A MOTION was made at the Community Development Committee meeting: Direct staff to move forward with the proposal to create on-street parking on 6th Street and get more community input as to what else can be done in the area with regards to improvements.

1/29/14 A MOTION was made at the Community Development Committee meeting: Recommend that the City Commission direct staff to: move forward with the proposal to create on-street parking on 6th Street and some capital improvements for the area surrounding the new GPD building; 2) host a community meeting with stakeholders to discuss any proposed improvements; and 3) remove this item from the CDC referral list.

The on-street parking suggestion for NW 6th Street was voted down by the City Commission as they needed to maintain the turn lane closer to NW 8th Avenue for people to turn right (east) at the GPD building.

The bus stop in front of GPD on NW 6th Street will not be moving. The cost to install a traffic control mast arm at NW 8th Avenue and 6th Street will be, at a minimum, \$450,000. The City would have to pay approximately 75% of that cost even though it is on a state road. The costs to move the concrete utility pole on the corner directly in front of GPD would be approximately \$500,000 because it is a main electrical feeder that would entail rerouting power lines further west along NW 8th Avenue.

So the overall costs for just rerouting utility lines and installing a traffic control mast arm could conceivably exceed \$1,000,000. Therefore, it is GPD's recommendation to remove this project from any further consideration by the Community Development Committee due to the significant costs involved.

Fiscal Note: None.

RECOMMENDATION

The Community Development Committee hear a discussion from GPD Lt David Rowe and consider GPD's recommendation to remove this project from any further consideration by the Community Development Committee due to the significant costs involved.

Legislative History

6/6/13 City Commission Referred to the Community Development Committee

7/10/13	Community Development Committee	Approved as shown above (See Motion)
11/13/13	Community Development Committee	Approved as shown above (See Motion)
1/29/14	Community Development Committee	Approved, as shown above - See Motion(s)

[130091_GPD Area Photos_20130710.pdf](#)

[130091A_PW Prelim On-Street Parking Sketch_20131113.pdf](#)

[130091B_GPD Input to On-Street Parking_20131113.pdf](#)

[130596.](#)

Affordable Housing Issues

Explanation: Community Development Committee's examination of Issues Related to the Provision of Affordable Housing: this item involves a request to the Community Development Committee to replace Affordable Housing related referrals to the Community Development Committee (CDC) with one referral.

This item supports City Commission Strategic Initiative 6.1: Ensure the quality and broad distribution of affordable housing throughout the City.

During the last year, the City Commission has referred several affordable housing related items to the CDC to analyze and discuss. The Committee has received information from several City departments, realtors, builders, researchers, private nonprofit organizations and the Gainesville Housing Authority.

In an effort to have a thoughtful and comprehensive discussion about the topics, staff conducted research and prepared an analysis to ground the Committee's 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; and*
- 7. Provide an overview of various, potentially affordable, housing types (micro, containers, etc.).*

Specifically, the CDC addressed the following questions:

- 1. Is affordable housing dispersed throughout the City?*

2. *Would inclusionary zoning be an effective tool to disperse affordable housing in Gainesville?*
3. *What are the impediments to affordable housing?*
4. *What are the best tools to address the impediments to affordable housing?*

Based on the information provided, the Committee determined that: 1) generally, affordable housing is dispersed throughout the City, although additional work needs to be done, and 2) inclusionary zoning, as a regulatory tool, is not necessary based on a variety of parameters.

In addition, based on information provided by staff and several nonprofit housing providers, the Committee determined that the greatest impediments to providing affordable homeownership are obtaining credit and obtaining an adequate, stable income. The City, the County, and several Nonprofit Organizations offer programs and training to help individuals improve their credit ratings.

The CDC also reviewed the Westchester County, New York court case. That case focuses on the use of United States Department of Housing and Urban Development (HUD) funds; and whether or not Westchester County and HUD have each followed all applicable rules. Like Westchester County, the City also receives HUD funds through the CDBG and HOME programs. To participate in those programs, the City is periodically required to develop a report called an Assessment of Fair Housing (AFH). HUD is in the process of finalizing the rules regarding AFH's. The City will soon issue a Request for Proposals to hire a consultant to complete the AFH, which will address all applicable fair housing issues required by Federal Rules, mentioned in the Westchester County case, or discussed by the CDC.

Fiscal Note: None

RECOMMENDATION

The Community Development Committee:

I. REMOVE

- 1. Referral #130596, Affordable Housing Issues,*
- 2. Referral #140070, Commissioner Yvonne Hinson-Rawls-Proposal for Affordable Housing,*
- 3. Referral #130506, Strategic Initiative 6.1 -Ensure the quality and broad distribution of affordable housing throughout the City, and*
- 4. Referral #130958, Small Affordable Apartments;*

II. ADD Replacement Referral

Add a new replacement referral entitled Affordable Housing be created with the purpose of advancing Strategic Initiative 6.1.

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)
10/1/14	Community Development Committee	Discussed

[130596A_AffordableHousingPolicies_20140219.pdf](#)

[130596B_HousingProgramSummary_20140219.pdf](#)

[130596C_HabitatInfo_20140219.pdf](#)

[130596D_NHDCInfo_20140219.pdf](#)

[130596A_WestchesterCountyFairHousingcases_20140820.pdf](#)

[130596B_MortgageAffordabilityAnalysisRevised2_20140820.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_20141001.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

Explanation: Community Development Committee's examination of Issues Related to the Provision of Affordable Housing: this item involves a request to the Community Development Committee to replace Affordable Housing related referrals to the Community Development Committee (CDC) with one referral.

This item supports City Commission Strategic Initiative 6.1: Ensure the quality and broad distribution of affordable housing throughout the City.

During the last year, the City Commission has referred several affordable housing related items to the CDC to analyze and discuss. The Committee has received information from several City departments, realtors, builders, researchers, private nonprofit organizations and the Gainesville Housing Authority.

In an effort to have a thoughtful and comprehensive discussion about the topics, staff conducted research and prepared an analysis to ground the Committee's 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; and*
- 7. Provide an overview of various, potentially affordable, housing types (micro, containers, etc.).*

Specifically, the CDC addressed the following questions:

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

Based on the information provided, the Committee determined that: 1) generally, affordable housing is dispersed throughout the City, although additional work needs to be done, and 2) inclusionary zoning, as a regulatory tool, is not necessary based on a variety of parameters.

In addition, based on information provided by staff and several nonprofit housing providers, the Committee determined that the greatest impediments to providing affordable homeownership are obtaining credit and obtaining an adequate, stable income. The City, the County, and several Nonprofit Organizations offer programs and training to help individuals improve their credit ratings.

The CDC also reviewed the Westchester County, New York court case. That case focuses on the use of United States Department of Housing and Urban Development (HUD) funds; and whether or not Westchester County and HUD have each followed all applicable rules. Like Westchester County, the City also receives HUD funds through the CDBG and HOME programs. To participate in those programs, the City is periodically required to develop a report called an Assessment of Fair Housing (AFH). HUD is in the process of finalizing the rules regarding AFH's. The City will soon issue a Request for Proposals to hire a consultant to complete the AFH, which will address all applicable fair housing issues required by Federal Rules, mentioned in the Westchester County case, or discussed by the CDC.

Fiscal Note: None

RECOMMENDATION

The Community Development Committee:

I. REMOVE

- 1. Referral #130596, Affordable Housing Issues,*
- 2. Referral #140070, Commissioner Yvonne Hinson-Rawls-Proposal for Affordable Housing,*
- 3. Referral #130506, Strategic Initiative 6.1 -Ensure the quality and broad distribution of affordable housing throughout the City, and*
- 4. Referral #130958, Small Affordable Apartments;*

II. ADD Replacement Referral

Add a new replacement referral entitled Affordable Housing be created with the purpose of advancing Strategic Initiative 6.1.

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)
10/1/14	Community Development Committee	Discussed

[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_20141001.pdf](#)
[140070C_Housing Maps_20141001.pdf](#)
[140070D_Homeownership Program Summary_20141001.pdf](#)
[140070E_2014 HUD Income Limits Gainesville_20141001.pdf](#)
[140070F_Habitat for Humanity_20141001.pdf](#)
[140070G_Rental Projects & Map_20141001.pdf](#)
[140070H_Housing Statistics_20141001.pdf](#)

130506.

Strategic Initiative 6.1 - Ensure the quality and broad distribution of affordable housing throughout the City

Explanation: Community Development Committee's examination of Issues Related to the Provision of Affordable Housing: this item involves a request to the Community Development Committee to replace Affordable Housing related referrals to the Community Development Committee (CDC) with one referral.

This item supports City Commission Strategic Initiative 6.1: Ensure the quality and broad distribution of affordable housing throughout the City.

During the last year, the City Commission has referred several affordable housing related items to the CDC to analyze and discuss. The Committee has received information from several City departments, realtors, builders, researchers, private nonprofit organizations and the Gainesville Housing Authority.

In an effort to have a thoughtful and comprehensive discussion about the topics, staff conducted research and prepared an analysis to ground the Committee's 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; and*
- 7. Provide an overview of various, potentially affordable, housing types (micro, containers, etc.).*

Specifically, the CDC addressed the following questions:

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

Based on the information provided, the Committee determined that: 1) generally, affordable housing is dispersed throughout the City, although additional work needs to be done, and 2) inclusionary zoning, as a regulatory tool, is not necessary based on a variety of parameters.

In addition, based on information provided by staff and several nonprofit housing providers, the Committee determined that the greatest impediments to providing affordable homeownership are obtaining credit and obtaining an adequate, stable income. The City, the County, and several Nonprofit Organizations offer programs and training to help individuals improve their credit ratings.

The CDC also reviewed the Westchester County, New York court case. That case focuses on the use of United States Department of Housing and Urban Development (HUD) funds; and whether or not Westchester County and HUD have each followed all applicable rules. Like Westchester County, the City also receives HUD funds through the CDBG and HOME programs. To participate in those programs, the City is periodically required to develop a report called an Assessment of Fair Housing (AFH). HUD is in the process of finalizing the rules regarding AFH's. The City will soon issue a Request for Proposals to hire a consultant to complete the AFH, which will address all applicable fair housing issues required by Federal Rules, mentioned in the Westchester County case, or discussed by the CDC.

Fiscal Note: None

RECOMMENDATION

The Community Development Committee:

I. REMOVE

- 1. Referral #130596, Affordable Housing Issues,*
- 2. Referral #140070, Commissioner Yvonne Hinson-Rawls-Proposal for Affordable Housing,*
- 3. Referral #130506, Strategic Initiative 6.1 -Ensure the quality and broad distribution of affordable housing throughout the City, and*
- 4. Referral #130958, Small Affordable Apartments;*

II. ADD Replacement Referral

Add a new replacement referral entitled Affordable Housing be created with the purpose of advancing Strategic Initiative 6.1.

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)
10/1/14	Community Development Committee	Discussed

[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

Explanation: Community Development Committee's examination of Issues Related to the Provision of Affordable Housing: this item involves a request to the Community Development Committee to replace Affordable Housing related referrals to the Community Development Committee (CDC) with one referral.

This item supports City Commission Strategic Initiative 6.1: Ensure the quality and broad distribution of affordable housing throughout the City.

During the last year, the City Commission has referred several affordable housing related items to the CDC to analyze and discuss. The Committee has received information from several City departments, realtors, builders, researchers, private nonprofit organizations and the Gainesville Housing Authority.

In an effort to have a thoughtful and comprehensive discussion about the topics, staff conducted research and prepared an analysis to ground

the Committee's 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; and
7. Provide an overview of various, potentially affordable, housing types (micro, containers, etc.).

Specifically, the CDC addressed the following questions:

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

Based on the information provided, the Committee determined that: 1) generally, affordable housing is dispersed throughout the City, although additional work needs to be done, and 2) inclusionary zoning, as a regulatory tool, is not necessary based on a variety of parameters.

In addition, based on information provided by staff and several nonprofit housing providers, the Committee determined that the greatest impediments to providing affordable homeownership are obtaining credit and obtaining an adequate, stable income. The City, the County, and several Nonprofit Organizations offer programs and training to help individuals improve their credit ratings.

The CDC also reviewed the Westchester County, New York court case. That case focuses on the use of United States Department of Housing and Urban Development (HUD) funds; and whether or not Westchester County and HUD have each followed all applicable rules. Like Westchester County, the City also receives HUD funds through the CDBG and HOME programs. To participate in those programs, the City is periodically required to develop a report called an Assessment of Fair Housing (AFH). HUD is in the process of finalizing the rules regarding AFH's. The City will soon issue a Request for Proposals to hire a consultant to complete the AFH, which will address all applicable fair housing issues required by Federal Rules, mentioned in the Westchester County case, or discussed by the CDC.

Fiscal Note: None

RECOMMENDATION

The Community Development Committee:

I. REMOVE

1. Referral #130596, Affordable Housing Issues,
2. Referral #140070, Commissioner Yvonne Hinson-Rawls-Proposal for Affordable Housing,
3. Referral #130506, Strategic Initiative 6.1
-Ensure the quality and broad distribution of affordable housing throughout the City, and
4. Referral #130958, Small Affordable Apartments;

II. ADD Replacement Referral

Add a new replacement referral entitled Affordable Housing be created with the purpose of advancing Strategic Initiative 6.1.

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)
10/1/14	Community Development Committee	Discussed

[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](#)

CDC CHARTER/SCOPE DISCUSSION

MEMBER COMMENT

CITIZEN COMMENT

NEXT MEETING DATE

ADJOURNMENT