

City of Gainesville

State Housing Initiatives Partnership (SHIP) Program

Affordable Housing Advisory Committee (AHAC)

February 9, 2021

Agenda

- Call to Order
- Roll Call
- Adoption of the Agenda
- Discussion
 - Legal Context of the Affordable Housing Advisory Committee
 - Affordable Housing Advisory Committee Orientation & Update
 - Report to City Commission-Calendar Years 2019 and 2020
- Public Comment
- Member Comment
- Next Meeting Date
 - Tentative: March 9, 2021
- Adjournment

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AHAC Orientation

General Definition

- Affordable Housing
- Affordable to households with low incomes
 - Not “rich or wealthy people”
 - Usually 80% (or less) of the average for the County



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Topics

- State Housing Initiatives Partnership (SHIP) Program
- Affordable Housing Advisory Committee (AHAC)
- The City's Housing and Community Development (HCD) Division
- Housing Problems and Initiatives Update

SHIP Purpose

- Created in 1992 by the State Legislature
 - Partnership between real estate development industry & affordable housing advocates
 - Encourage construction of new affordable housing
 - Encourage repair of existing affordable housing
 - Encourage affordable home ownership
- Governed by State Statutes
 - Can be changed by the Legislature



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SHIP-Revenue Source & Program City of Gainesville

- Revenue source is tax on real estate sales
 - Revenues increase as prices (need) increase
 - Revenue is generated by real estate development industry
 - Result: much of the legislation is focused on land development regulations
- Program
 - State programs (like SAIL) that fund large affordable rental housing projects
 - Local programs with funds redistributed to all Counties and some Cities



SHIP-Local Programs

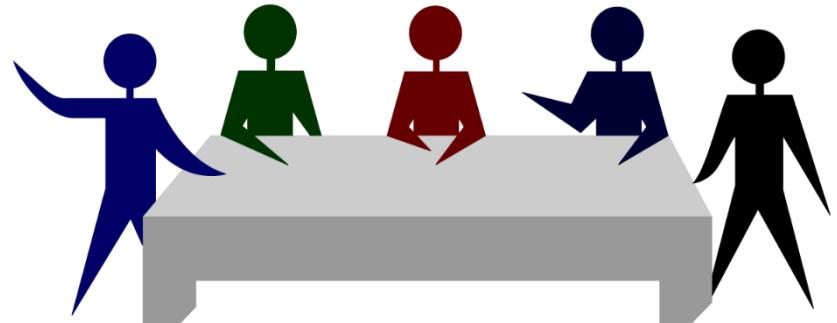
- At least 75% of funds on new construction or rehabilitation (repair)
- At least 65% of funds on homeownership activities
 - Like Down Payment Assistance, and Homeowner Repair
- No more than 10% for administration
- Many other plans, reports and requirements



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AHAC

- To receive SHIP Funds, the State requires the City Commission to appoint an AHAC
- The State governs the composition of AHAC
 - Representation from diverse stakeholder groups
 - Including 1 City Commissioner
 - Must attend 2 training workshops/year
 - Section 420.9076(2) of the Florida Statutes
- State mandates that AHAC develop and submit an Incentives and Recommendations Report (IRR) each year
 - This is identified as AHAC's primary purpose



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AHAC-IRR

- Review all City plans, policies, procedures, processes, rules, ordinances, regulations, codes and incentives
- 11 items are specifically called out for review
 - Two are required to be implemented
 - Review of new regulations
 - Expedited review of affordable housing projects
 - Section 420.9076(4) of the Florida Statutes
- Recommend actions to increase access to affordable housing
- To receive SHIP funds
 - City Commission must accept the IRR; and
 - Authorize submitting it to the State

AHAC-Other Duties

- AHAC may perform other duties requested by the Local Government
- Generally, this has included:
 - Review and recommendation of projects requesting a financial match for LIHTC or SAIL affordable rental housing projects
 - These recommendations go to the City Commission or the City Manager
 - Review and comment on other plans with an affordable housing component

HCD Division

- Provide comprehensive housing and public services programs designed to improve the quality of life for income eligible neighbors in the City of Gainesville
- Administers programs and funds from several sources
 - Federal (CDBG & HOME)
 - State (SHIP)
 - Local (ConnectFree)
 - All plans, reports, applications, payments, advisory boards, & public engagement

Housing Programs

- Home Repair
- Home Replacement
- Down Payment Assistance
- Mortgage Foreclosure Intervention
- Housing Counseling & Training
- Rental Assistance
- Public Services by Nonprofit Organizations



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Housing Programs (continued)

- Provides financial assistance to connect existing homes to GRU water & wastewater services
- Create and strengthen public/private partnerships to develop new affordable housing:
 - Single-Family Housing:
 - Nonprofit affordable housing developers (i.e., AHFH, NHDC, GHDMC)
 - Heartwood Subdivision
 - Duval Land Donation Pilot Program
 - Rental Housing: Deer Creek, Royal Park, Woodland Park- Ph.1 , Arbours at Tumblin Creek

HCD-Other Duties

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- Housing Action Plan
 - Administer the Consultant Contract
 - Additional public engagement
 - Plan Implementation after adoption
- Homelessness Initiatives
 - Empowerment Center and Cold Night Shelter
- Other special projects
 - Neighborhood Narratives
 - Coronavirus Relief Fund (Housing and Utility Assistance Program)
 - Federal Cares Act (GNVCares)
 - FEMA (hurricanes)

QUESTIONS?

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Report to City Commission

Calendar Years 2019 and 2020

Five Questions

- What do you understand the mission of your board to be?
- What are the 3 most important things your board has done during calendar years 2019-2020?
- What are the 3 most important things your board is working on right now?
- What could the City Commission do to help your board better serve our neighbors?
- What else do you need the City Commission to know about your board?

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Public Comment

Member Comment

Next Meeting Date

Tentative: March 9, 2021

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Adjournment