

# **City of Gainesville**

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



## **Meeting Minutes**

**Monday, November 15, 2004**

**1:00 PM**

**City Hall, Room 16**

## **Community Development Committee**

*Commissioner Chuck Chestnut, Chair  
Commissioner Craig Lowe, 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

*The meeting was called to order at 1:02 P.M.*

## ROLL CALL

Present: Craig Lowe

## ADOPTION OF THE AGENDA

*Nancy Testa, Ironwood representative, asked to move File No. 040301 - Voucher Program for Housing to a later time on the agenda.*

## DISCUSSION OF PENDING REFERRALS

### 040301

#### **Voucher Program for Housing (NB)**

*Kevin Claney, Ironwood citizen, reviewed his proposed suggestions for a voucher program to the Committee, in order to encourage open market pressures. He suggested giving recipients the flexibility to choose their housing location. He would like the City to communicate with the State of Florida to see if there is a better way to accomplish this.*

*Andre Davis, Housing Finance Coordinator, explained how the Down Payment Assistance Program works, which allows choice in housing locations.*

#### **RECOMMENDATION**

*Community Development Committee to the City Commission:*  
*1) The City continue providing financial support for housing choice through downpayment assistance and other programs;*  
*2) the City include in the State agenda a statement that concerns State programs, if there is a State program that has a real problem as far as income mix priorities; and 3) remove this item from the referral list.*

#### **Approved as Recommended**

### **040411**

#### **North Point at Ironwood - Neighborhood Housing & Development Corporation (B)**

*Tom Saunders, Community Development Director, stated that this item was referred from the City Commission to explore proposed preference language for the next cycle of block grant funds which will be in early February 2005.*

*Jim Hencin, Block Grant Manager, explained staff's draft of the proposed preferences, which would be:*

1. *Such units shall be located outside of current City of Gainesville CDBG and HOME target areas or other areas that meet the criteria for target area designation, but within the Gainesville City limits.*
2. *Such units shall be included in a mixed-income development in which the number of units designated for very low- and low-income persons or families may not exceed 50% of the total units in the proposed development. The proposed development could be located anywhere within the Gainesville city limits, including within CDBG and HOME target areas.*

*Mr. Hencin reviewed the proposed target areas map with the Committee, which includes properties north of 39th Avenue up to 53rd Avenue and east of Main Street up to Waldo Road. There are four block groups that make up the census tract; 3 of them meet the criteria for target designation. The principal criterion for designating a target area is that it is comprised of census tracts and block groups that contain a majority (51%+) of very low- and low-income residents according to the latest U.S. Census. He stated that affordable housing would be excluded for any future development from the area based on the recent construction.*

*Commissioner Lowe agreed that he would like staff to look back at whatever affordable new construction has taken place recently and include in the proposed map those areas also that, because of the recent construction, have the same income situations as the target areas.*

*Mr. Hencin explained how staff created the area north of 39th Avenue. Staff looked at what development has occurred since the 2000 census when the area was outside the city limits, and also looked at the 2000 census block groups (which are the smaller components of the tracts), that in fact have more than 51% low-income population.*

*Mr. Saunders wanted to make sure that the Committee was comfortable with supporting a development that was 100% affordable under the first criteria - those outside the target areas.*

*Commissioner Lowe stated that he does not approve of funding 100% affordable anywhere in the City. The City should have a lower percentage of affordable housing units in the target areas in order to be able to accommodate more affordable housing units outside the target area.*

*Nancy Testa, Vice-President of Ironwood Homeowners Association stated that 50% is adding more than the neighborhood already has. She stated that she has heard that there is another project coming in across the street from Northpoint at Ironwood. She suggested that the neighborhood should be picking the developer if possible, and asked if it is possible to go to the neighborhoods to see if they are in favor of more affordable housing, which would set up the guidelines according to the neighborhood preferences.*

*Commissioner Chestnut suggested that the medium income needs to be readdressed with HUD.*

*To incorporate the Committee comments, Mr. Saunders suggested that the Committee could consider: 1) proposal No 1 to read: "even outside the target areas there most*

be at least 50% units over medium income"; and 2) proposal No. 2 to read: "25% of the total units in the proposed development."

Jim Hencin stated that the City needs to be aware of what the impact would have on the City's housing programs.

**RECOMMENDATION** Community Development Committee to the City Commission: 1) adopt the block grant allocation criteria, in the first year allowing for 100% affordable units outside of target areas and 25% within the target areas; and 2) remove this item from the referral list.

**Approved as Recommended**

### **031226**

#### **NHDC Subsidized Housing Requirements (NB)**

Mr. Saunders stated that this item is related to Item No. 040299. This is an issue where NHDC had a homeowner left and is now renting out the home. It is NHDC's interpretation that because the person is in school, that they are going to treat this as owner-occupied. This is the sub recipient's interpretation, based on the County Attorney's opinion. Mr. Saunders stated that the City would be updating its LHAP this year with new Homeowner Loan Referral Default and Waiver Procedures.

Mr. Davis reviewed the handout on Homeowner Loan Deferral/Default and Waiver Procedures with the Committee.

Juan Harrington, President of Ironwood Village Homeowners Association, stated that the association had concerns because they were told that affordable homes could not be rented within a certain period of time.

**RECOMMENDATION** The Community Development Committee invite NHDC to an upcoming meeting to discuss the Committee's concerns; and 2) staff to meet with the County Attorney.

**Approved as Recommended**

### **040299**

#### **Owner/Occupancy of Subsidized Housing (NB)**

This item was discussed under Legislative No. 031226.

**RECOMMENDATION** Same issue as Legislative No. 031266 NHDC subsidized housing requirements. The Committee may wish to request the City Commission remove this item as redundant with Legislative No. 031266

**040025****Update of City's Housing Code (B)**

*Jim Garrett, Code Enforcement Manager, reviewed the draft update of the City Housing Code with the Committee.*

**RECOMMENDATION**    *Staff report back with final changes to the Housing Code.*

**Approved as Recommended**

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**002555****Design Review Process (NB)**

*Nothing to report at this time.*

**RECOMMENDATION**    *Staff provide an update. The Economic Development/University Committee will discuss on December 7, 2004.*

**NEW BUSINESS****040187****Community Wide Plan to End Homelessness (B)**

**RECOMMENDATION**    *Hear a report from staff regarding limits on beds and meals.*

**Continued**

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**REMOVAL OF DUPLICATES**

*Continued*

**NEXT MEETING DATE**

*December 6, 2004, 1:00 P.M.*

**ADJOURNMENT**

*The meeting adjourned at 2:50 P.M.*