

City of Gainesville

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



Meeting Agenda

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

ROLL CALL

ADOPTION OF THE AGENDA

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.

[140300_CDC Minutes_20140820.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

[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.docx](#)

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

[130841.](#)

Rapid Rehousing Program Overview (B)

Explanation: The Rapid Rehousing Program would support City Commission Strategic Initiative 3.1: Continue Implementation of the 10 Year Plan to End Homelessness.

On March 6, 2014, the City Commission made a referral to the Community Development Committee (CDC) to discuss Rapid Rehousing Program. The City Manager's Office has received several requests for this item to be presented to the City Commission; staff is prepared to present this item to the full Commission in September with the consent of the CDC.

In March 2014, Mayor Braddy met with United States Housing and Urban Development (HUD) officials about programs and services for the homeless at the Empowerment Center. HUD officials encouraged the City to seek funding for the Rapid Rehousing Model as an alternative model from the Emergency Shelter Program because of the cost associated with operating a shelter program.

The 2014 Point in Time Survey indicated that there were approximately 2,100 homeless individuals (including school aged children) within Gainesville - Alachua County. This survey is conducted once a year throughout the United States to give HUD an estimate of the number of homeless individuals, as well as, give the local community a snap shot of the homelessness impact.

The Rapid Rehousing Program has been in existence for years and some cities and counties have gained national attention for their programs prior to HUD implementing the Program as a part of the Stimulus Program in 2009. On February 17, 2009, President Obama signed the American Recovery and Reinvestment Act of 2009, which included \$1.5 billion for Homelessness Prevention and Rapid Rehousing Program (HRRP) which was distributed based on a formula used for the Emergency Shelter Grant Program (now known as the Emergency Solution Program). The City of Gainesville received a direct allocation of \$567,404 for the Rapid Re-housing Program. The City contracted with the Alachua County Housing Authority to implement this program to assist eligible persons/families within Gainesville-Alachua County

community. A more extensive staff report is attached for review.

City staff supports the Rapid Rehousing Program Model and its implementation within Gainesville - Alachua County. City staff has been in contact with HUD and other State agencies researching funding opportunities for the Rapid Rehousing Program. Recently, the City submitted a letter of support for ACCHH to submit their application for Rapid Rehousing Program funds from the State of Florida under Emergency Solution Grant Program.

City staff will continue to look for funding opportunities for the Rapid Rehousing program. As such, staff will request for the City Commission to include the Rapid Rehousing Program in the Federal and State Legislative Packet for Fiscal Year 2015.

Fiscal Note: Staff will continue to seek funding opportunities for the Rapid Rehousing program.

RECOMMENDATION

The Community Development Committee: 1) hear a presentation from staff on the Rapid Rehousing Program; 2) direct staff to move this item on to the City Commission; and 3) request that the City Commission remove this item from the Community Development Committee pending referral list.

Legislative History

3/6/14	City Commission	Referred to the Community Development Committee
8/20/14	Community Development Committee	Approved, as shown above - See Motion(s)

[130841 Memo and Attachments 20140820.pdf](#)

[130841 Memo and Attachments 20140903.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.*

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

[130596A_AffordableHousingPlcys_20140219.pdf](#)

[130596B_Housing Program Summary_20140219.pdf](#)

[130596C_Habitat Info_20140219.pdf](#)

[130596D_NHDC Info_20140219.pdf](#)

[130596A_Westchester County Fair Housing cases_20140820.pdf](#)

[130596B_Mortgage Affordability Analysis Revised2_20140820.pdf](#)

[130596C_Housing Maps_20140820.pdf](#)

[130596D_Homeownership Program Summary_20140820.pdf](#)

[130596E_2014 HUD Income Limits Gainesville_20140820.pdf](#)

[130596F_Habitat for Humanity_20140820.pdf](#)

[130596A_Westchester County Fair Housing cases_20140903.pdf](#)

[130596B_Mortgage Affordability Analysis Revised2_20140903.pdf](#)

[130596C_Housing Maps_20140903.pdf](#)

[130596D_Homeownership Program Summary_20140903.pdf](#)

[130596E_2014 HUD Income Limits Gainesville_20140903.pdf](#)

[130596F_Habitat for Humanity_20140903.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.

Legislative History

6/19/14	City Commission	Referred to the Community Development Committee
8/20/14	Community Development Committee	Continued

[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](#)

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.

Legislative History

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

[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](#)

[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.*

Legislative History

5/1/14	City Commission	Referred to the Community Development Committee
8/20/14	Community Development Committee	Continued

[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](#)

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[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](#)

MEMBER COMMENT

CDC CHARTER/SCOPE DISCUSSION

CITIZEN COMMENT

NEXT MEETING DATE

Wednesday, October 1, 2014 at 1:00PM

ADJOURNMENT