

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## **Meeting Agenda - Final**

**October 22, 2020**

**5:00 PM**

**Virtual Teleconference Special Meeting**

## **City Commission**

**Mayor Lauren Poe (At Large)**  
**Commissioner Reina Saco (At Large)**  
**Commissioner Gail Johnson (At Large)**  
**Commissioner Gigi Simmons (District 1)**  
**Commissioner Harvey Ward (District 2)**  
**Mayor-Commissioner Pro Tem David Arreola (District 3)**  
**Commissioner Adrian Hayes-Santos (District 4)**

***If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equal Opportunity at (352)334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.***

## Welcome to the City Commission meeting!

We're glad you're here. Please review the meeting process and how you can participate.

**What is the Meeting Agenda?** The City Commission makes policies and conducts the city's business in an open and transparent forum. The agenda is an outline of what will happen during the meeting. It includes the following sections:

**Adoption of Consent Agenda (CA):** The Consent Agenda is a group of business items that are voted on together in one motion. These items are not discussed separately. The Commission may remove an item to discuss it during the meeting or at a later meeting.. This process saves time for the Commission to discuss items on the Regular Agenda.

**Adoption of Regular Agenda:** The Commission must approve the order of items on the Regular Agenda, which is the list of items set for discussion. The Commission can also re-order or remove items.

The **(B)** after an item's title means that there are materials, called Backup, in support of the item. Click the links on the agenda to view the documents. An **(NB)** after an item's title means there are no Backup materials for the item.

**How to Share Your Opinion.** Your opinion is important to the City Commission. There are multiple ways to add a comment to the official record.

**Submit Written Public Comment:** You may write a public comment on any City Commission Meeting agenda item. Visit our website, [www.cityofgainesville.org](http://www.cityofgainesville.org), and go to the "Agendas & Minutes" tab. Click on the "eComment" link in the right-hand column. Written comment opens when the agenda is published the Friday before the meeting and closes one (1) hour before the start of the meeting. Your comments will be sent to the City Commissioners and added to the official record.

**Speak at a Public Meeting:** Any member of the public may sign up to speak at a City Commission meeting. Visit our website, [www.cityofgainesville.org](http://www.cityofgainesville.org), and go to the "Agendas & Minutes" tab on our website. Click on the "eComment" link in the right-hand column and register to speak on a specific agenda item. Online registration closes one (1) hour before the meeting is called to order. You may also register on the sign-up sheet in the Auditorium before the meeting begins. Speakers will be called to the podium by name and should address their comments to the Chair of the meeting, usually the Mayor. There are two types of public comment during Commission Meetings:

**General Public Comment:** The public is invited to speak to the Commission for three (3) minutes about any topic, as long as it is not on the Agenda. This is an opportunity to bring up new ideas or issues to the Commission. Each person may speak during one comment period: at the start of the 1pm session, at the start of the 5:30pm session, or at the end of the meeting. The Commission will not discuss or make decisions on ideas presented during this time. Comments may be referred to City staff for follow up.

**Public Comment on Agenda Items:** The Commission may request public comment on specific agenda items during discussion. Speakers may have three (3) minutes and comments must stay focused on the agenda topic at hand.

**Early Public Comment:** The Commission has created Early Public Comment to allow community members to speak on agenda items without waiting for the item to be called during the meeting. Speaking at Early Public Comment waives the right to speak later during the meeting. Members of the public may speak for three (3) minutes on one agenda item or five (5) minutes on two or more items. Speakers should begin their comments by announcing which items they are addressing so the timeclock can be set properly.

The City of Gainesville encourages civil public speech. Disruptive behavior is not permitted during City Commission meetings. Please do not bring food, drinks, props, signs, posters, or similar materials into the Auditorium. Cheering and applause are only permitted during the Proclamations/Special Recognitions portion of the meeting.

**We look forward to a productive meeting and are glad you have joined us.**

**CALL TO ORDER****AGENDA STATEMENT**

*"Individuals are encouraged to participate in City of Gainesville meetings. In general, speakers will be limited to 3 minutes for general public comment once during the meeting. Speakers who wish to participate in early public comment will be limited to 3 minutes to speak on one agenda item or 5 minutes if they wish to speak on several agenda items. If speakers do not participate in early public comment, speakers will be limited to 3 minutes per agenda item. The City of Gainesville encourages civility in public discourse and requests that speakers direct their comments to the Chair. Signs, props and posters are not permitted in the meeting room."*

**ROLL CALL****ADOPTION OF THE AGENDA****BUSINESS DISCUSSION ITEM(S)**

[200433.](#)

**Award of the Low-Income Housing Tax Credit Project (B)**

This item requests the City Commission to consider approving a local government contribution from the ConnectFree Program to provide funding for development of a new Affordable Rental Housing Project.

*Explanation: On July 21, 2016, the City Commission adopted Resolution #160146 (Resolution) reinstating the ConnectFree Program (Program), which generates revenue from surcharges collected on new water and wastewater connections in the unincorporated part of the GRU service area. The primary purpose of that revenue is to subsidize new extensions and connections throughout the GRU Service Area. Additionally, that resolution identifies several activities that the ConnectFree Program may fund, including, local government contribution to affordable housing development projects leveraged with federal/state Low-Income Housing Tax Credit Programs.*

*The State of Florida Low-Income Housing Tax Credit Program (LIHTC) provides for-profit and nonprofit organizations with a dollar-for-dollar reduction in federal tax liability in exchange for: 1) the acquisition and substantial rehabilitation; 2) substantial rehabilitation; or 3) new construction of low and very low-income rental housing units. Housing tax credits can be worth millions of dollars; and receiving this funding can assist cities/counties across the State of Florida to develop affordable rental housing in local communities. The use of tax credits subsidizes the cost of developing housing units, thereby producing decent, safe, and affordable housing available to low-income households.*

*The Florida Housing Finance Corporation (FHFC) administers the LIHTC Program for the State of Florida. The FHFC awards tax credits to affordable housing projects based on a competitive application system. Part of that system awards points to projects that meet certain criteria as established by the FHFC. Those criteria include affordability, sustainability and serving an identified housing need.*

*On August 26, 2020 the FHFC issued Request For Applications (RFA) 2020-201. In RFA 2020-201, the FHFC identified funding goals for medium sized counties like Alachua County. Those goals include funding nine projects in the following categories: a) locally designated revitalization area (1 project); b) near the SunRail transit project (1 project); c) in certain mapped areas of the State (2 projects); and d) Local Government Area of Opportunity (LGAO) (five projects).*

*LGAO Projects are projects where the applicant has demonstrated “a high level of Local Government interest in the project via an increased amount of Local Government contributions.” As outlined in RFA 2020-201, those contributions are generally defined as cash loans or grants. Essentially, the LGAO funding goal incentivizes a local government financial commitment. The minimum amount of the local funding commitment is \$460,000.00.*

*If a local government elects to fund a LGAO Project, RFA 2020-201 requires the local government to choose to fund only one project, regardless of the number of applications the local government may receive. As such, the City Commission can select and fund only one LGAO Project to apply for housing tax credit funding from the FHFC.*

*The total number of projects funded throughout the State, in medium sized counties, can be impacted by several variables, but in 2021 it is expected to be 9 to 11 projects each year. For that reason, projects that meet one of the FHFC identified goals, have a much better chance of being funded by the FHFC.*

*On August 21, 2020, the City of Gainesville published a Notice Of Funding Availability announcing that the City would accept applications for financial assistance for the development and/or rehabilitation of affordable rental housing projects. As a result, the City received applications for a total of six rental housing projects in the LGAO category.*

*On both October 6, 2020 and October 13, 2020, the City’s Affordable Housing Advisory Committee (AHAC) met to discuss, evaluate, and rank the LGAO projects. Based on those meetings, the AHAC ranks the proposed projects in the following order:*

- 1. Woodland Park, Phase 2 (96 units, family)*
- 2. Crest Grove Apartments (108 units, family)*

3. *Madison Pines (80 units, elderly)*
4. *Madison Moor (86 units, elderly)*
5. *Village Estates (96 units, family)*
6. *Michaels Foundation (6 units, family)*

*Additionally, the AHAC recommends that the City provide the requested \$460,000.00 LGAO funding to Woodland Park, Phase 2 in the form of a loan from ConnectFree Funds. AHAC recommends that the terms of the loan be as requested by Woodland Park, Phase 2. Those terms are a 15-year loan, 30-year amortization, at 1% interest. The entire balance, including principal, shall be paid in full at the end of the 15-year period. The repayment of the funds may be reinvested back to the ConnectFree Program to assist other eligible projects.*

*Applications associated with RFA 2020-201 are due to the FHFC in Tallahassee on November 5, 2020.*

*Fiscal Note: Funds in the amount of \$460,000.00 are available in the ConnectFree Program Budget to fund the selected rental housing project.*

**RECOMMENDATION**

*The AHAC recommends that the City Commission: 1) Hear a presentation from the AHAC and staff; 2) Approve funding the Woodland Park, Phase 2 Affordable Rental Housing Project in the form of a loan in the amount of \$460,000.00 from the ConnectFree Program; the terms of which shall be a 15-year loan, 30-year amortization, at 1% interest. The entire balance, including principal, shall be paid in full at the end of the 15-year period; and 3) Authorize the City Manager or designee to execute any documents necessary to such funding, subject to City Attorney approval as to form and legality.*

[200433A\\_Memo\\_20201022](#)

[200433B\\_Ranking\\_Reasons\\_20201022](#)

[200433C\\_Summary\\_of\\_Applications\\_20201022](#)

[200433D\\_Staff\\_Presentation\\_20201022](#)

[200433E\\_Crest\\_Grove\\_Apt\\_Presentation\\_20201022](#)

[200433F\\_Madison\\_Moor\\_Presentation\\_20201022](#)

[200433G\\_Woodland\\_Park\\_Phase\\_II\\_Presentation\\_20201022](#)

[200433H\\_Village\\_Estates\\_Presentation\\_20201022](#)

[200433I\\_Madison\\_Pines\\_Presentation\\_20201022](#)

## ADJOURNMENT

