

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final

March 9, 2021

6:00 PM

Virtual

SHIP - Affordable Housing Advisory Committee

*Belinda Smith
Saeed Khan
Jamie Bell
Aditya Basu-dutta
Mary Lou Hildreth
Michael Raburn
Shayna Rich
Eric McLarthy
Gigi Simmons
Octavia Washington*

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CALL TO ORDER

ROLL CALL

ADOPTION OF THE AGENDA

DISCUSSION OF PENDING REFERRALS

[200920.](#)

Overview of the Incentives and Recommendations Report (B)

Explanation: In order to receive SHIP funding, State law requires City and County Affordable Housing Advisory Committees (AHAC) to review their jurisdiction's regulations, incentives, plans, policies, and procedures that impact the cost of housing and/or the provision of affordable housing. Based on that review, the AHAC must develop and present the Incentives and Recommendations Report (IRR) to the City Commission. According to State Statutes, this is the primary purpose of each AHAC. The City must submit the IRR to State by December 31st of each year.

Section 420.9076(4) of the Florida Statutes identifies 11 incentives that the IRR must address. The IRR also may discuss other affordable housing incentives and regulations identified by the AHAC. Staff will describe the requirements of the IRR and describe the incentives that must be addressed.

RECOMMENDATION The Affordable Housing Advisory Committee receive an overview.

[200920 IRR Presentation 20210309](#)

[200921.](#)

Affordable Housing Advisory Committees Peer City Review (B)

Explanation: In response to a request from the Committee, staff contacted other Florida jurisdictions that participate in the SHIP Program. Specifically, staff asked for information about how often the AHACs meet and what duties, other than developing and presenting an IRR, the AHACs performed. Staff will briefly present a summary of the responses.

RECOMMENDATION The Affordable Housing Advisory Committee receive information.

[200921 Peer City Review 20210309](#)

[200922.](#)

Affordable Housing Updates (NB)

Explanation: Staff will provide periodic updates of the status of affordable housing projects and initiatives.

Affordable Housing Property Donation Pilot Program

On November 16, 2020, the City issued a Request for Proposal (RFP) with the intent to select a nonprofit affordable housing developer to receive a donation of twelve (12) City owned lots and develop those lots with affordable owner-occupied homes for income eligible households. On March 4, 2021, the City Commission will consider authorizing staff to negotiate an agreement with the preferred respondent.

Generally, the lots are located in the Duval Heights Area of Northeast Gainesville, along NE 9th Avenue, near NE 16th Terrace and NE 17th Street. The RFP require the nonprofit organization to sell the homes and move the households in, within two (2) years of receiving the lots.

As part of this project, the City will install a new road, which will allow convenient access to several of the lots, but will reduce the number of lots that can be developed to ten or eleven. In addition to donating the lots and constructing the road for no cost to the nonprofit organization, the City is reserving funding that will be structured as a developer/home buyer subsidy to ensure that the lots will be affordable to income eligible first-time homebuyers.

Woodland Park, Phase 2

On October 22, 2020, the City Commission voted to accept the AHAC recommendation and approve using ConnectFree revenue to fund a \$460,000 loan for this project. The loan would allow the developers of this project (Gainesville Housing Authority and their partners) to apply for 9% Low Income Housing Tax Credits (LIHTC) administered by the State. The process of awarding 9% LIHTC is competitive and ultimately was decided by a lottery. As a result, this project was not chosen by the State to received LIHTC funding. However, the developers may apply in upcoming funding cycles.

Deer Creek Senior Housing

On November 1, 2018, the City Commission voted to accept the AHAC recommendation and approve using ConnectFree revenue to fund a \$469,313 loan for this project. Located in Northwest Gainesville, near the Senior Recreation Center, this project consists of 62 affordable multiple-family units for seniors. Onsite land clearing has begun. Construction is anticipated to take 12-14 months. The developers are Neighborhood Housing Development Corporation and their partners.

Royal Park Apartments

This 192-unit affordable multiple-family project is located at 301 NW 39th Road, just north of the Royal Park Movie Theater. The City has committed to use ConnectFree revenue to fund a \$37,500 matching grant for this project. That grant allowed the project's developer to apply for and receive funding from the State Apartment Incentive Loan (SAIL)

Program. This project is currently finalizing the underwriting process. The developers have indicated that they intend to apply for site plan approval later this month, and hope to begin construction in early 2022.

Housing Action Plan

The Housing Action Plan was presented at the February 18, 2021 City Commission meeting. Based on Commission discussion received at the meeting, staff will develop a work plan that will identify priorities that are feasible for the Gainesville Community and bring back to the City Commission for approval.

RECOMMENDATION

The Affordable Housing Advisory Committee hear a report.

PUBLIC COMMENT

MEMBER COMMENT

NEXT MEETING DATE - April 13, 2021 at 6:00 PM

ADJOURNMENT