

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final-Revised

July 28, 2022

1:00 PM

Roberta Lisle Kline Conference Room

General Policy Committee

Mayor Lauren Poe (At Large)
Mayor-Commissioner Pro Tem Reina Saco (At Large, Seat A)
Commissioner Cynthia Moore Chestnut (At Large, Seat B)
Commissioner Desmon Duncan-Walker (District 1)
Commissioner Harvey Ward (District 2)
Commissioner 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 Equity and Inclusion 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 to Spanish relay, please call 1-877-955-8773. For STS Spanish to English relay, please call 1-844-463-9710.

CALL TO ORDER**ROLL CALL****ADOPTION OF THE AGENDA****APPROVAL OF MINUTES**[211432.](#)**Approval of Minutes from the July 14, 2022 General Policy Committee Meeting (B)****RECOMMENDATION**

The General Policy Committee approve the July 14, 2022 minutes.

[211432_July 14, 2022 Minutes_20220728.pdf](#)

DISCUSSION OF PENDING REFERRALS[211145.](#)**Open Container Discussion and Direction (B)**

Explanation: The City Commission adopted Ordinance No. 200250 on September 10, 2020, which temporarily suspended the enforcement (as to personal possession and consumption of alcohol) of Sec. 4-4 and Sec. 18-20(16) of the City Code of Ordinances. At the August 19, 2021 meeting, the Commission adopted Ordinance 210005, which made the allowances for possession and consumption permanent between the hours of 7:00am and 2:30am permanent.

Prior to adoption of 200250, open container possession or consumption of alcoholic beverages on public or private property within the City was prohibited. GPD arrest protocol stipulated that the simple possession of an open container would result in the offender being issued a civil citation, which is a civil infraction (non-arrest). If the offender is involved in other criminal behavior and there are multiple charges or the offender flees capture, the Open Container is then deemed an offense for which you can be arrested (municipal ordinance violation -misdemeanor - An excerpt of the protocol (prior to open container repeal) is included in backup.

At the May 5, 2022 City Commission meeting, the Commission discussed potentially reinstating the open container restrictions or alternately scaling back the existing allowances to a limited geographic area and/or with more restricted hours in response to concerns about large late night gatherings. After discussion, the City Commission directed the City Attorney to draft an ordinance reinstating the open container restrictions that existed prior to their suspension and

subsequent repeal in 2020. Consistent with the motion, the City Attorney's ordinance is included in the backup. Staff has also concluded that prohibiting or restricting open container possession/consumption within city buildings, such as the City parking garage or within other City owned facilities, remains solely within the City's prerogative. The City can set property specific policies/limits irrespective of the status of the open container ordinance.

The City Commission also directed staff to develop options to allow more limited open container possession and consumption within specific areas, time limits, or a within a permitting framework. Staff from the City Manager's office, GPD, Sustainable Development, Parks Recreation and Cultural Affairs, and Strategy Planning and Innovation along with the City Attorney's office and the Office of Equity and Inclusion met several times to discuss potential approaches.

Staff considered recommending established specific geographic areas where open container would be permitted however; there were various concerns about establishing areas in a spatially equitable manner. Staff also investigated the feasibility of creating a process for permitting temporary areas where open container possession and consumption would be allowed but are not recommending this approach. Staff determined that there is not a clear regulatory path for how individual private properties could be exempted from open container provisions if the Commission decides to restore the restrictions on a citywide basis. The Division of Alcoholic Beverages and Tobacco (ABT) is the state agency charged with regulating alcoholic beverages and it is not clear how an application-based open container permitting process would interact with ABT rules. Additionally, there were concerns about how the City staff would be able to consistently regulate the boundaries of permitted properties or similarly restrict gatherings to occur only within those permitted boundaries.

Ultimately, staff determined that, should the City Commission wish to retain a limited allowance for open container possession and consumption, a simple and consistent approach would be to further restrict the hours when open container is allowed. Staff would recommend rolling back the current 2:30 a.m. limit to 11:30 p.m. to coincide with park closing hours in the City and further limit late night gatherings.

Fiscal Note: There is no anticipated fiscal impact.

RECOMMENDATION

The City Commission discuss the draft ordinance(s), provide direction to staff, and if appropriate, direct the City Attorney's office to schedule the ordinance for first reading.

Legislative History

5/5/22 City Commission Approved, as shown above

[211145A City Attorney Reinstatement Ord. 211145 Open Container Amendme](#)

[211145B Open Container Draft Amended Hours GPC 7-28-22 20220728](#)

[211145C Gainesville Police Department General Order 1 - Open Container Exe](#)

[211445.](#)

Micromobility Program and RTS App Update (B)

Explanation: An update on the Micromobility Program and RTS Transit App will be provided to the commission.

Strategic Connection: Goal 3: A Great Place to Live & Experience

Fiscal Note: Notation provided as part of presentation.

RECOMMENDATION

The City Commission hear the update.

[211445A Micromobility and RTS App Update 07282022](#)

[210975.](#)

Building Blocks for Affordable Housing - Work Plan in Development (B)

Explanation: On March 17, 2022 the Affordable Housing Framework for Discussion was presented to the City Commission. After that presentation, the City of Gainesville began the process of building a new foundation for an innovative, collaborative and strategic path forward to develop a Work Plan to address the issues highlighted in the Framework.

The City of Gainesville and community partners, including the Alachua County Housing Authority, Bright Community Trust, Gainesville Housing Authority, HR&A Advisors, Neighborhood Housing and Development Corporation, and Rebuilding Together North Central Florida, worked together to plan, organize and successfully execute three community workshops designed to generate feedback from participants about strategies to improve affordable housing in Gainesville. Topics discussed during these meetings included: affordable housing basics, affordable housing preservation, development and management of a community land trust, first-time homebuyer programs, funding priorities for affordable housing, housing vouchers, infill housing, rental housing programs, inclusionary zoning, exclusionary zoning, information on housing resources and programs offered by the City and other partners. The three community workshops were held on May 9th, June 2nd and June 4th. Due to the heightened community interest in the discussion around affordable housing, especially on the topic of Exclusionary Zoning, the City Commission directed staff to organize neighborhood workshops to continue the discussion and information sharing. Through the date of this report, staff has facilitated four neighborhood workshops in the following communities: Springhill (June 9th), Azalea Trails (June 14th), Porters (June 16th) and 5th Avenue (July 12th). In total, approximately 200

neighbors attended these meetings and more neighborhood workshops are in process of being scheduled.

The Building Blocks for Affordable Housing - Work Plan in Development (Work Plan) includes: neighbor feedback on the Affordable Housing Workshops conducted in partnership with the City and community stakeholders, the City's enhanced approach to housing and community development, additional data regarding Gainesville's demographics and housing distribution, an update to the Multipart Motion from August 31, 2020, and an overview of funding available for affordable housing initiatives. The Work Plan also includes nine recommendations for a path forward, five of which are focused on a recommended spend plan for the \$8 million American Rescue Plan Act Affordable Housing Earmark approved by the City Commission on June 16, 2022 (Agenda #210267):

- 1. \$6 million from the ARPA Affordable Housing Earmark to underwrite the development of new rental housing units (single family and multifamily) for very low income households (< 50% AMI) and remain affordable for at least 30 years.*
- 2. \$1.2 million from the ARPA Affordable Housing Earmark to underwrite the development of new single family homes which will be marketed for sale to low income households (< 80% AMI) and remain affordable for at least 15 years.*
- 3. \$320,000 from the ARPA Affordable Housing Earmark for an owner-occupied rehabilitation program for households under 50% AMI to increase housing stability.*
- 4. \$320,000 from the ARPA Affordable Housing Earmark to expand down payment assistance programs for households under 80% AMI.*
- 5. \$160,000 from the ARPA Affordable Housing Earmark for land acquisition to purchase a tract of land or infill lots close to shopping, transit, and an employment center.*
- 6. Develop a robust redevelopment strategy for all City-owned land.*
- 7. Engage community partners to bolster creation of new affordable housing units.*
- 8. Provide financial and technical assistance to Gainesville neighbors for the construction of Accessory Dwelling Units (ADUs).*
- 9. Increase capacity of nonprofit housing entities.*

These recommendations are crafted to move the needle towards the creation of new homes and rental units and allow for an increase in financial support services to encourage homeownership.

In addition, on May 26, 2022 (Agenda #211192), the City Commission directed staff to analyze the feasibility and impact of an affordable housing general obligation bond ranging from \$30-\$50 million. Staff researched several local governments that successfully passed a general obligation bond referendum for affordable housing and these cities ranged from the Pacific Northwest to South Florida, with the success of the implementation of their affordable housing general obligation plans varying in success.

The following expenditure categories are recommended for the City of Gainesville:

- 1. 75% for Public-Private Partnerships: Support scalable, non-profit projects and other rental projects.*
- 2. 15% for Low-Income Housing Financing: Allows developers to build new affordable housing options for low- to moderate-income residents which will be marketed for sale.*
- 3. 5% for Owner-occupied Home Rehabilitation: Helps pay for major repairs so residents can stay in their homes.*
- 4. 5% for Homebuyer Assistance: Provides down-payment assistance to eligible first-time homebuyers in acquiring homes.*

A breakout of the different funding scenarios ranging from \$25 million to \$50 million and their potential impact on affordable housing initiatives is included in the Work Plan. Should the City Commission decide to move forward with this type of financing initiative, there will need to be further research and analysis conducted to assess the City's capacity to implement and commit funds at this level.

Strategic Connection: Goal 3: A Great Place to Live and Experience

Fiscal Note: The proposed Work Plan provides funding recommendations for the use of American Rescue Plan Act (ARPA) funds and leverages all other City funds set-aside for affordable housing projects.

RECOMMENDATION

The General Policy Committee review and provide feedback on the Building Blocks for Affordable Housing - Work Plan in Development.

[210975A Affordable Housing Work Plan in Development 28072022](#)

[210975B Affordable Housing Work Plan Presentation - FINAL 28072022](#)

[210975 C Affordable Housing GOB Impact to Average Single Family Home 27](#)

[190531.](#)

Gainesville Police Department Quarterly Briefing Part Two - CADET Program (NB)

AGENDA UPDATE - ADDED ITEM

Explanation: The Community Action thru Development, Education and Training (CADET) Program is a pre-apprenticeship opportunity intended to assist youth and young adults in obtaining the required education and training necessary for a career in law enforcement, fire and rescue, or utilities with the City of Gainesville. The Gainesville Police Department will be providing an update to the City Commission on the status of this program.

Strategic Connection:

Goal 5: Best in Class Neighbor Services as this is a top priority focusing on community policing and a high priority item addressing community

engagement program enhancements.

Fiscal Note: The two-year cost for this program is estimated at \$625,921 and includes educational, training, certification, and staffing costs. Of the \$625,921 needed to fund the program for two years, \$500,000 has been budgeted in the FY 23 budget; the remaining \$125,921 will be identified in the FY 24 budgeting process for GRU and General Government. Additional external financial resources are being explored with CareerSource North Central Florida.

RECOMMENDATION

The City Commission hear an update on the status of the program and approve the execution of a Memorandum of Understanding between the participating parties, subject to approval by the City Attorney's Office as to form and legality.

Legislative History

5/5/22	City Commission	Approved, as shown above
6/2/22	City Commission	Approved, as shown above

[211457.](#)

Update on GRU's Customer Service

AGENDA UPDATE - ADDED ITEM

Explanation: The Interim General Manager will give an update on GRU's customer service and billing.

Fiscal Note: None.

RECOMMENDATION

Receive an update from the Interim General Manager.

PUBLIC COMMENT

MEMBER COMMENT

NEXT MEETING DATE

August 11, 2022

ADJOURNMENT