

**CITY OF GAINESVILLE**  
**AFFORDABLE HOUSING INITIATIVES**  
**2018 – 2022 COMMUNITY ENGAGEMENT TIMELINE**

**Housing Action Plan**

- July 16, 2018 - Housing Forum:** City Commission Workshop held at Springhill Missionary Baptist Church. Facilitated by Florida Housing Coalition. City Commission approved entering into an agreement with the Florida Housing Coalition to develop a Housing Action Plan for the City of Gainesville.
- November 16, 2019 - Housing Discussion Series:** Public Meeting at Thelma Boltin Center. Initiated by the Office of Housing and Community Development (HCD). One of several methods to encourage public input regarding the Housing Action Plan.
- December 3, 2019 - Housing Discussion Series:** Public Meeting at Dayspring Baptist Church. Initiated by HCD. One of several methods to encourage public input regarding the Housing Action Plan.
- December 14, 2019 - Housing Discussion Series:** Public Meeting at Mt. Carmel Baptist Church. Initiated by HCD. One of several methods to encourage public input regarding the Housing Action Plan.
- November 16, 2020 - Telephone Town Hall:** A meeting style used during the pandemic to encourage further public input regarding the Housing Action Plan.
- June 2019-February 2021 – Community Group Meetings:** During the development of the Housing Action Plan, staff met with numerous neighborhood groups (i.e. Cedar Grove II, 5th Avenue, Springhill, University Park Neighborhood Association, Grove Street, North Lincoln Heights) and other organizations (i.e. NAACP, Gainesville-Alachua County Association of Realtors, Community Coalition for Older Adults, Builders Association of North Central Florida, Affordable Housing Advisory Committee, Pastors Group, and Lenders & Mortgage Brokers) to encourage public input regarding the Housing Action Plan.
- February 18, 2021 – City Commission Meeting:** Housing Action Plan presented to City Commission.

**GNVRise**

- Fall 2018 – Drafting revisions to Land Development Code:** In response to growing concern about housing affordability, supply, and accessibility within the City of Gainesville in the fall of 2018, the City began working on revisions to the Land Development Code to promote greater zoning flexibility to spur housing development.
- October 18, 2018 – City Commission Meeting:** Commission directed staff to conduct a series of outreach events regarding the proposed comprehensive plan amendment and GNV RISE Development Code revisions district by district.
- October 29, 2018 – District 4 Open House:** City staff hosted an open house event at Thelma Boltin Center where neighbors could talk with City staff from the Department of Doing (now called Dept. of Sustainable Development) and HCD, as well as partner organizations (i.e. NHCD, Gainesville Housing Authority, and Habitat for Humanity).
- October 30, 2018 – District 2 Open House:** City staff hosted an open house event at the Senior Recreation Center where neighbors could talk with City staff from the Department of Doing (now called Dept. of Sustainable Development) and HCD, as well as partner organizations (i.e. NHCD, Gainesville Housing Authority, and Habitat for Humanity).
- November 7, 2018 – District 3 Open House:** City staff hosted an open house event at Westside Recreation Center where neighbors could talk with City staff from the Department of Doing (now called Dept. of Sustainable Development) and HCD, as well as partner organizations (i.e. NHCD, Gainesville Housing Authority, and Habitat for Humanity).
- November 10, 2018 – District 1 Open House:** City staff hosted an open house event at GTEC where neighbors could talk with City staff from the Department of Doing (now called Dept. of Sustainable Development) and HCD, as well as partner organizations (i.e. NHCD, Gainesville Housing Authority, and Habitat for Humanity).

**November 28, 2018 - Special meeting of the City Commission:** Meeting to determine action on proposed GNV Rise ordinance. The following motion passed 1) Take no action on ordinance; and 2) Clerk to schedule a City Commission workshop to discuss the engagement plan for how we move forward with affordable housing sometime in January 2019.

**February 20, 2019 – Community Workshop:** Public workshop held at the Thelma Boltin Center to discuss affordable housing strategies.

#### **GCRA 10 Year Reinvestment Plan**

**October 10, 2019 – Kick-off Meeting:** Meeting to introduce the new GCRA to the public and upcoming engagement meetings for 10 year plan

**October-November, 2019 – Neighborhood & Crime Watch Meetings:** GCRA staff attended meetings in Sugarhill, Greater Duval, Springhill, Porters, Duval Heights, Fifth Avenue, and University Park neighborhoods and presented information about upcoming engagement meetings and new GCRA projects

**November 4, 2019 – East Gainesville CRA area Engagement Meeting:** Area specific meeting where staff collected information from neighborhood residents about desired projects and areas of focus

**November 5, 2019 – Fifth Avenue & Pleasant Street CRA area Engagement Meeting:** Area specific meeting where staff collected information from neighborhood residents about desired projects and areas of focus

**November 6, 2019 – Downtown CRA area Engagement Meeting:** Area specific meeting where staff collected information from neighborhood residents about desired projects and areas of focus

**November 11, 2019 – College Park and University Heights CRA area Engagement Meeting:** Area specific meeting where staff collected information from neighborhood residents about desired projects and areas of focus

**December 17, 2019 - GCRA Advisory Board Meeting:** First Draft Review of GCRA 10 Year Reinvestment Plan

**January 15, 2020 – Community Engagement Meeting:** First Draft Review of GCRA 10 Year Reinvestment Plan

**January 16, 2020 – City Commission Meeting:** First Draft Review of GCRA 10 Year Reinvestment Plan

**January 21, 2020 - GCRA Advisory Board Meeting:** Second Draft Review of GCRA 10 Year Reinvestment Plan

**February 18, 2020 - GCRA Advisory Board Meeting:** Second Draft Review of GCRA 10 Year Reinvestment Plan

**February 19, 2020 – Community Engagement Meeting:** Second Draft Review of 10 Year GCRA Reinvestment Plan

**February 27, 2020 - Special Meeting of GCRA Advisory Board:** Final Draft Review of 10 Year GCRA Reinvestment Plan

**March 5, 2020 – City Commission Meeting:** City Commission Final Review & Approval of 10 Year GCRA Reinvestment Plan

**March 2, 2020 – Joint City/County Commission Meeting:** An update on the 10 Year GCRA Reinvestment Plan was to be presented, but meeting was cancelled due to COVID

**March 17, 2020 - Plan Unveiling Event:** A public meeting at the CADE to present 10 Year GCRA Reinvestment Plan was cancelled due to COVID

**March 31, 2020 – Finalized 10 Year GCRA Reinvestment Plan was sent electronically to Joint City/County Commission:** Plan could not be presented in person due to meeting being cancelled from COVID

#### **GCRA Pleasant Street Affordable Housing Infill Opportunity Project**

**July 21, 2020 - Presentation to Pleasant Street Neighborhood Association:** Presentation to neighborhood about steps to create project report/plan.

**August 10, 2020 - Presentation to Fifth Avenue Neighborhood Association:** Presentation to neighborhood about steps to create project report/plan

**November 7, 2020 - Neighborhood Engagement Meeting:** This meeting was designed to catch initial desires of the Pleasant Street / 5<sup>th</sup> Ave community. No designs or plans were developed at this stage.

**November 9, 2020 - Presentation to Fifth Avenue Neighborhood Association:** Presentation to neighborhood about steps to create project report/plan

**November 10, 2020 - Neighborhood Engagement Meeting:** This meeting was designed to catch initial desires of the Pleasant Street / 5<sup>th</sup> Ave community. No designs or plans were developed at this stage.

#### **GCRA Porters Affordable Housing Infill Opportunity Project**

**August 8, 2021 – Porters Neighborhood Engagement Meeting:** This meeting was designed to catch initial desires of the Porters community. No designs or plans were developed at this stage.

**August 11, 2021 – Porters Neighborhood Engagement Meeting:** This meeting was designed to catch initial desires of the Porters community. No designs or plans were developed at this stage.

**August 16, 2021 – Presentation to Porters Neighborhood Association:** Presentation to neighborhood about steps to create project report/plan

#### **GCRA Housing Programs Community Outreach Campaign**

**February 3, 2022 - Levin College of Law Lecture on the American Law of Real Property:** Commissioner Ward presented with info about Heirs' Property Assistance Program

**February 8, 2022 - Presentation to Fifth Avenue Neighborhood Association:** Present to neighborhood suite of programs and application sign up

**February 10, 2022 - Presentation to Springhill Neighborhood Association:** Present to neighborhood suite of programs and application sign up

**February 16, 2022 - Presentation to Pleasant Street Neighborhood Association:** Present to neighborhood suite of programs and application sign up

**February 17, 2022 - Presentation to Alachua County Christian Pastors Association:** Present to neighborhood suite of programs and application sign up

**February 21, 2022 - Presentation to Porters Neighborhood:** Present to neighborhood suite of programs and application sign up

**February 24, 2022 - Alachua County Property Appraiser's Office Probate and Estate Planning Summit:** At an event organized by the County, City GCRA staff presented Heirs' Property Assistance Program and signed up applicants

**March 7, 2022 - Alachua County Property Appraiser's Office Probate and Estate Planning Q&A Webinar:** At an event organized by County, staff presented Heirs' Property Assistance Program

**March 10, 2022 - Presentation at Cedar Grove II:** Present to neighborhood suite of programs and application sign up

**March 17, 2022 - Presentation at Duval Senior Meeting:** Present to neighborhood suite of programs and application sign up

#### **Decisions by City Commission regarding Affordable Housing Initiatives**

**July 16, 2020 – City Commission Meeting (Virtual):** Adopted recommendations of the Rental Housing Subcommittee

**August 31, 2020 - Equitable Development City Commission Workshop:** City Commission passed a multi-part housing motion.

**September 3, 2020 – City Commission Meeting (Virtual):** Decision to expand allowance for Accessory Dwelling Units

**September 17, 2020 – City Commission Meeting (Virtual):** Decisions to 1) Expand allowance for Single Room Occupancies and 2) Reduce tree mitigation for Affordable Housing

**March 17, 2022 – City Commission Meeting:** Approval of Bright Community Trust, Inc. as the City's Community Land Trust Partner

### Other Housing Initiatives

**March 23, 2019 - Community First Summit:** Community Workshop at Springhill Missionary Baptist Church. Facilitated by Gail Johnson (a City Commissioner at that time) and Anna Prizzia (currently a County Commissioner). Presentations from the Marian Cheek Jackson Center in North Carolina. Much focus on community empowerment in land development, land acquisition, land banking, Community Land Trusts, and more.

**February 26, 2020 - Land Donation Pilot Program Meeting:** Industry Forum for Affordable Housing Developers. Initiated by City HCD to gather input regarding the Land Donation Pilot Program and the Local Housing Assistance Plan. Focused on non-profit and for-profit affordable housing developers.

**March 17, 2022 – City Commission Meeting:** Staff presented the 2022 Affordable Housing Framework Report to City Commission.

### ImagineGNV Comprehensive Plan Update

ImagineGNV is the process the City of Gainesville has taken over the past year to update the City's Comprehensive Plan. This plan is the City's 10 year vision that determines what can be built where, how public dollars are spent, and nearly every aspect of life in Gainesville. ImagineGNV is an effort to update the plan together with the community members who have not historically had a seat at the table and address the impacts of systemic racism historically and today.

**March 30, 2021 - Imagine GNV Listening Session on Racial Equity:** City staff hosted a listening session on Zoom where neighbors were invited to hear a brief presentation on the Comp Plan, followed by an overview of current ideas for the updated Plan, and open discussion about how the City can plan for an equitable future. The focus of this session was on Racial Equity in Gainesville.

**April 6, 2021 - Imagine GNV Listening Session on Housing Justice:** City staff hosted a listening session on Zoom where neighbors were invited to hear a brief presentation on the Comp Plan, followed by an overview of current ideas for the updated Plan, and open discussion about how the City can plan for an equitable future. The focus of this session was on Housing Justice in Gainesville.

**April 8, 2021 - Imagine GNV Listening Session on Economic Justice:** City staff hosted a listening session on Zoom where neighbors were invited to hear a brief presentation on the Comp Plan, followed by an overview of current ideas for the updated Plan, and open discussion about how the City can plan for an equitable future. The focus of this session was on Economic Justice in Gainesville.

**April – June 2021 – Community Cultivators Program:** 10 community members were hired as paid Fellows to support the ImagineGNV process. These individuals met 2 – 3 times per week over 3 months to learn and co-develop a curriculum on the basics of development and comprehensive planning, as well as an engagement project that would reach the broader community. The Fellows also reviewed and provided feedback on the drafted chapters of the Comprehensive Plan.

**May – June 2021 – Conversations in a Box:** A kit was prepared to serve as a guide for neighbors to bring together a small group of friends, family or neighbors to discuss important community issues for the purpose of influencing the Comprehensive Plan Update. The Conversation in Box kit served as a conversation guide with questions and instructions. The kit was shared with numerous faith based groups, community organizers and members of the City Commission. Feedback was received from over 50 community members.

**April – December 2021 – Konveio Website:** To increase transparency and engagement in the drafting of the Comp Plan, the ImagineGNV process included using a website where drafted chapters of the Comp Plan updates were posted, revisions were regularly uploaded, and the public had the ability

to comment directly on the draft. The site was shared with over 5000 people via social media, mailing lists and GNV news. Over 70 community members interacted with the Konveio site.

**January – December 2021 – 16 Public Meetings:** Public meetings of the City Commission (9), City Plan Board (4), Historic Preservation Board (2), and Joint City / Alachua County School Board (1) occurred. These meetings provide opportunities for the public to voice feedback and/or concerns around the Comp Plan Update.

**January – December 2021 – 1-on-1 Meetings:** Opportunities for individual conversation to address questions about development and comprehensive planning were made available to any individual or group that expressed interest. Over 10 1-on-1 meetings have occurred with faith groups, individual community members, Community Cultivators and staff.

### **Current Inclusionary / Exclusionary Zoning Process**

**August 31, 2020 – Special Meeting of City Commission (Virtual):** Commission requested that staff begin the development of an inclusionary zoning (IZ) program and conduct a review of potential exclusionary zoning provisions contained within the City's Land Development Code. The referral was part of a multi-part motion intended to further the City's equitable development goals through a variety of policy and programmatic strategies.

**February 18, 2021 - HR&A Advisors was engaged by the City of Gainesville:** Consultant hired to analyze the causes of and potential strategies to address housing instability and racial inequities and develop a report and recommendations based on the study's findings. This study responded to the following guiding questions:

1. What drives housing instability and inequities in Gainesville?
2. How do exclusionary land use controls drive local housing market trends.
3. How can changes to exclusionary land use controls make housing in Gainesville more equitable?
4. Is an inclusionary zoning policy a feasible and effective tool for producing new affordable housing in Gainesville?
5. What other programs and policies are needed to address housing instability and inequities?

**January 6, 2022 – City Commission Meeting:** The final report from HR&A was presented to the City Commission. The City Commission directed staff to prepare amendments to the code to implement the recommendations in the report for both Exclusionary Zoning items and an Inclusionary Housing ordinance by a unanimous vote of 5-0, with Duncan-Walker absent.

**February 24, 2022 – Public Hearing with City Plan Board:** First public hearing regarding proposed code amendments.

**March 31, 2022 – Public Hearing with City Plan Board:** Second public hearing regarding proposed code amendments. The item was continued to the June 23, 2022 meeting to give time for the City Commission housing workshops to occur before taking final action on their recommendations. Subsequent to that meeting, the City Commission discussed the timing of workshops and then directed the Plan Board to take up the item at their 5-26-22 meeting. Due to issues surrounding COVID, the workshop timing was shifted to 6/1 and 6/4 thereby necessitating the Plan Board to shift their consideration of the items to a special meeting scheduled for 6-6-22.