

Affordable Housing Workshop Agenda*

May 9th and June 4th, 2022

See Page 4 for June 1st Workshop Agenda that will focus on IZ/EZ

WELCOME (20 minutes)

Visit tables set up by City Departments and Community Partner organizations to learn about affordable housing resources and programs in our community, and enjoy refreshments while you explore.

INTRODUCTORY PRESENTATION (20 minutes)

Hear a recap of the community engagement sessions, staff research, and specific initiatives facilitated by the City in recent years to address affordable housing. Staff will review a timeline presentation, provide an overview of the 2022 Affordable Housing Framework Report published in March 2022, and share a summary of the community feedback the City has received regarding affordable housing needs in Gainesville. We will follow this presentation by moving into breakout groups to discuss specific strategies for how to improve affordable housing in Gainesville.

BREAKOUT CONVERSATION TOPICS (60 minutes)

From the topics listed below, select two you wish to learn more about and contribute to a discussion. For each topic you select, you will spend 20 – 25 minutes with a group of other interested community members, City staff and community partner organizations learning and sharing feedback on the topic. A facilitator will guide the conversation and a note-taker will reorder all community feedback. After 25 minutes has passed, you will be encouraged to rotate to another station to repeat this exercise for a different topic. Please note... all stations will be offered at the May 9th and May 21st Affordable Housing Workshops, so if you wish to engage in more than two conversation topics, you are welcome to attend more than one workshop date.

Note: The May 17th Workshop will focus specifically on the topics of Inclusionary Zoning and Exclusionary Zoning, so the following breakout sessions will not be offered on May 17th.

1. **Affordable Housing 101** – Learn the basics of affordable housing challenges and solutions, and discuss how they are experienced in Gainesville.
2. **Affordable Housing Preservation** – Discuss resources in our community that can help individuals maintain ownership and/or occupancy of their homes, including financial assistance and rehabilitation/upgrade programs.
3. **Funding Prioritization** – Join staff to share your ideas and perspectives on how the City can use various sources of funding to prioritize different affordable housing solutions. We welcome new ideas!

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4. **Community Land Trust** – Learn more about how CLT nonprofit organizations are able to ensure long-term housing availability and perpetual affordability by owning the land on which affordable housing is constructed, and managing it in a way that ensures affordability is maintained.
5. **First-Time Homebuyer Programs** – Find out more about the programs available in Gainesville to assist neighbors with becoming first-time home buyers, including financial assistance and educational resources. Discuss how these programs are working in our community and how we can improve.
6. **Housing Vouchers** – There are programs available in our community to provide vouchers that can assist neighbors with gaining access to affordable housing. There are also additional models of voucher programs to be considered, and opportunities for more landlords to participate in accepting vouchers. Join this discussion to learn about what exists, explore new opportunities, and brainstorm how to improve these programs.
7. **Infill Housing** – Discuss how developing housing on vacant parcels of land within existing built-out neighborhoods can help to increase affordable housing supply in communities. This conversation will mention the two infill housing projects occurring in the Porters and Pleasant Street neighborhoods, but will be an opportunity to discuss infill housing opportunities in the City more broadly.
8. **Rental Housing Program** – On September 17, 2020 the Gainesville City Commission adopted the Rental Housing Ordinance which established annual permits, inspections, minimum energy efficiency, life safety and property maintenance standards for all residential rental units within the city. Join this conversation to talk more about the programmatic components of this policy and share feedback on what is working well versus where we can improve.

DOT-VOTING & COMMENT BOX ACTIVITIES (20 minutes)

As attendees leave their breakout sessions and make their way back to the full group forum for a close out discussion, everyone will be encouraged to participate in two activities:

1. Dot-Voting Prioritization of ARPA Funds – Flip charts will be stationed around the room, each with a grid of options for different affordable housing solutions that the City may consider funding via American Rescue Plan Act dollars. Workshop attendees and community partners will be encouraged to take three sticky dots and place them next to the solutions which they feel should be funded most robustly, with the option of placing all three sticky dots next to one solution, or spreading them out to over two or three solutions.
2. A station will be set up with cards for individuals to write down their comments / questions / concerns regarding the topics of Inclusionary Zoning and Exclusionary Zoning. These topics will not be covered in detail during these two workshops, but rather will be reserved for a robust discussion at a workshop on May 17th that is dedicated to covering this topic. Workshop participants who wish to share their thoughts and feedback around this topic are encouraged to do so, and the feedback will be compiled in a report provided to the City Commission.

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CLOSEOUT (60 minutes)

All participants will reconvene from the breakout conversations to join in a large group final discussion. After a brief report-out from each of the breakout groups, attendees will have an opportunity to share final comments and ask questions of City Commissioners, City staff and/or community partners. A facilitator will bring a microphone around in the room to enable community members to speak, and all attendees will be asked to limit their comment / question to three minutes to ensure everyone who wishes to speak has the time to do so. If time permits, there may be opportunity for individuals to speak more than once.

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Inclusionary Zoning / Exclusionary Zoning Workshop Agenda*

June 1st, 2022

WELCOME (10 minutes)

Visit tables set up by City Departments and Community Partner organizations to learn about affordable housing resources and programs in our community, and enjoy refreshments while you explore.

INTRODUCTORY PRESENTATION (30 minutes)

Hear a recap of the community engagement sessions, staff research, and specific initiatives facilitated by the City in recent years to address affordable housing. Staff will review a timeline presentation, share a summary of the community feedback the City has received regarding affordable housing needs in Gainesville, and provide an overview of the 2022 Affordable Housing Framework Report published in March 2022. Staff will also share a summary of the topics being covered at the other Affordable Housing Workshops in May, giving a brief description of the breakout sessions being offered and a bit of information about what each of the breakout topics entail.

VISIONING ACTIVITY (10 minutes)

The Senior Housing Specialist will facilitate a brief activity with the audience to hear feedback regarding the goals/visions people have for improving affordable housing opportunities in Gainesville. This exercise will offer neighbors and opportunity to share their high-level visions of what they would like to see in the Gainesville community and/or their particular neighborhood in the future. Examples may include things such as: rich cultural expression, increased affordable rental units in our neighborhood, more diverse neighborhoods, etc.

INFORMATIONAL PRESENTATION (30 minutes)

Following the visioning exercise, an informational presentation will be provided by HR&A, the consultants who recently performed extensive research related to the state of housing in Gainesville, relevant policies, and opportunities to create more stable and equitable housing outcomes via land use policy change. In their presentation HR&A will provide background information about why certain recommendations have been made to the City of Gainesville, and share a bit more of a high-level understanding of how IZ/EZ is being used in other communities to address affordable housing needs.

HR&A will be followed by City staff sharing examples of how IZ/EZ is currently in play in Gainesville and what changes may occur if proposed policies are passed around IZ/EZ.

BREAKOUT SESSIONS (60 minutes)

Attendees will split into breakout groups to dive deeper in the topics of inclusionary zoning and exclusionary zoning. Staff from the Department of Sustainable Development will provide information to neighbors about what each of these strategies includes, how they could be implemented in Gainesville, and what the goals are for each strategy. Staff will facilitate a constructive discussion amongst workshop attendees regarding the opportunities / benefit they see with each strategy, the challenges / concerns they have, and any questions that arise.

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After 30 minutes the facilitators will move to another group of attendees to ensure that all participants have an opportunity to discuss Inclusionary as well as Exclusionary Zoning.

Note takers will write down the feedback shared within each breakout session. The transcribed notes will help to frame the closing conversation.

CLOSEOUT (40 minutes)

All participants will reconvene from the breakout conversations to join in a large group final discussion. The notes taken during each breakout session may be used to help guide the conversation. If there are key themes or commonly asked questions that came up during breakout discussions, staff will be asked to address those items first. Then there will be time for community members to share final comments and ask questions of City Commissioners, City staff and/or HR&A. A facilitator will bring a microphone around in the room to enable community members to speak, and all attendees will be asked to limit their comment / question to three minutes to ensure everyone who wishes to speak has the time to do so. If time permits, there may be opportunity for individuals to speak more than once.

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