



**Affordable Housing Workshop
Inclusionary Zoning and
Exclusionary Zoning (IZ/EZ)**

Workshop Summary

Azalea Trails Neighborhood Meeting
Lincoln Middle School
June 14, 2022
6 pm - 8:15 pm

Attendees

There were 10 members of the public in attendance.

City Commission Members:

- Commissioner Desmond Duncan-Walker
- Commissioner Harvey Ward

Charter Officers:

- Cynthia Curry, Interim City Manager

Key Staff:

- Yvette Carter, Director of Government Affairs and Community Relations, City Manager's Office
- Corey Harris, Senior Housing Strategist, City Manager's Office
- Tony Jones, Chief Operating Officer, City Manager's Office
- Bedez Massey, Planner, Department of Sustainable Development
- Phimetto Lewis, Planner, Department of Sustainable Development

Opening Comments

Mr. Harris opened the meeting by discussing its purpose and the tools currently deployed by the City of Gainesville and other community partners to address the lack of affordable housing in the City.

Presentation

Ms. Lewis opened the session and read language recently presented to the Plan Board to explain the various components within the Exclusionary Zoning context.

Public Comments

- We don't want this in our community.
- The current commission will be changing and we will be stuck with these changes.
- Very suspicious of these changes.
- Speculators and investors are already canvassing the neighborhood.
- This change will push out those who currently live in the neighborhood.
- We don't want this foolishness.
- Ghettos get started by packing people into one area → we don't want duplex or triplexes in our neighborhood.

Commissioner Comments

Commissioner Duncan-Walker

- Praised the effort and production of the Affordable Housing Framework and how it sets the stage to develop an Affordable Housing Plan.
- Discussed the need for equitable development.
- Discussed the need to have a direct and intentional conversations about affordable housing.

Commissioner Ward

- Explained Inclusionary Zoning and Exclusionary Zoning.
- Talked about the procedural schedule of this potential zoning change.

City Manager Comments

- Discussed the development and those who contributed to the Affordable Housing Framework.
- Reviewed some of the components of the Framework.
- Talked about the City of Gainesville's investment in affordable housing.
- Importance of understanding the complexity of the affordable housing issue and need for a multifaceted approach to address this issue.
- Many players in the space to address affordable housing: City of Gainesville, Alachua County, Nonprofit partners, Developers, etc. → we need all partners to tackle affordable housing.

Closeout

Neighborhood group discussed next meeting and the importance of attending the Commission Workshop Tuesday, June 21, 2022. The group thanked us for coming.

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