

City of Gainesville

*City Hall
200 East University Avenue
Gainesville, Florida 32601*



Minutes - Draft

June 14, 2022

6:00 PM

Virtual Workshop

SHIP - Affordable Housing Advisory Committee

Belinda Smith

Saeed Khan

Jamie Bell

Mary Lou Hildreth

Michael Raburn

Eric McLarthy

Octavia Washington

Cynthia Moore Chestnut

Aymee Ginard-Cepeda

Reina Saco

Jennifer Rivers

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CALL TO ORDER

Ms. Hildreth called the meeting to order at 6:12 p.m

ROLL CALL

Present 3 - Member Hildreth, Member Raburn, and Member Washington

Absent 8 - Member Smith, Member Bell, Member McLarthy, Member Khan, Member Ginard-Cepeda, Member Chestnut, Member Saco, and Member Rivers

ADOPTION OF THE AGENDA

APPROVAL OF MINUTES

DISCUSSION OF PENDING REFERRALS

211317.

Discuss Potential Changes to the Current Incentives and Recommendations Report (B)

Mr. Wachtel explained that AHAC had reached general consensus regarding nine of the eleven statutorily required strategies that they must review. He said that for that reason, future AHAC discussions would focus on three strategies. Those strategies were the two that the statute requires the Committee to review and on which the Committee had not yet reached consensus (Expedited Review and Flexible Density), and a third that the Committee members suggested be added (Enhanced Community Engagement and Education).

For the strategy dealing with Expedited Review, Mr. Wachtel proposed, and the AHAC Members agreed, to using language similar to that contained in the 2021 IRR.

For the strategy dealing with Flexible Density, the Committee considered two options. The first option was no change from the 2021 IRR. This option allowed and encouraged the City to seek out opportunities to provide regulatory incentives, including density and height bonuses, in exchange for the provision of affordable housing. Option 1 did not require a developer to participate in any such negotiation.

Option 2 was to implement the Inclusionary Zoning recommendations found in the Exclusionary Zoning and Inclusionary Zoning Study. Those recommendations were to require all new multiple-family development of 10 or more units to make at least 10% of the units affordable to households earning 80% or less of the Area Median Income, or pay an In-Lieu Fee to the City. Any fees collected would be used to increase affordable housing. In order to be consistent with state law and to maintain the feasibility of new development, the study

recommended various incentives for developers, including a 30% density bonus.

After some discussion and public input, the Committee agreed that it was more comfortable with Option 1.

For the strategy dealing with Enhanced Community Engagement and Education, the Committee agreed to keep the strategy, but remove the reference to Community Cultivars.

RECOMMENDATION

The Affordable Housing Advisory Committee members: 1) review the information provided; and 2) discuss any general or specific changes to the 2021 IRR that should be considered for incorporation into the 2022 IRR.

PUBLIC COMMENT

Kali Blount, Robert Mounts, Tana Silva, and Ronnie Lovier provided comments.

MEMBER COMMENT

NEXT MEETING DATE - July 12, 2022 _ 6:00 PM

ADJOURNMENT

The meeting adjourned at 7:29 PM.