

# City of Gainesville

State Housing Initiatives  
Partnership (SHIP) Program

Affordable Housing Advisory  
Committee (AHAC)

February 9, 2021

# Agenda

- Call to Order
- Roll Call
- Adoption of the Agenda
- Discussion
  - Legal Context of the Affordable Housing Advisory Committee
  - Affordable Housing Advisory Committee Orientation & Update
  - Report to City Commission-Calendar Years 2019 and 2020
- Public Comment
- Member Comment
- Next Meeting Date
  - Tentative: March 9, 2021
- Adjournment

# AHAC Orientation

# General Definition

- Affordable Housing
- Affordable to households with low incomes
  - Not “rich or wealthy people”
  - Usually 80% (or less) of the average for the County



[This Photo](#) by Unknown Author is licensed under [CC BY-SA](#)

## Topics

- State Housing Initiatives Partnership (SHIP) Program
- Affordable Housing Advisory Committee (AHAC)
- The City's Housing and Community Development (HCD) Division
- Housing Problems and Initiatives Update

# SHIP Purpose

- Created in 1992 by the State Legislature
  - Partnership between real estate development industry & affordable housing advocates
  - Encourage construction of new affordable housing
  - Encourage repair of existing affordable housing
  - Encourage affordable home ownership
- Governed by State Statutes
  - Can be changed by the Legislature



# SHIP-Revenue Source & Program <sup>City of</sup> **Gainesville**

- Revenue source is tax on real estate sales
  - Revenues increase as prices (need) increase
  - Revenue is generated by real estate development industry
  - Result: much of the legislation is focused on land development regulations
- Program
  - State programs (like SAIL) that fund large affordable rental housing projects
  - Local programs with funds redistributed to all Counties and some Cities





# SHIP-Local Programs

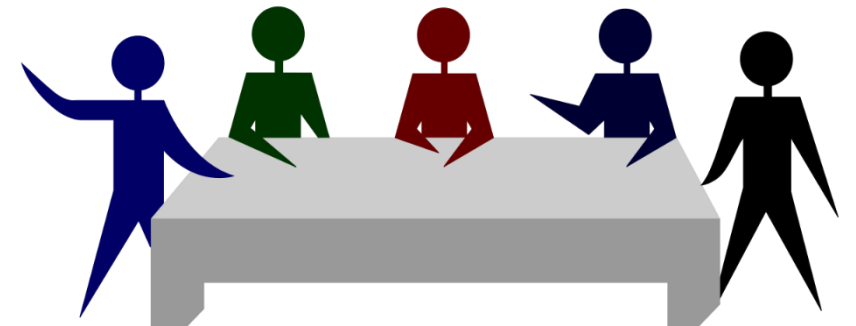
- At least 75% of funds on new construction or rehabilitation (repair)
- At least 65% of funds on homeownership activities
  - Like Down Payment Assistance, and Homeowner Repair
- No more than 10% for administration
- Many other plans, reports and requirements





# AHAC

- To receive SHIP Funds, the State requires the City Commission to appoint an AHAC
- The State governs the composition of AHAC
  - Representation from diverse stakeholder groups
  - Including 1 City Commissioner
    - Must attend 2 training workshops/year
  - Section 420.9076(2) of the Florida Statutes
- State mandates that AHAC develop and submit an Incentives and Recommendations Report (IRR) each year
  - This is identified as AHAC's primary purpose



## AHAC-IRR

- Review all City plans, policies, procedures, processes, rules, ordinances, regulations, codes and incentives
- 11 items are specifically called out for review
  - Two are required to be implemented
    - Review of new regulations
    - Expedited review of affordable housing projects
  - Section 420.9076(4) of the Florida Statutes
- Recommend actions to increase access to affordable housing
- To receive SHIP funds
  - City Commission must accept the IRR; and
  - Authorize submitting it to the State

## AHAC-Other Duties

- AHAC may perform other duties requested by the Local Government
- Generally, this has included:
  - Review and recommendation of projects requesting a financial match for LIHTC or SAIL affordable rental housing projects
    - These recommendations go to the City Commission or the City Manager
  - Review and comment on other plans with an affordable housing component

## HCD Division

- Provide comprehensive housing and public services programs designed to improve the quality of life for income eligible neighbors in the City of Gainesville
- Administers programs and funds from several sources
  - Federal (CDBG & HOME)
  - State (SHIP)
  - Local (ConnectFree)
  - All plans, reports, applications, payments, advisory boards, & public engagement

# Housing Programs

- Home Repair
- Home Replacement
- Down Payment Assistance
- Mortgage Foreclosure Intervention
- Housing Counseling & Training
- Rental Assistance
- Public Services by Nonprofit Organizations



## Housing Programs (continued)

- Provides financial assistance to connect existing homes to GRU water & wastewater services
- Create and strengthen public/private partnerships to develop new affordable housing:
  - Single-Family Housing:
    - Nonprofit affordable housing developers (i.e., AHFH, NHDC, GHDMC)
    - Heartwood Subdivision
    - Duval Land Donation Pilot Program
  - Rental Housing: Deer Creek, Royal Park, Woodland Park-Ph.1 , Arbours at Tumblin Creek

# HCD-Other Duties

- Housing Action Plan
  - Administer the Consultant Contract
  - Additional public engagement
  - Plan Implementation after adoption
- Homelessness Initiatives
  - Empowerment Center and Cold Night Shelter
- Other special projects
  - Neighborhood Narratives
  - Coronavirus Relief Fund (Housing and Utility Assistance Program)
  - Federal Cares Act (GNVCares)
  - FEMA (hurricanes)



QUESTIONS?

# **Report to City Commission**

## **Calendar Years 2019 and 2020**

## Five Questions

- What do you understand the mission of your board to be?
- What are the 3 most important things your board has done during calendar years 2019-2020?
- What are the 3 most important things your board is working on right now?
- What could the City Commission do to help your board better serve our neighbors?
- What else do you need the City Commission to know about your board?

# Public Comment

# Member Comment

# Next Meeting Date

**Tentative: March 9, 2021**

**Adjournment**