

# **City of Gainesville**

## **SHIP Affordable Housing Advisory Committee (AHAC)**

### **MINUTES**

#### **Workshop Meeting**

Via Zoom

6:00 p.m., Tuesday, December 8, 2020

#### **Committee Members Present**

1. Eric McLarthy, Chair
2. Jamie Bell, Vice-Chair
3. Belinda Smith
4. Gigi Simmons
5. Saeed Khan
6. Michael Raburn
7. Mary Lou Hildreth
8. Shayna Rich
9. Aditya Basu-Dutta

#### **Staff Present**

1. Jacqueline Richardson, Housing & Community Development Manager
2. Helen Harris, Housing & Community Development Supervisor
3. Teresa Osoba, Housing Finance Coordinator
4. Phimetto Lewis, Housing Program Coordinator
5. John Wachtel, Neighborhood Planning Coordinator
6. Andrew Persons, Interim Director, Department of Sustainable Development

#### **Call to Order**

6:04 p.m.

#### **Welcome and Introductions**

The committee members and staff introduced themselves.

#### **General Overview of the SHIP Program and the Role of AHAC**

Mr. Wachtel presented a general overview of the State Housing Initiatives Partnership (SHIP) Program and the Role of AHAC. He emphasized State requirements, the Incentives and Recommendations Report (IRR), and Local Government Contributions to Low Income Housing Tax Credit (LIHTC) and State Apartment Incentive Loan (SAIL) Projects.

Commissioner Simmons suggested more collaboration with the Gainesville Community Reinvestment Area (GCRA), and more engagement with the City Commission.

### **Discussion of the City of Gainesville Housing Action Plan**

Ms. Lewis presented the Housing Action Plan. She highlighted the following three strategies:

- Land Inventories for affordable housing
  - Various public agencies including the City, the County, the School District, the University of Florida, and Santa Fe College.
  - Faith based and other nonprofit organizations
  - Other underutilized land
- Community Land Trusts (CLTs)
- Accessory Dwelling Units (ADUs)
  - Ordinance was adopted in September 2020 that removed barriers to ADUs

Commissioner Simmons noted that the GCRA is a potential funding source; and that potential outcomes related to CLTs include increased community pride and neighborhood stability.

Mr. Persons said that CLTs can work with other strategies such as inclusionary zoning and heirs properties.

Commissioner Simmons asked to discuss all of the Housing Action Plan's Strategies at the January meeting. Several other members agreed.

Several members expressed concerns that ADUs will not be affordable. There was a brief discussion of possible incentives to make ADUs affordable. Mr. Persons mentioned some example programs in California.

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Eric McLarthy, Chair

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Date