

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Minutes - Draft

April 13, 2021

6:00 PM

HYBRID

SHIP - Affordable Housing Advisory Committee

*Belinda Smith
Saeed Khan
Jamie Bell
Aditya Basu-Dutta
Mary Lou Hildreth
Michael Raburn
Shayna Rich
Eric McLarthy
Gigi Simmons
Octavia Washington*

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CALL TO ORDER - 6:00 PM

ROLL CALL

Committee Members Present

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

Committee Members Absent

1. Gigi Simmons

ADOPTION OF THE AGENDA

Mary Lou Hildreth made a motion, seconded by Vice Chair Jamie Bell, to adopt the agenda, as presented. The motion passed 9-0.

APPROVAL OF MINUTES

Mary Lou Hildreth made a motion, seconded by Vice Chair Jamie Bell, to approve the minutes, as presented for December 8, 2020; January 12, 2021; February 9, 2021; and March 9, 2021. The motion passed 9-0.

[201044.](#)

Affordable Housing Advisory Committee Minutes (B)

RECOMMENDATION

The Affordable Housing Advisory Committee approve the minutes of December 8, 2020, January 12, 2021, February 9, 2021, and March 9, 2021.

DISCUSSION OF PENDING REFERRALS

[201046.](#)

Gainesville Community Reinvestment Area (GCRA) Community Enhancement and Housing Initiatives Update (B)

Ms. Bakaitis and Ms. Vidal-Finn gave a comprehensive presentation of GCRA's plans and activities related to housing. Several AHAC Members had questions that Ms. Bakaitis and Ms. Vidal-Finn answered. Neighbor Mr. Blount noted the

need for more and better communication with area residents.

RECOMMENDATION

The Affordable Housing Advisory Committee hear update from GCRA staff and provide feedback.

Heard

[201045.](#)

Election of an AHAC Secretary (NB)

Ms. Hildreth volunteered to be the Committee's Secretary. Jamie Bell made a motion, seconded by Michael Raburn, to elect Mary Lou Hildreth as the AHAC Secretary

RECOMMENDATION

The Affordable Housing Advisory Committee generate nominations and elect a Secretary, effective prior to the May 11, 2021 meeting.

Heard

[201047.](#)

AHAC Report to City Commission Calendar Years 2019 and 2020 (B)

RECOMMENDATION

The Affordable Housing Advisory Committee: 1) approve the report; 2) authorize staff to submit the report to the City Commission; and 3) authorize the Chair or another designated AHAC representative to present the report to the City Commission prior to the end of August 2021.

Approved as Recommended

[201048.](#)

AHAC Vision for Affordable Rental Housing Projects (NB)

Mr. Wachtel stated that this was an opportunity for AHAC and affordable housing developers to share information, and general thoughts and priorities, about the development of affordable housing in Gainesville, without thinking about specific projects.

Several members discussed the importance of location. In particular, they valued projects that were close to grocery stores (healthy food), healthcare services, financial services (banks), childcare services, transportation services, laundries, and educational and training services.

They also emphasized the importance of engaging with the community and local stakeholders as early as possible.

Other comments from Committee members included support for mixed uses, a mix of residential unit sizes (in terms of number of bedrooms and bathrooms), developments located near parks, and affordable units on the west side of Gainesville.

Several affordable housing developers explained parts of the development process, including State and Federal rules. They noted that proximity to certain

services is necessary to receive Low Income Housing Tax Credit funding. They noted that commercial developers often have a different schedules and timelines for developing, leasing, and selling property, as well as for repaying loans.

RECOMMENDATION

The Affordable Housing Advisory Committee: 1) discuss its vision for LIHTC and SAIL affordable rental housing projects; and 2) receive input from LIHTC and SAIL affordable housing developers.

Discussed

PUBLIC COMMENT

MEMBER COMMENT

The Committee thanked Commissioner Gigi Simmons for her work while on the AHAC.

NEXT MEETING DATE - 5/11/2021 @ 6:00 PM

ADJOURNMENT