

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Minutes - Final

February 9, 2021

6:00 PM

Virtual

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*

If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equal Opportunity at (352) 334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.

CALL TO ORDER - 6:00 PM

ROLL CALL

ADOPTION OF THE AGENDA

DISCUSSION OF PENDING TOPICS

200817. **Legal Context of Affordable Housing Advisory Committee (B)**

Mr. McDermott used a PowerPoint presentation to discuss and summarize the following five topics:

1. AHAC's Authority and Powers;
2. The Sunshine Law;
3. The Public Records Law;
4. Ethics; and
5. Legislative vs. Quasi-Judicial.

Mr. McDermott emphasized that the duties of the AHAC can be found in State Law, as well as the City Code. He explained that the Sunshine Law applied to interactions and meetings between AHAC members, not between members and staff. While discussing the Public Records Law, he noted that Public Records includes relevant emails, texts, and data that are sent or received by a board member. He further explained how to identify and deal with potential conflicts of interest.

RECOMMENDATION *The AHAC hear a report.*

Discussed

200818. **Affordable Housing Advisory Committee Orientation (B)**

Mr. Wachtel discussed the State Housing Initiatives Partnership (SHIP) Program, AHAC, and the duties and programs of the Housing and Community Development (HCD) Division. He emphasized that when discussing City affordable housing programs, affordable housing means "affordable to households with incomes less than 80% of the average for the Gainesville area, adjusted for household size."

He then briefly summarized the history and purpose of the SHIP Legislation and how it relates to State and City affordable housing programs, and to AHACs throughout the State. He noted that SHIP was both a revenue source and a program to spend that revenue to build affordable housing.

He then reviewed the requirements and duties for AHAC, emphasizing the

development of the Incentives and Recommendations Report (IRR).

Finally, Mr. Wachtel described the various duties, programs, partnerships, and funding sources of the HCD Division.

RECOMMENDATION *AHAC receive orientation.*

Discussed

[200819.](#)

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

Mr. Wachtel referred to the memorandum from the City Clerk that he forwarded to each member. He explained that the City Commission has requested that each City advisory board develop answers to five specific questions and report those answers to the Commission. AHAC determined that they would discuss answers to the questions, and that Mr. Wachtel would compile those answers into a draft report to be reviewed at the March Meeting.

Question 1. What do you understand the mission of your board to be?

- Review development regulations and recommend possible changes through the IRR;
- Collect citizen input and provide that input to the City Commission; and
- Analyze best practices for affordable housing.

Question 2. What are the three most important things your board has done during calendar years 2019 and 2020?

- Developed an IRR;
- Collected citizen input and provided that input to the City Commission; and
- Reviewed affordable housing development proposals that requested a financial contribution from the City and provided a funding recommendation for those projects to the City Commission.

Question 3. What are the three most important things your board is working on right now?

- Review and implementation of the Housing Action Plan;
- Development of the IRR;
- Developing new and better criteria for ranking Low Income Housing Tax Credit and State Apartment Incentive Loan projects.

Question 4. What could the City Commission do to help your board better serve our neighbors?

- Keep AHAC apprised of the status of affordable housing developments, projects, and initiatives.

Question 5. What else do you need the City Commission to know about your board?

- AHAC has seven new members, but they are fast learners and are highly

committed;

- AHAC wants development, but it must be the right kind of development;
- AHAC wants to collaborate with other stakeholders and other City boards;
- AHAC feels a responsibility to represent people who are served by affordable housing.

RECOMMENDATION

AHAC discuss report.

Discussed

PUBLIC COMMENT - None

MEMBER COMMENT - None

NEXT MEETING DATE - March 9, 2021 at 6:00 PM

ADJOURNMENT - 7:29 PM