

City of Gainesville

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



Minutes - Final

September 14, 2021

6:00 PM

**The Historic Thomas Center - Spanish Court
302 NE 6th Avenue - Gainesville, Florida 32601**

SHIP - Affordable Housing Advisory Committee

Belinda Smith

Saeed Khan

Jamie Bell

Aditya Basu-Dutta

Mary Lou Hildreth

Michael Raburn

Shayna Rich

Eric McLarthy

Octavia Washington

Desmon Duncan-Walker

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CALL TO ORDER

Secretary Hildreth called the meeting to order at 6:06 p.m.

ROLL CALL

Present 5 - Smith, Khan, Hildreth, Raburn, and Basu-Dutta

Absent 5 - Bell, McLarthy, Rich, Washington, and Duncan-Walker

ADOPTION OF THE AGENDA

APPROVAL OF MINUTES

[210420.](#)

Approval of Minutes from the April 13, May 11 and July 13, 2021 Affordable Housing Advisory Committee Meetings (B)

Due to the lack of a quorum, the Committee deferred approving the minutes.

RECOMMENDATION

*The Affordable Housing Advisory Committee approve the
minutes of April 13, May 11 and July 13, 2021.*

DISCUSSION OF PENDING REFERRALS

[210417.](#)

Discussion of the Incentives and Recommendations Report (B)

Mr. Wachtel briefly reviewed some terms and definitions, HUD Income Limits, the State Housing Initiatives Partnership (SHIP) Program, the City Housing Program, and the Incentives and Recommendations Report (IRR). The Committee reviewed the Draft IRR, including each of the eleven strategies that are required to be reviewed. The AHAC Members agreed that the Draft IRR should be presented for adoption at the Public Hearing, with the following three changes:

- 1) For the strategy dealing with expedited review of development orders and permits for affordable housing projects, the AHAC recommendation should request the City to develop written guidelines to determine which projects qualify for this incentive. For multiple-family projects, the guidelines should include the minimum percentage of units that must be affordable to receive this incentive.
- 2) For additional recommendations, Member Basu-Dutta suggested and the Committee agreed, that the IRR include a recommendation that the City consider partnerships with the University of Florida, UF Health, Santa Fe College, Alachua County Schools, North Florida Regional Medical Center and other large employers to create an employer-assisted housing (EAH) program to support workforce housing for low- and moderate-income residents.

Member Basu-Dutta noted that this strategy is included in the City's Housing Action Plan (HAP). In the discussion of EAH, the HAP mentions how Washington, D.C. and Howard University have coordinated to provide much needed mixed-income housing near the university.

- 3) Finally, Member Raburn suggested and the Committee agreed, that the IRR include a recommendation that the City study ways to encourage more income-qualified homeowners to take advantage of City Home Repair Programs. In particular, the Committee thought that participation could be increased with better marketing and outreach, and/or continued technical assistance with the online applications.

RECOMMENDATION

The Affordable Housing Advisory Committee: 1) receive a presentation from staff; 2) discuss the IRR and provide staff with feedback; and 3) receive public comments.

Discussed

PUBLIC COMMENT

MEMBER COMMENT

NEXT MEETING DATE - October 12, 2021

ADJOURNMENT

The meeting adjourned at 7:28 PM.