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Title: State Housing Initiatives Partnership Program Affordable Housing Advisory Committee Incentives and Recommendations Report (B)

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Date	Ver.	Action By	Action	Result
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State Housing Initiatives Partnership Program Affordable Housing Advisory Committee Incentives and Recommendations Report (B)

The City of Gainesville receives affordable housing funding from the State Housing Initiatives Partnership (SHIP) Program, which the William E. Sadowski Affordable Housing Act established in 1992. The Florida Housing Finance Corporation (FHFC) administers the SHIP Program. In 2007, the Florida Legislature passed House Bill 1375 (F.S. 420.9076). That bill mandates that at least once every three (3) years cities and counties receiving SHIP funds appoint an Affordable Housing Advisory Committee (AHAC) to review the impact on affordable housing of the jurisdiction's established policies, procedures, ordinances, land development regulations and adopted Comprehensive Plan. Based on that review, the AHAC is to recommend actions, initiatives and incentives to encourage or facilitate affordable housing, while protecting the ability of property values to increase.

Between March and October 2019, the City's AHAC held seven (7) public meetings to discuss their recommendations for the Incentives and Recommendations Report (IRR), including a Public Hearing held on October 8, 2019. At that Public Hearing, the City's AHAC presented the proposed IRR, received public comments and adopted the IRR. As outlined in the IRR, AHAC reviewed, evaluated and proposed various incentives to encourage the development of affordable housing, while protecting the ability of property values to rise. State law requires the City's AHAC to submit the IRR to the City Commission, and the City to submit the IRR to the FHFC by December 31, 2019. Staff recommends that the City Commission accept the AHAC's IRR. Attached for reference is a copy of the AHAC's IRR.

In accordance with SHIP Program regulations, F.S. 420.9076, the City's AHAC must incorporate its IRR into the City's Local Housing Assistance Plan (LHAP), which is a detailed plan describing the programs and strategies for which the City will use SHIP funds to develop and preserve affordable housing. The City must submit a new LHAP to the FHFC by May 2 every three (3) years. The next LHAP is due to the FHFC by May 2, 2020. Staff is currently in the process of engaging the community to develop the new LHAP and plans to present it to the City Commission in Spring 2020.

None.

The City Commission: 1) accept the AHAC's Incentives and Recommendations Report; 2) approve the submittal of the AHAC's Incentives and Recommendations Report to the Florida Housing Finance Corporation by December 31, 2019; and 3) authorize the City Manager or designee to execute all necessary documents required for the submittal of the AHAC's Incentives and Recommendations Report, subject to approval by the City Attorney as to form and legality.