



Legislation Details (With Text)

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

This item provides an informational update on the City’s Affordable Housing Advisory Committee (AHAC) Incentives and Recommendations Report for the Report dated November 7, 2016.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 160547_IRR 2016_20161201.pdf

Date	Ver.	Action By	Action	Result
12/1/2016	1	City Commission	Approved as Recommended	

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

This item provides an informational update on the City’s Affordable Housing Advisory Committee (AHAC) Incentives and Recommendations Report for the Report dated November 7, 2016.

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 years cities and counties receiving SHIP funds appoint an AHAC to review the impact on affordable housing of their 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. At a minimum, the City’s AHAC must submit an Incentives and Recommendations Report (IRR) to the City Commission. Thereafter, the AHAC is to evaluate the implementation of the affordable housing incentives no less than once every three years.

Between April and November 2016, the City’s AHAC held four public meetings to discuss their recommendations for the IRR. During a Public Hearing held on November 7, 2016, the City’s AHAC presented the proposed IRR. As outlined in the IRR, AHAC reviewed, evaluated and proposed various affordable housing incentives and initiatives to encourage and/or facilitate affordable housing, while protecting the ability of property values to rise. No public comments were received during the November 7, 2016 Public Hearing. State law requires the City to submit the IRR to the FHFC by December 31, 2016. Staff recommends approval of the AHAC’s IRR. Attached for reference is a copy of the AHAC’s IRR.

Additionally, per 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 update and submit its LHAP to the FHFC by May 2nd every three years. Since the City submitted its current LHAP in 2014, the City must submit its updated LHAP by May 2, 2017. Staff is currently updating the LHAP and plans to present it to the City Commission in March 2017.

None.

The City Commission: 1) accept the AHAC's Incentives and Recommendations Report dated November 7, 2016; 2) approve the submittal of the AHAC's Incentives and Recommendations Report to the Florida Housing Finance Corporation by December 31, 2016; and 3) authorize the City Manager or his 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.