



Legislation Text

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

This item provides an informational update on the City's AHAC Incentives and Recommendations Report for the Report dated December 2, 2013.

The City of Gainesville is a recipient of affordable housing funding from the State Housing Initiatives Partnership (SHIP) Program, which was established in 1992 through the William E. Sadowski Affordable Housing Act; and is administered by the Florida Housing Finance Corporation (FHFC). In 2007, the Florida Legislature passed Housing Bill 1375 (F.S. 420.9076), requiring cities and counties receiving SHIP funds to appoint an eleven member AHAC to triennially review the City's established policies and procedures, ordinances, land development regulations, and adopted Comprehensive Plan to recommend actions or initiatives to encourage or facilitate affordable housing, while protecting the ability of the property to appreciate in value. The City's AHAC is required to review policies, procedures, ordinances and land development regulations pertaining to affordable housing in the City of Gainesville. The City's AHAC then has the responsibility to recommend existing and new incentives for affordable housing in the City of Gainesville. At a minimum, the City's AHAC must submit an Incentives and Recommendations Report (IRR) to the City Commission, and triennially thereafter evaluate the implementation of the affordable housing incentives.

Between March 2012 and November 2013, the City's AHAC held monthly public meetings to discuss their recommendations for the IRR. During a Public Hearing held on December 2, 2013, the City's AHAC presented the proposed IRR. As outlined in the City's AHAC IRR, various affordable housing incentives have been reviewed, evaluated and proposed to encourage or facilitate affordable housing, while protecting the ability of the property to appreciate in value. No public comments were received during the December 2, 2013 Public Hearing. The IRR must be submitted to the Florida Housing Finance Corporation by December 31, 2013. Attached for reference is a copy of the City's AHAC IRR.

Staff recommends approval of the City AHAC's IRR. Per SHIP Program regulations, F.S. 420.9076, the AHAC's IRR must be incorporated into the City's Local Housing Assistance Plan (LHAP). At this time, no immediate action is required by the City Commission. In Spring 2014, prior to the adoption of the LHAP, the AHAC plans to meet with the City Commission to review their incentives and recommendations outlined in the IRR. Thereafter, the City's AHAC IRR will be incorporated into the LHAP to continue to improve affordable housing opportunities for residents in the City of Gainesville. The next LHAP is required to be submitted to the Florida Housing Finance Corporation by May 2, 2014.

None

The City Commission: 1) accept the City's AHAC Incentives and Recommendations Report dated December 2, 2013; 2) approve the submittal of the City's AHAC Incentives and Recommendations Report to the Florida Housing Finance Corporation by December 31, 2013; and 3) authorize the City Manager or his designee to execute all necessary documents required for the submittal of the City's AHAC Incentives and

Recommendations Report, subject to approval by the City Attorney as to form and legality.