



City of Gainesville Agenda Item Report

File Number: 2023-1019

Agenda Date: December 7, 2023

Department: Housing & Community Development

Title: 2023-1019 2023 Incentives and Recommendations Report (B)

Department: Housing and Community Development

Description: Request for the Commission to accept the Affordable Housing Advisory Committee's 2023 Incentives and Recommendations Report which recommends actions, initiatives and incentives to encourage or facilitate affordable housing, while protecting the ability of property values to increase.

Fiscal Note: In order to continue to receive funding from the State Housing Initiatives Partnership (SHIP) Program, the State requires that each year the City's Affordable Housing Advisory Committee adopt an Incentives and Recommendations Report, and that the City submit that Incentives and Recommendations Report to the Florida Housing Finance Corporation. SHIP funding varies from year to year. However, staff anticipates annual SHIP Program allocations of \$1 million to \$1.6 million for FY 2024, FY 2025, and FY 2026, as appropriated by the State of Florida.

Explanation: 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 cities and counties receiving SHIP funds appoint an Affordable Housing Advisory Committee (AHAC) to review the impact on affordable housing of the City's policies, procedures, ordinances, land development regulations and Comprehensive Plan. Based on that review, the AHAC is to develop and submit an Incentives and Recommendations Report (IRR). That report is to recommend actions, initiatives and incentives to encourage or facilitate affordable housing, while protecting the ability of property values to increase.

According to Florida Statutes, in order to receive SHIP funds, cities and counties are obligated to implement only two recommendations contained in the IRR. Those recommendations are: 1) the recommendation dealing with expedited review of development plans and permits for affordable housing projects; and 2) the recommendation dealing with review of the impact of new regulations on the cost of housing and the provision of affordable housing. Beyond that, the City is not obligated to

implement the AHAC's recommendations. However, to continue to receive SHIP Funds, the City must accept the report and submit it to the FHFC by December 31, 2023.

During 2023, the AHAC discussed the IRR strategies and recommendations at several public meetings, particularly the September 12th and October 10th public meetings. The AHAC provides an opportunity for public comments at all of their meetings. Subsequently, on November 14, 2023, the AHAC conducted a Public Hearing, discussed the IRR, provided an opportunity for public comments, and adopted the IRR, which is attached for reference.

Section 420.9076(4) of the Florida Statutes identifies eleven (11) incentives and strategies that the IRR must address. The IRR also may recommend other affordable housing incentives, regulations, and/or strategies identified by the AHAC.

As outlined in the IRR, the AHAC reviewed, evaluated, and proposed various incentives to encourage the development of affordable housing, while protecting the ability of property values to rise. In addition to the eleven strategies identified in the statute, the AHAC discussed and recommended programs to: 1) study and discuss leveraging the resources of more community partners, especially large employers that would benefit from an increase in the amount of affordable housing in the City; 2) increase awareness of existing affordable housing programs; 3) increase the City's engagement with the community, particularly regarding land development; 4) increase the community's knowledge of the land development process, including zoning and land development regulations; 5) increase the City's and the community's knowledge of programs and policies that might preserve the unique histories and qualities of City neighborhoods, while reducing and/or eliminating displacement and gentrification; and 6) continue to study ways to fund and improve the City's transportation system.

Strategic Connection:

- Goal 1: Equitable Community
- Goal 2: More Sustainable Community
- Goal 3: A Great Place to Live and Experience
- Goal 4: Resilient Local Economy
- Goal 5: "Best in Class" Neighbor Services

Recommendation: The City Commission: 1) accept the Affordable Housing Advisory Committee's 2023 Incentives and Recommendations Report; 2) approve the submittal of the Affordable Housing Advisory Committee's 2023 Incentives and Recommendations Report to the Florida Housing Finance Corporation by December 31, 2023; and 3) authorize the City Manager or designee to execute all necessary documents required for the submittal of the Affordable Housing Advisory Committee's 2023 Incentives and Recommendations Report, subject to approval by the City Attorney as to form and legality.