

City of
Gainesville

Quarterly Housing Update

Housing and Community Development

Gainesville City Commission Meeting

December 5, 2024

Housing Overview

The City administers a variety of Federal, State, and Local housing programs and initiatives.



Federal:

Community Development Block Grant (CDBG),
HOME Investment Partnerships Program (HOME),
American Rescue Plan Act (ARPA)



State:

State Housing Initiatives Partnership program (SHIP)



Local:

ConnectFree, Community Land Trust, Rental Eviction
Prevention and Homebuyer/Homeowner Education
Workshops



ARPA Affordable Housing

\$4.815M Subsidize the development of new rental housing units (single family & multifamily)

\$320K Owner-occupied rehabilitation program

\$250K Subsidize the development of new for sale housing units (single family & multifamily)

\$410K Expand down payment assistance

\$100K Land acquisition for affordable housing

\$150K Admin support: HCD Manager Position

City Commission reallocated **\$700,000** for homeless services & recaptured **\$1.78M** from Oakview Apartments

ARPA Developers' Subsidy

Woodland Park Phase II - \$4,285,000

- Woodland Park Phase II - 144 unit (68 net new units)
- Working with the Alachua County Housing Finance Authority to secure a BOND allocation.
- General contractor selected & cost review by 3rd party
- Finalize construction contract by the end of November
- 90 day relocation period commence end of November

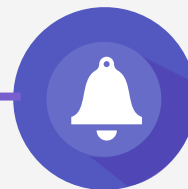
Jessie's Village - \$280,000

- Jessie's Village – 22 units
- Site permit issued
- Site clearing commence December 2024
- Commence construction February 2025

NHDC - \$250,000

- 303 SW 7th Place: Construction completed & sold
- 314 SW 8th Avenue: Under construction; tentative closing date-11/29
- 311 SW 7th Place: Construction completed-11/6; tentative closing date-11/22
- 512 SE 13th Street: Construction completed-10/11; tentative closing date-11/29
- 504 SE 13th Street: Construction 65% complete

Community Land Trust



City Commission provided \$1,000,000 ARPA Funding and ten (10) parcels. Partnership with Alachua Habitat for Humanity to build four (4) homes.



818 SW 2nd Street: sold 10/31
1047 NW 6th Place: Dry-in stage- tentative completion Feb. 2025



1118 NW 6th Place: Dry-in stage- tentative completion-Feb. 2025
703 SW 5th Terrace: Foundation stage-Construction completion-TBD



CDBG- Community Development Block Grant

Federal HUD funds to provide decent housing and suitable living environments.



FY23-24 Budget: \$1,357,194
FY24-25 Budget: \$1,386,148



City Housing Programs and Outside Agencies (Housing Programs and Public Services)

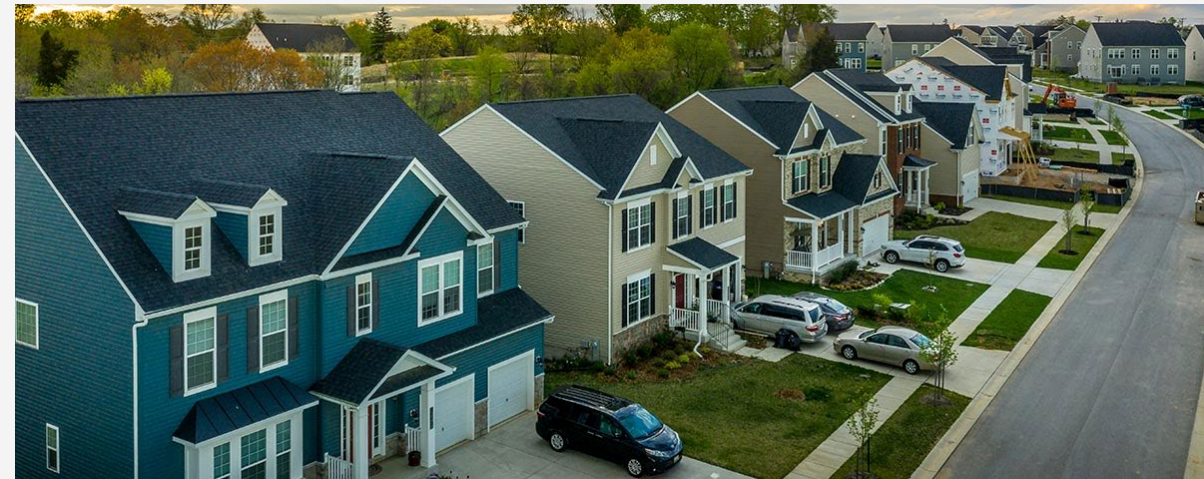


Consolidated Plan (5-year), Annual Action Plan, Housing Equity Plan, and Consolidated Annual Performance & Evaluation Report (CAPER)

2024-908A



COMMUNITY DEVELOPMENT BLOCK GRANT



CDBG-Funding to Outside Agencies

Affordable Housing:

| | |
|--|----------|
| Alachua Habitat for Humanities | \$20,000 |
| Center for Independent Living of NCF | \$45,000 |
| Gainesville Housing Development & Management Corporation | \$81,000 |
| Neighborhood Housing & Development Corporation | \$15,000 |
| Rebuilding Together NCF | \$65,000 |

Public Services: Youth Services-Education/Job Training

| | |
|--------------------------------|----------|
| Black on Black Crime Taskforce | \$10,000 |
| Episcopal Children's Services | \$11,000 |
| Girl Scouts of Gateway Council | \$10,000 |
| Girls Place, Inc | \$11,000 |
| Star Center Children's Theatre | \$10,000 |

Homeless Assistance Programs:

| | |
|---------------------------------------|----------|
| Family Promise of Gainesville | \$21,000 |
| Helping Hands (General) | \$15,000 |
| Helping Hands (Women) | \$15,000 |
| St. Francis House (Emergency Shelter) | \$19,000 |
| St. Francis House (Arbor House) | \$17,000 |

Nutritional Support:

| | |
|--|----------|
| ElderCare of Alachua County, Inc | \$21,000 |
| Southcare Nursing Center, Inc. (Southcare) | \$15,000 |

Cold Night Shelter:

| | |
|-------------------|----------|
| St. Francis House | \$25,000 |
|-------------------|----------|

CDBG-Funding to Outside Agencies

2024-908A

| Row Labels | Sum of Opening Balance | Sum of Reimbursed | Sum of Final Balance |
|--|------------------------|-------------------|----------------------|
| FY2023-2024 CDBG | 426,000.00 | 270,148.57 | 155,851.43 |
| CDBG Affordable Housing Project | 226,000.00 | 114,089.05 | 111,910.95 |
| Center for Independent Living of North Central Florida | 45,000.00 | 21,026.32 | 23,973.68 |
| Gainesville Housing Development & Management Corporation | 81,000.00 | - | 81,000.00 |
| Neighborhood Housing & Development Corporation | 15,000.00 | 13,062.73 | 1,937.27 |
| Rebuilding Together North Central Florida | 65,000.00 | 65,000.00 | - |
| Alachua Habitat for Humanity, Inc | 20,000.00 | 15,000.00 | 5,000.00 |
| Public services - education/Job Training | 21,000.00 | 11,000.00 | 10,000.00 |
| Episcopal Children's Services, Inc. | 11,000.00 | 11,000.00 | - |
| Star Center Children's Theatre | 10,000.00 | - | 10,000.00 |
| Public services - Homeless Assistance Programs | 87,000.00 | 53,369.56 | 33,630.44 |
| Family Promise of Gainesville, Inc. | 21,000.00 | 13,461.56 | 7,538.44 |
| Helping Hands Clinic, Inc. (General) | 15,000.00 | 2,366.83 | 12,633.17 |
| Helping Hands Clinic, Inc. (Women) | 15,000.00 | 1,541.17 | 13,458.83 |
| St. Francis House, Inc. - Emergency Shelter | 19,000.00 | 19,000.00 | - |
| St. Francis House, Inc. -Arbor House | 17,000.00 | 17,000.00 | - |
| Public Services - Nutritional Support Elder | 21,000.00 | 21,000.00 | - |
| ElderCare of Alachua County | 21,000.00 | 21,000.00 | - |
| Public Services - Nutritional Support General | 15,000.00 | 15,000.00 | - |
| Southcare Nursing Center, Inc. | 15,000.00 | 15,000.00 | - |
| Public Services - Youth Services | 20,000.00 | 19,689.96 | 310.04 |
| Black on Black Crime Task Force, Inc. | 10,000.00 | 9,690.00 | 310.00 |
| Girl Scouts of Gateway Council, Inc. | 10,000.00 | 9,999.96 | 0.04 |
| Public services - Mental Health | 11,000.00 | 11,000.00 | - |
| Girls Place, Inc. | 11,000.00 | 11,000.00 | - |
| Public services - Cold Night Shelter | 25,000.00 | 25,000.00 | - |
| St. Francis House, Inc. - Cold Weather Shelter | 25,000.00 | 25,000.00 | - |



HOME- Home Investment Partnerships

Federal HUD funds to create affordable housing for low-income households.



2024-908A



FY23-24 Budget: \$636,349
FY24-25 Budget: \$548,431



City Housing Programs and Outside Agencies Housing Program



Consolidated Plan (5-year), Annual Action Plan, Housing Equity Plan, and Consolidated Annual Performance & Evaluation Report (CAPER)



EQUAL HOUSING OPPORTUNITY

HOME- Home Investment Partnerships

2024-908A

| | |
|--|-----------|
| Alachua Habitat for Humanity, Inc. | \$22,000 |
| Gainesville Housing Development & Management Corporation | \$72,000 |
| The Hutchinson Foundation, Inc. | \$26,000 |
| Neighborhood Housing & Development Corporation (CHDO) | \$267,079 |

| | | | |
|--|-------------------|-------------------|-------------------|
| FY2023-2024 HOME | 120,000.00 | 51,346.95 | 68,653.05 |
| HOME Affordable Housing Project | 120,000.00 | 51,346.95 | 68,653.05 |
| Alachua Habitat Humanity, Inc. | 22,000.00 | 11,000.00 | 11,000.00 |
| Gainesville Housing Development & Management Corporation (GHDMC) | 72,000.00 | 15,000.00 | 57,000.00 |
| The Hutchinson Foundation, Inc. | 26,000.00 | 25,346.95 | 653.05 |
| FY2023-2024 HOME/CHDO | 267,079.00 | 130,224.42 | 136,854.58 |
| CHDO Reserve | 267,079.00 | 130,224.42 | 136,854.58 |
| Neighborhood Housing & Development Corporation | 267,079.00 | 130,224.42 | 136,854.58 |

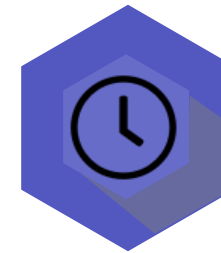
CDBG Cares Financial Support



**Gainesville Fire Rescue
Brothers in Action
\$148,710**



**Gainesville Fire Rescue
Risk Reduction Bureau Public
Education Program
\$69,446**



**Gainesville Fire Rescue
Community Resource
Paramedicine Program
\$51,341**



**Gainesville Fire Rescue
Outreach and Engagement Program
\$94,825**



**Education/Job Training
General Health
Mental Health**



**Parks, Recreation & Cultural
Affairs
\$59,760**

CDBG Cares Financial Support

| | | | |
|---|-------------------|------------------|-------------------|
| FY2023-2024 CDBG-CV | 424,083.05 | 57,886.52 | 366,196.53 |
| Public services - education/Job Training | 218,156.25 | 30,470.21 | 187,686.04 |
| GAINESVILLE FIRE RESCUE (GFR)- Brothers in Action Collaboration | 148,710.00 | 30,470.21 | 118,239.79 |
| GAINESVILLE FIRE RESCUE (GFR)- Risk Reduction Bureau Public Education Program | 69,446.25 | - | 69,446.25 |
| Public services - General Health | 146,166.80 | 5,879.61 | 140,287.19 |
| GAINESVILLE FIRE RESCUE (GFR) - Community Resource Paramedicine Program | 51,341.44 | 1,038.49 | 50,302.95 |
| GAINESVILLE FIRE RESCUE (GFR)- Outreach and Engagement Program | 94,825.36 | 4,841.12 | 89,984.24 |
| Public services - Mental Health | 59,760.00 | 21,536.70 | 38,223.30 |
| PARKS, RECREATION & CULTURAL AFFAIRS | 59,760.00 | 21,536.70 | 38,223.30 |

HOME ARP

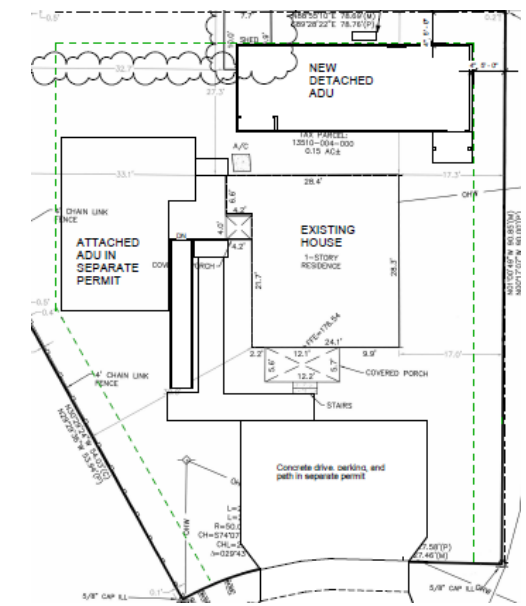
| | |
|-----------------------------|--------------------|
| Home ARP Budget | \$1,968,639 |
| Development of rental units | \$1,000,000 |
| Incentivize ADU development | \$673,343 |
| Administration & Planning | \$295,296 |

Qualifying populations

- Homeless*
- At-risk of homelessness*
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking
- Other populations where providing supportive services or assistance would prevent the family's homeless or serve those greatest risk of housing instability
- Veterans and families that meet one of the preceding criteria

* As defined sections 103 & 401 of the McKinney-Vento Homeless Assistance Act

2024-908A



SHIP-State Housing Initiatives Partnership

State funding to local governments to produce and preserve affordable homeownership and multifamily housing.



FY 23-24 Budget: \$1,669,046
FY 24-25 Budget: \$1,122,596



Housing Programs and Affordable Housing Development (Rental & Homeownership) as outlined in Local Housing Assistance Plan (LHAP)

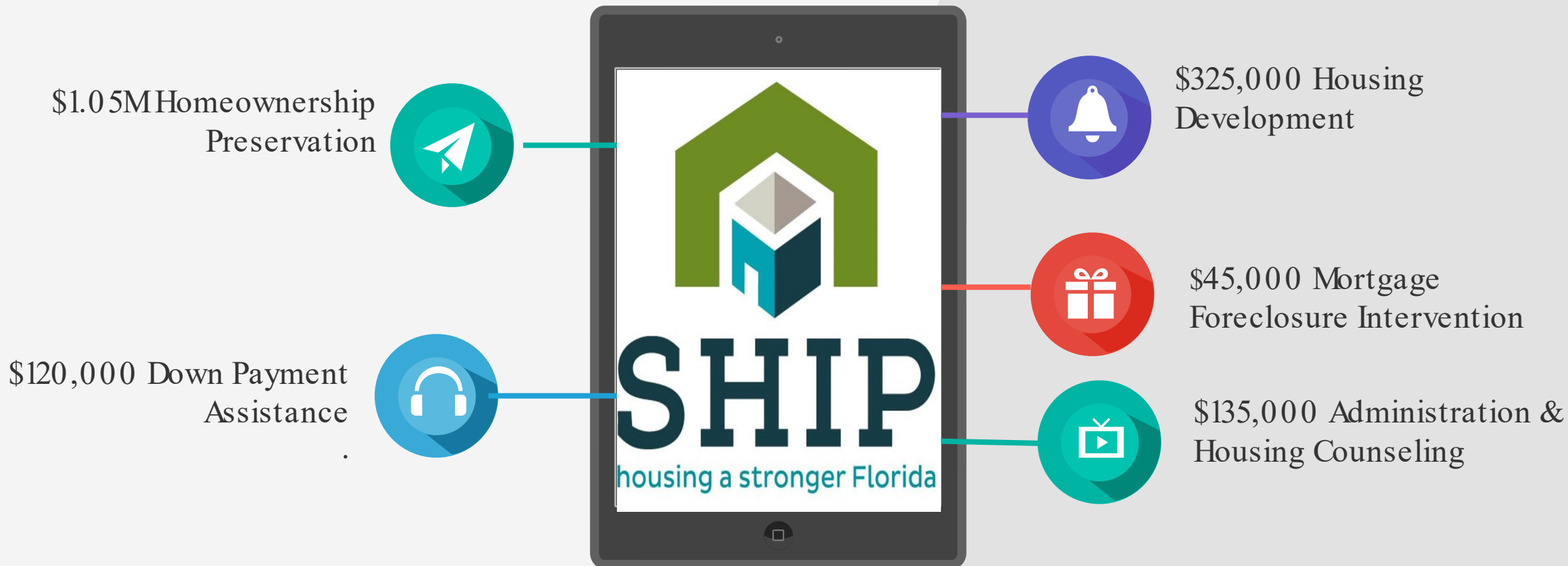


Minimum of 75%- construction activities
No more than 10% -admin activities.



SHIP
housing a stronger Florida

SHIP



Housing Strategies: Down Payment Assistance, Major Rehabilitation, Mortgage Foreclosure Intervention, Developer's Subsidy

ConnectFree

City Commission approved 4 projects: Royal Park Apartments, Jessie's Village, Hawthorne Heights and East University Cottages

1
Royal Park Apartments grant agreements executed. The other grant agreements are being finalized.

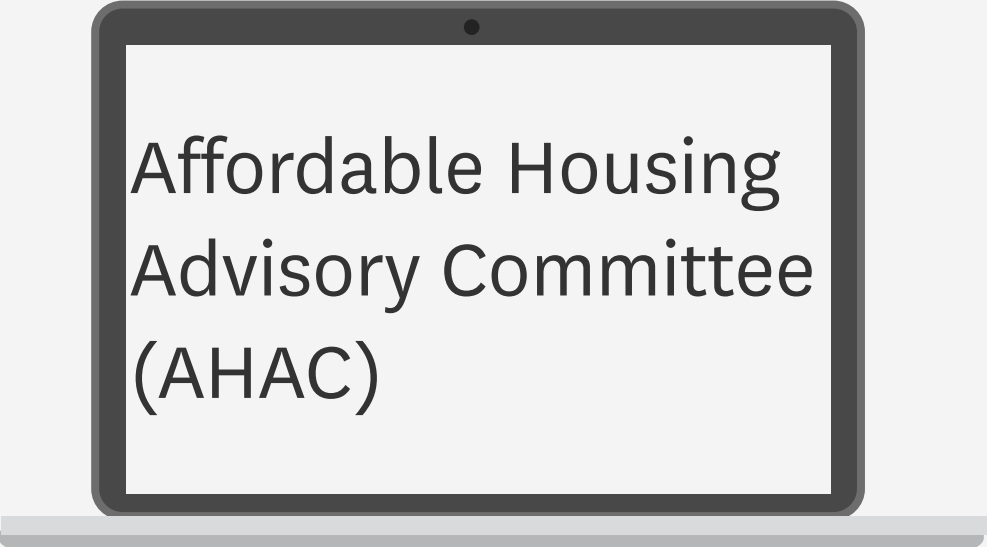


Staff continues to meet with affordable housing developers to discuss the availability of funding through the ConnectFree program.

Local Government Area of Opportunity (LGAO) and State Apartment Incentive Loan (SAIL) Program

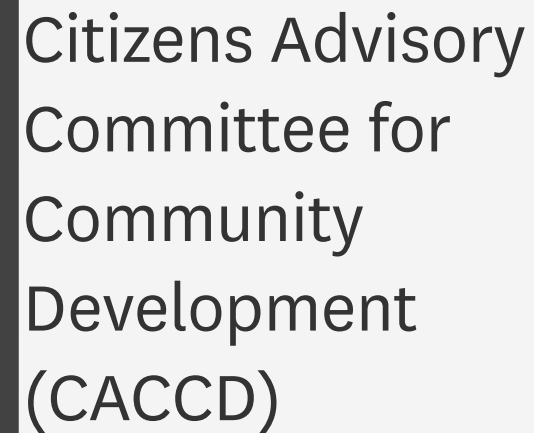
Approved 7 well and septic conversion to water/wastewater projects during the 4th Quarter

Citizens Advisory Committee

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Affordable Housing Advisory Committee (AHAC)

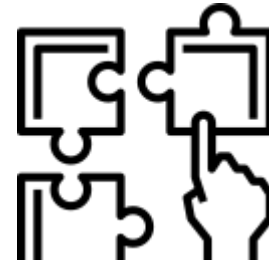
- 2nd Tuesday of the month
- Statutorily required in order to receive State Housing Initiatives Partnership (SHIP) Program funds
- Incentives & Recommendations Report (IRR)
- Local Housing Assistance Plan (LHAP)
- Local Government Area of Opportunity (LGAO) & State Apartment Incentive Loan (SAIL)

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Citizens Advisory Committee for Community Development (CACCD)

- 3rd Tuesday of the month
- Community Development Block Grant (CDBG) & HOME Investment Partnerships Programs
- HUD Plans (Consolidated Plan, Annual Action Plan(s) & Consolidated Annual Performance Evaluation Report - CAPER)

Interagency Housing Coordination



Department of Sustainable Development,
Department of Housing & Community Development,
Gainesville Community Reinvestment Area &
Gainesville Fire Rescue

Housing & Community Services

Next Interagency Housing Meeting December 17th

City-County Joint AHAC Meeting

2024-908A



Topics:

- Reviewed how each jurisdiction subsidizes new affordable housing development projects
- Provided a status update on several development projects in each jurisdiction
- Discussed inclusionary zoning and incentives in each jurisdiction
- Explored ways to further collaborate



Wednesday, October 23rd - Historic Thomas Center, Long Gallery

HCD Development Tracker

Active projects

- Williston Pointe – 80 units
- Hawthorne Heights – 86 units
- Jessie’s Village – 22 units
- Bright Community Trust – 10 units
- Alachua Habitat for Humanity – 4 units
- Royal Park – 192 units
- Woodlawn Park – Phase II – 144 units
- Gainesville Housing Development & Management Corporation (GHDMC) – 3 units
- Neighborhood Housing & Development Corporation (NHDC) – 5 units
- Deer Creek Senior Housing – 62 units
- HCD Project – Accessory Dwelling Units – 14 units

Pending projects

- Skyline Square North – 96 units
- Skyline Square South – 92 units
- Oakview Apartments – 51 units
- Hope at Debra Heights – 96 units
- Royal Park Senior – 108-136 units
- East University Cottages – 18 units
- Parkside Village – 90 units

Current Snapshot: Owner-occupied Rehabilitation Projects

**HOUSING REHAB
(32)**

**HOUSE
REPLACEMENTS (6)**



**ROOF
REPLACEMENTS
(10)**

**REHAB WAITLIST
(128)**

Quarter 4: Total HCD Investment

\$273,195

Outside Agencies Support

- General Fund \$21,667
- HOME \$30,650
- CDBG \$115,416
- CDBG CV \$55,462
- ARPA \$50,000

\$256,712

Down Payment Assistance

- SHIP \$116,982
- ARPA \$105,000
- HOME \$34,730

\$236,850

House Replacement

- CDBG \$236,850

\$7,500

Mortgage Foreclosure

- SHIP \$7,500

\$671,676

Major Rehabilitation & Roof Replacement

- CDBG \$596,026
- HOME \$75,650

\$150,382

Water/Waste Water Connections

- ConnectFree \$150,382

Total Investment

\$1,596,315

Households served

38*

Total Quarters 1, 2 & 3 Investment: \$1,604,916

Comparison FY 2022, FY 2023 & FY 2024

FY 2022 (October 1, 2021 – September 30, 2022)

\$1,577,794



FY 2023 (October 1, 2022 – September 30, 2023)

\$2,186,741

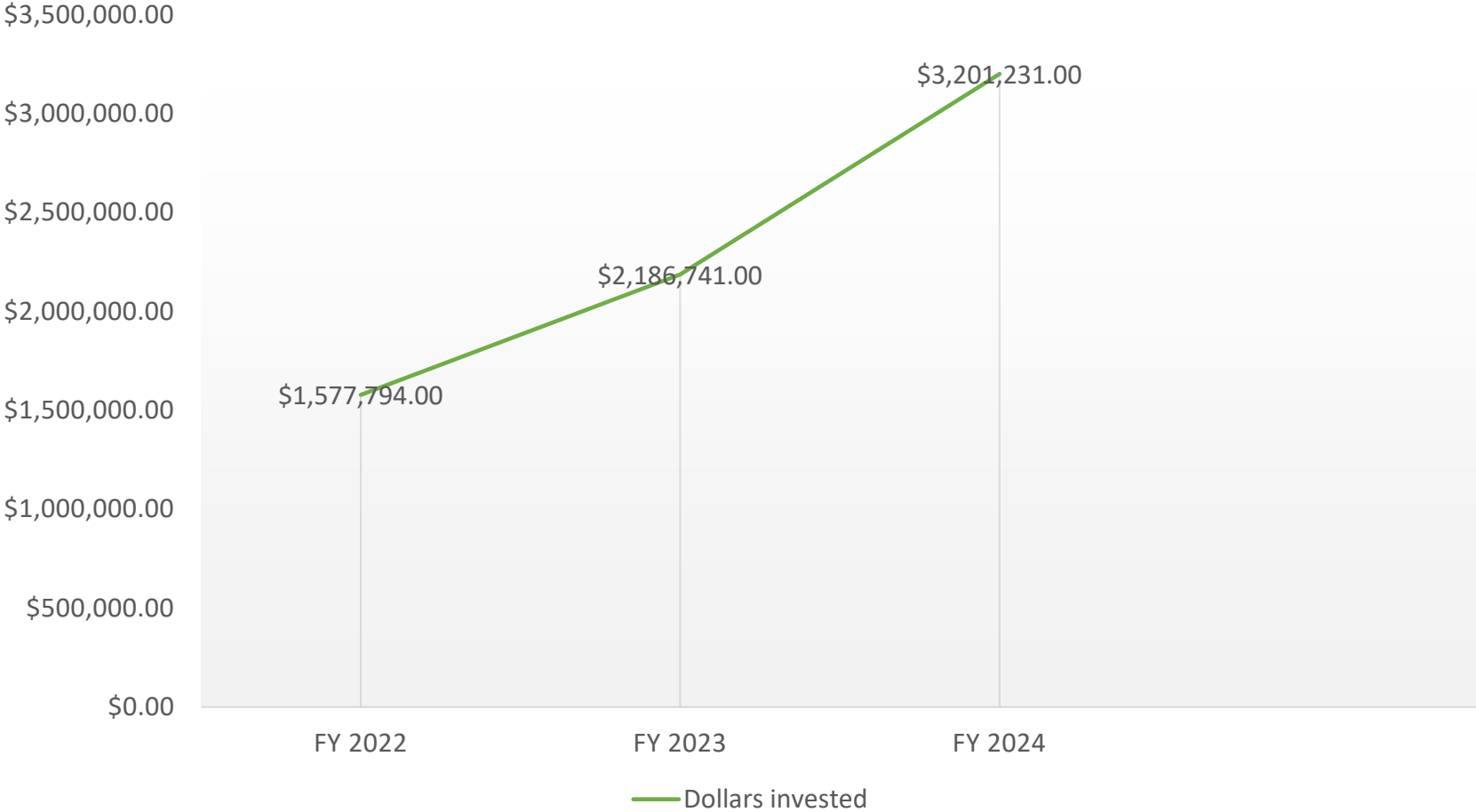


FY 2024 (October 1, 2023 – September 30, 2024)

\$3,201,231



HCD Total Investments



Community F.I.R.S.T. Pleasant Street

2024-908A

- Pleasant Street Neighborhood Meeting - 3rd Wednesday of the month
- Staff developed a Newsletter for the community
- Participated in the Holiday Potluck event



Ask the City Event

GPD Oscar Lewis Annex
524 NW 1st Street
Gainesville, FL 32601
Tuesday, December 10th
1:30-2:30pm



~100 preregistered
for the event



55 Attendees

Contractor Outreach Event



GRU Admin Building
301 SE 4th Avenue
Gainesville, FL 32601



General Fund: \$1.4M Affordable Housing Set-Aside

City Commission Motion (November 14, 2024): Refer to the City Manager for recommendations on how the working poor can receive rental housing assistance.

Affordable Housing Set-Aside

Option 1

| | |
|-----------------------------------|--------------|
| Developer’s Subsidy (HO & Rental) | \$1,000,000* |
| ADU Complement (Complete project) | \$400,000* |

- Draft of Notice of Funding Availability (NOFA) and application are in your backup.
- Staff is ready to place this notice once approved.
- Application will be vetted by staff and the Affordable Housing Advisory Committee (AHAC)
- There is a \$1M set-aside to redevelop 5 city-owned parcels with a primary structure and up to 2 accessory dwelling units (ADU’s).

Option 2

| | |
|-------------------------------------|------------|
| ADU Complement (Complete project) | \$400,000* |
| Developer Subsidy (Rental) | \$250,000* |
| Developer Subsidy (Homeownership) | \$250,000* |
| Rental Assistance (Voucher Program) | \$250,000* |
| Rental Assistance (Emergency) | \$250,000* |

- Limited internal (City staff) capacity to administer a voucher program.
- Possible partners: Gainesville Housing Authority, Alachua County Housing Authority, Peaceful Path, St. Francis Housing, etc.
- City staff has experience providing rental assistance but will require additional support.
- We may want to consider farming this out as well.

These amounts represent potential options in each category.

Additional things to consider:

Rental Assistance Program

- Prior staff experience with temporary COVID program
- Hired consultant, temporary staff, and required overtime
- Ramp up time, takes away from other programs
- Questions about qualification criteria, income limits, caps and duration of program
- Competes with other agencies offering rental assistance and voucher programs
- Alachua County Energy Efficiency Program (ACEEP) for Landlords-up to \$15K per unit
- Short-term fix

Developer Subsidy and ADUs

- Currently there are limited funds to subsidize building new affordable units
- Several proposed projects seeking funding
- Limited funds for ADU build-out
- Timely use of funds
- Existing expertise and staff
- Long-term solution

Funding Recommendation:

Option 1:

- 1) Approve the use of \$1,000,000 to subsidize the development of affordable housing consistent with the Notice of Funding Availability (NOFA) presented by staff.
- 2) Approve the use of \$400,000 to subsidize the development of the City's Accessory Dwelling Units (ADU) program.

Thank you.

City of
Gainesville

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