

2022-625 A

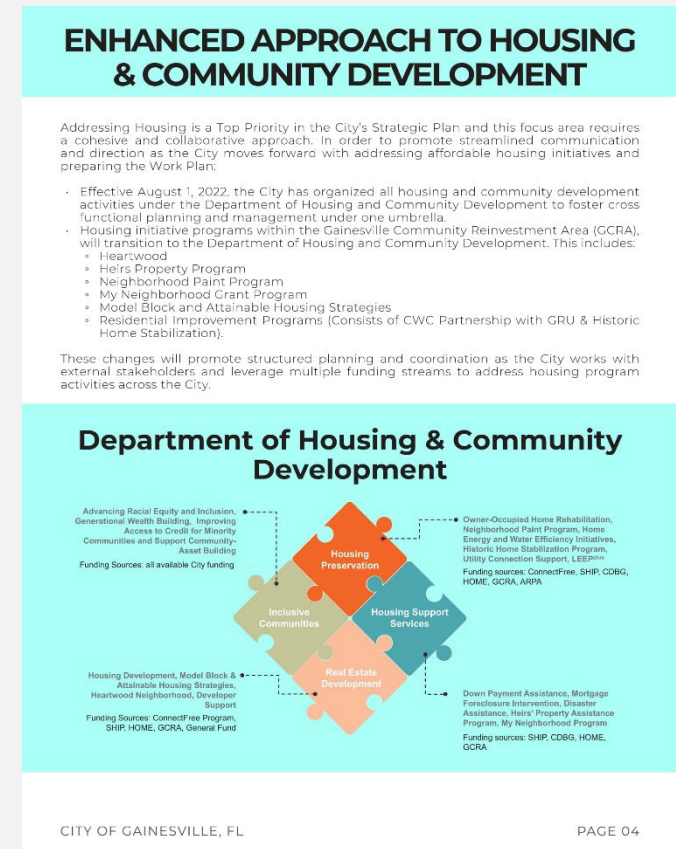
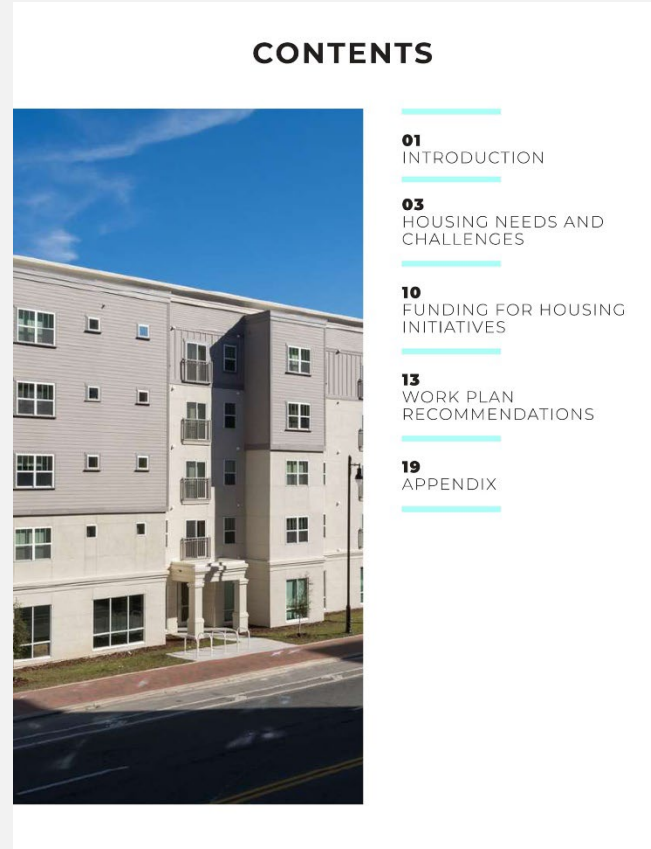
City of
Gainesville

**AFFORDABLE HOUSING WORK PLAN
UPDATE**

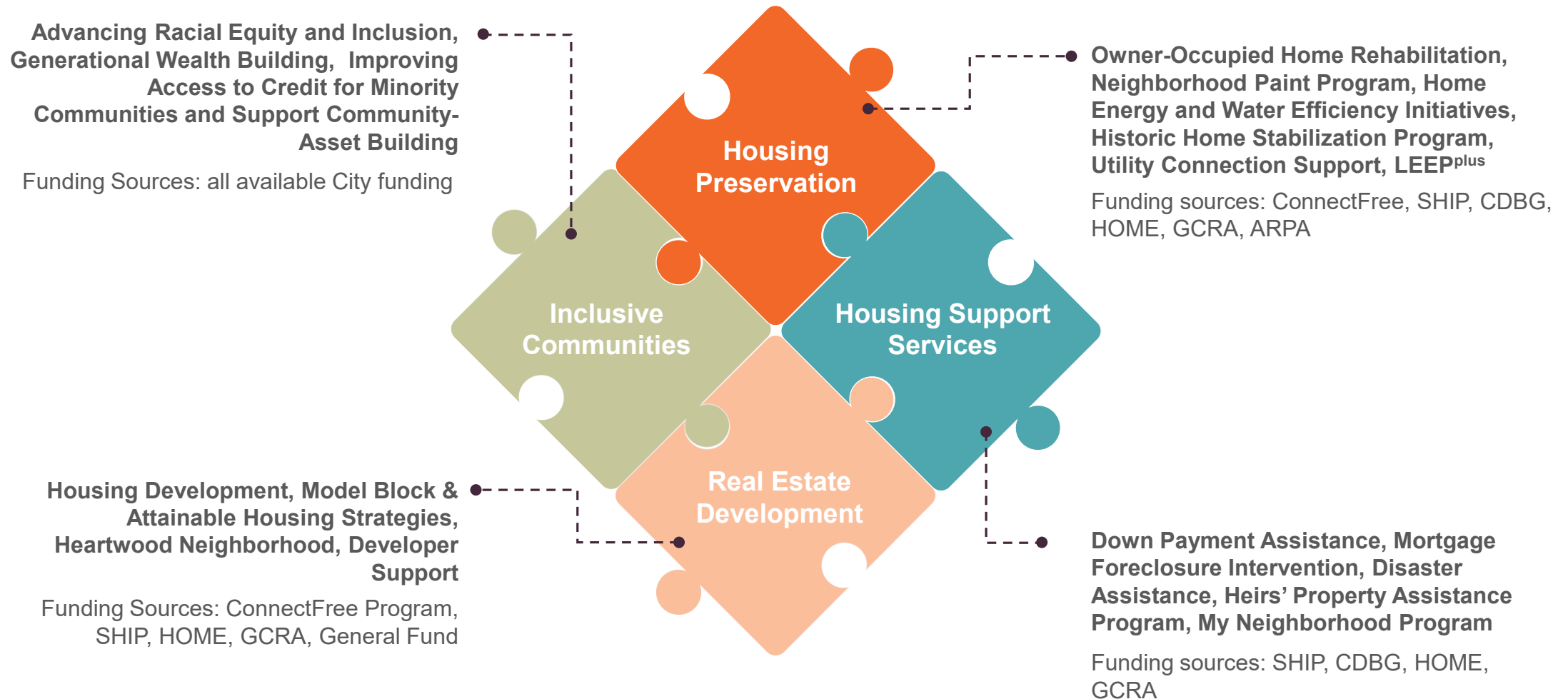
**COREY J. HARRIS, DIRECTOR OF HOUSING & COMMUNITY
DEVELOPMENT**

OCTOBER 13, 2022

Affordable Housing Work Plan Presented to City Commission on July 28, 2022



Department of Housing & Community Development



Department Reorganization

GCRA HOUSING
PROGRAMS
MOVED TO
THOMAS CENTER

INTERDEPARTMENTAL
COORDINATION



HOUSING
ADVOCATE

INNOVATION &
COLLABORATION

Work Plan Recommendation Update

Recommendation 1

- **\$6 million** to underwrite the development of new rental housing units (single family and multifamily) for very low income households (< 50% AMI) and remain affordable for at least 30 years.
- Provide up to \$35,000 per unit
- **Update:** The process will mirror the local government preference application process. Estimate issuing a Notice of Fund Availability (NOFA) in November.



Recommendation 2

- **\$1.2 million** to underwrite the development of new housing units which will be marketed for sale to low income households (< 80% AMI) and remain affordable for at least 15 years.
- Provide up to \$50,000 per unit
- **Update:** The process will mirror the local government preference application process. Estimate issuing a Notice of Fund Availability (NOFA) in November.



Recommendation 3

- **\$320,000** for an owner-occupied rehabilitation program for households under 50% AMI to increase housing stability.
- Provide up to \$50,000 per unit
- **Update:** Propose to mirror the process of the CDBG/HOME Investment Partnership. Estimate issuing funding in November/December. Work with Communications to make announcement.



Work Plan Recommendation Update

Recommendation 4

- **\$320,000** to expand down payment assistance programs for households under 80% AMI.
- Provide up to \$15,000 per unit
- **Update:** Estimate issuing funding in November/December. Work with Communications to make announcement.



Recommendation 5

- **\$160,000** for land acquisition to purchase a tract of land or infill lots close to shopping, transit, and an employment center
- **Update:** Ongoing. Completed initial assessment of available land.



Recommendation 6

- Develop robust redevelopment strategy for all City-owned land.
- **Update:** Incorporated several lots into the Community Land Trust agreement, HCD disposition strategy around HOME ARP, housing potential for GTEC property, etc.



Work Plan Recommendations Update

Recommendation 7

- Engage community partners to bolster the creation of new affordable housing units.
- Update:** Working to establish a regular cadence of meetings to move this initiative forward.



Recommendation 8

- Provide financial and technical assistance to Gainesville neighbors for the construction of Accessory Dwelling Units (ADUs)
- Update:** HCD developed a potential term sheet based on prior staff work. Staff is developing an ADU pilot program using HOME ARP funding.



Recommendation 9

- Increase capacity of nonprofit housing entities
- Update:** Ongoing meetings with affordable housing providers in an effort to further understanding their needs. Completion of GHA MOU and development of CLT agreements. Potential for additional MOU agreements with other providers.



HOME-ARP & CDBG (CV1 & CV3)

CDBG CV1 & CV3	
Admin & Planning	\$200,399
Public Services (CV3)	\$600,000
Public Services (CV1)	\$259,441
Housing Rehab	\$201,600
	\$1,261,440

Qualifying Populations

- Homeless (At-Risk of Homelessness)
- Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking
- Veterans and Families that include a Veteran Family Member
- Serve those with greatest risk of housing instability

HOME ARP	
Admin & Planning	\$295,295
Projects	\$1,673,344
Total	\$1,968,639

Eligible Activities

- Production or Preservation of Affordable Rental Housing
- Tenant-Based Rental Assistance (TBRA)
- Purchase and Development of Non-Congregate Shelter
- Support Services, Homeless Prevention Services, and Housing Counseling

HOME-ARP

Total Funding \$1,673,344

- \$1,000,000-Redevelop & repurpose 5 properties under HCD purview which were housing units used for displacement housing.
- \$673,344-Accessory Dwelling Units-Secure an architect to develop multiple floorplan to streamline the permitting process. In addition, provide funding to support the development of these units.



GCRA Housing Programs



Neighborhood Paint Program

FY22 Budget: \$222,000

Expended: \$209,079

Remaining: \$12,921

Proposed FY23: \$150,000**

Total Houses Painted: 38

Vendors: Elite Sandblasting and Quick Paint Group



Heirs' Property Assistance Program

FY22 Budget: \$250,000

Expended: \$20,142.00

Remaining: \$229,858

Proposed FY23: \$250,000

Total Recipients: 34

Vendors: Three Rivers Legal and Lippes-Mathias



My Neighborhood Program

FY22 Budget: \$200,000

Expended: \$25,000

Remaining: \$175,000

Proposed FY23: \$200,000

Total Approved: 8

Total Closings: 1



Community Weatherization Coalition

Home Energy Tune-up Program

FY22 Budget: \$70,132

Expended: \$15,730

Remaining: \$61,138

Proposed FY23:

\$70,132

Total Recipients: 14



Historic Home Stabilization Program

FY22 Budget: \$76,868

Expended: \$0

Proposed FY23: \$76,868

*Not active, pending city-wide request for qualifications for general contractors



Pleasant Street and Porters Affordable Housing Infill Project

FY22 Budget: \$443,723

Expended: \$44,801

Remaining: \$389,922

Proposed FY23: \$300,000

Phase: community engagement and master plan development

**The City's FY23 proposed budget agenda item shows \$200,000 and will be adjusted.

HCD Housing Programs



Community Development Block Grant (CDBG)

FY 21-22 Budget: \$1,321,465
Expended and Reimbursed: \$458,098
(October 2021 – July 2022)

Remaining Balance: \$863,367



HOME Investment Partnerships Program (HOME)

FY 21-22 Budget: \$543,168
Expended / Reimbursed: \$130,012 / \$0.00
(October 2021 – September 2022)

Remaining Balance: \$413,156



State Housing Initiatives Partnership Program (SHIP)

FY 21-22 Budget: \$982,058
Expended: \$223,649.30
Remaining Balance: \$758,408.70
Total Neighbors Assisted: 8
Proposed FY 22-23: \$1,378,145



ConnectFree Septic-to-Sewer and Water/Wastewater Connections

FY 21-22 Budget: \$550,000
Expended: \$566,305.05
Encumbered (Committed to Projects): \$141,874.11
Waiting List: \$1,171,266.25
Remaining Balance: \$1,372,860.48
Carryforward from previous FYs (FY20 and FY21):
\$2,707,013.68



21-22 HCD Housing Activities

Total Applications Received: 34
Down Payment Assistance (DPA) Closings - 15
Housing Rehabilitation Closings – 14
Housing Rehabilitation (House Replacement) Closings - 3
Roof Closings – 2

Rehab Waiting List: 57



Outside Agencies Programs



Public Services Partners

FY 21-22 Requested CDBG Budget: \$418,564.00

Available Funding: \$198,200.00

CACCD Recommended/Commission Approved:
\$198,200.00

Proposed # of Neighbors to be Assisted: 1,254



Housing Agencies Partners

FY 21-22 Requested CDBG Budget: \$ 219,357.00

Available Funding: \$100,000

CACCD Recommended/Commission Approved:
\$100,000.00

Proposed # of Households to be Assisted: 12



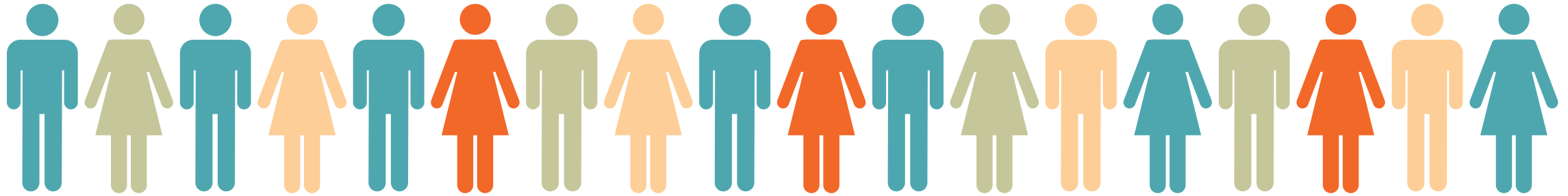
FY 21-22 Statistics - Applications by Programs

CDBG – 19

HOME – 3

Total Applications Received- 22

Interagency Housing Coordination



City of Gainesville: Department of
Sustainable Development & Department of
Housing & Community Development

Alachua County: Housing & Community
Services

October 18th

Thank You.

City of
Gainesville

AFFORDABLE HOUSING WORK PLAN UPDATE

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