

A row of modern brick townhouses with white columns and balconies. The houses are arranged in a line, and the image is slightly faded to allow text to be overlaid.

City of Gainesville

City Commission

November 17, 2022

Affordable Housing

- Government lacks funds for Affordable Housing
- Private sector participation is needed
- Partnerships
 - Federal, State, and City Government
 - Private and Public Sectors
 - For-Profit and Nonprofit
- Leverage
- Significant private investment in Affordable Housing

Local Example

- Arbours at Tumblin Creek (SW 13th Street)
- Affordable senior rental apartments
- 64 units
- 100% leased
- 100% affordable
- City investment
 - \$46,000
- Total project cost
 - \$13.3 million



Local Example

- Deer Creek Senior Housing
 - Near Senior Rec Center, NW Gainesville
- 62 units
- 100% leased
- 100% affordable
- City investment
 - \$469,313
- Total project cost
 - \$14.6 million



ConnectFree Program City of **Gainesville**

- City initiative
- Raises revenue
 - From surtax on new connections to GRU
 - In unincorporated area
- Primarily to subsidize new utility connections
- Allows a portion for affordable housing
 - Including local contribution for tax credit projects
 - Sufficient funding is reserved



LIH Tax Credit Program ^{City of} **Gainesville**

- Federal Affordable Housing Program
- Administered by the State
- State coordinates with City

State Goals

- RFA 2022-201, Medium-sized counties
 - Geographic Area of Opportunity/SADDA
(2 projects, Family demographic)
 - Near the SunRail (1 Project)
 - Local Government Area of Opportunity
(LGAO-3 projects)
 - 1 or 2 more, if funds available

LGAO

- Not a geographic area
- Incentivizes local financial commitment
- \$460,000 Loan (ConnectFree Funded)
- Fewer cities/counties
- **City must pick 1 (only 1)**
- Fewer applicants
- Better odds for both the chosen applicants & the city/county
- State will pick 3

Next Steps

- City Commission, November 17, 2022
- Applications to State by December 28, 2022
- State decision tentatively scheduled for January 27, 2023
 - If approved
 - Challenges, underwriting, permitting and construction typically take several years
 - If not approved
 - Funds remain in ConnectFree Program

Today

- AHAC Recommendation
- Project Presentations (optional)
 - Hawthorne Heights
 - Woodland Park, Phase 2
- City Commission Funding Decision

Recommendation

- Hear AHAC's recommendation
- Choose to fund 1 project
- Authorize the City Manager to execute documents, subject to City Attorney approval