



## City of Gainesville Agenda Report

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**File #:** 2022-705

**Agenda Date:** November 17, 2022

**Department:** Housing & Community Development

**Title:** Approval of a Community Land Trust Agreement 2022-705 (B)

**Description:** This item is an update on the ongoing work between the Housing and Community Development Department and Bright Community Trust, Inc., to provide Community Land Trust Services. City staff and representatives from Bright Community Trust, Inc. have completed work on the final agreements and are ready to begin work upon final execution.

**Explanation:** On March 11, 2021, the City issued a Request for Proposals to provide Community Land Trust Services. On March 17, 2022, the City Commission approved staff's ranking of the respondents and authorized staff to negotiate an agreement with Bright Community Trust (BCT), Inc., a Florida not for profit corporation. Based on those negotiations, staff and the BCT have developed the attached agreement.

Important provisions of this agreement include the following:

- BCT will develop 10 permanent affordable housing units for income qualified residents within the City of Gainesville;
- The City will donate five vacant residential lots to BCT (map in the backup);
- BCT shall require all qualified homeowners to complete an approved homebuyer education course, and all qualified tenants to complete an approved tenant education course;
- BCT must submit annual performance reports to the City; and
- The agreement expires on September 30, 2025. However, if both parties agree, the agreement can be extended for two additional three-year terms.

In addition, based on the City Commission's previously approved American Rescue Plan Act (ARPA) Budget, staff is currently completing work on the sub-recipient agreement to award BCT \$1,000,000.00 from the City's ARPA allocation.

**Strategic Connection:** Goal 3: A Great Place to Live & Experience - Affordable Housing Strategy

**Fiscal Note:** The City Commission previously dedicated \$1,000,000 from the City's American Rescue Plan Act allocation.

**Recommendation:**

The City Commission 1) approve the CLT agreement between the City of Gainesville and Bright Community Trust, Inc.; and 2) authorize the Interim City Manager, or designee, to execute the agreement.