

City of
Gainesville

2023-754A

Housing Update

**Corey J. Harris, Director of Housing & Community
Development**

July 27, 2023

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:

GCRA programs, ConnectFree, Community Land Trust, Rental Eviction Prevention and homeowner education workshops, housing policies/regulations/pending legislation



ARPA Affordable Housing \$8M

\$6 million to underwrite the development of new rental housing units (single family & multifamily)



\$1.2 million to underwrite new for sale housing units (single family & multifamily)



\$320,000 for an owner-occupied rehabilitation program



\$320,000 to expand down payment assistance



\$160,000 for land acquisition to purchase to produce affordable housing

Community Land Trust



\$1,000,000 ARPA Funding to construct ten (10) housing units.



Awarded Bright Community Trust a CLT agreement including five (5) City-owned lots
City staff are exploring additional partnership opportunities with CLT



CDBG- Community Development Block Grant

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



FY22-23 Budget: \$1,305,794
FY23-24 Budget: \$1,357,194



City Housing Programs, Outside Agencies Housing Development Programs, and Public Services provided by outside agencies



Housing Action Plans (annual, 5-year)



HOME- Home Investment Partnerships

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



FY22-23 Budget: \$600,672
FY23-24 Budget: \$636,349
Housing Action Plans (annual, 5-year)



Neighborhood Housing & Development Corp.
Gainesville Housing Development & Management Corporation
Alachua Habitat for Humanity



Funds HCD Programs (Rehabilitations & DPA)



CDBG-Funding to Outside Agencies

Affordable Housing:

- Center for Independent Living
- Gainesville Housing Development & Management Corp.
- Alachua Habitat for Humanity
- The Hutchinson Foundation
- Neighborhood Housing & Development Corp.
- Rebuilding Together North Central Florida

Public Services:

Youth Services-Education/Job Training

- Black-on-Black Crime Task Force
- Episcopal Children's Services
- Girl Scouts of Gateway Council
- Girl Place, Inc.

Homeless Assistance Programs:

- Family Promise of Gainesville
- Helping Hands (General)
- Helping Hands (Women's Health & Empowerment)
- St. Francis House (Arbor House)
- St. Francis House (Emergency Shelter)
- Other: St. Francis House (Cold Night Shelter)

Nutritional Support:

- ElderCare of Alachua County, Inc.
- Southcare Nursing Center, Inc. DBA Southcare

HOME-ARP



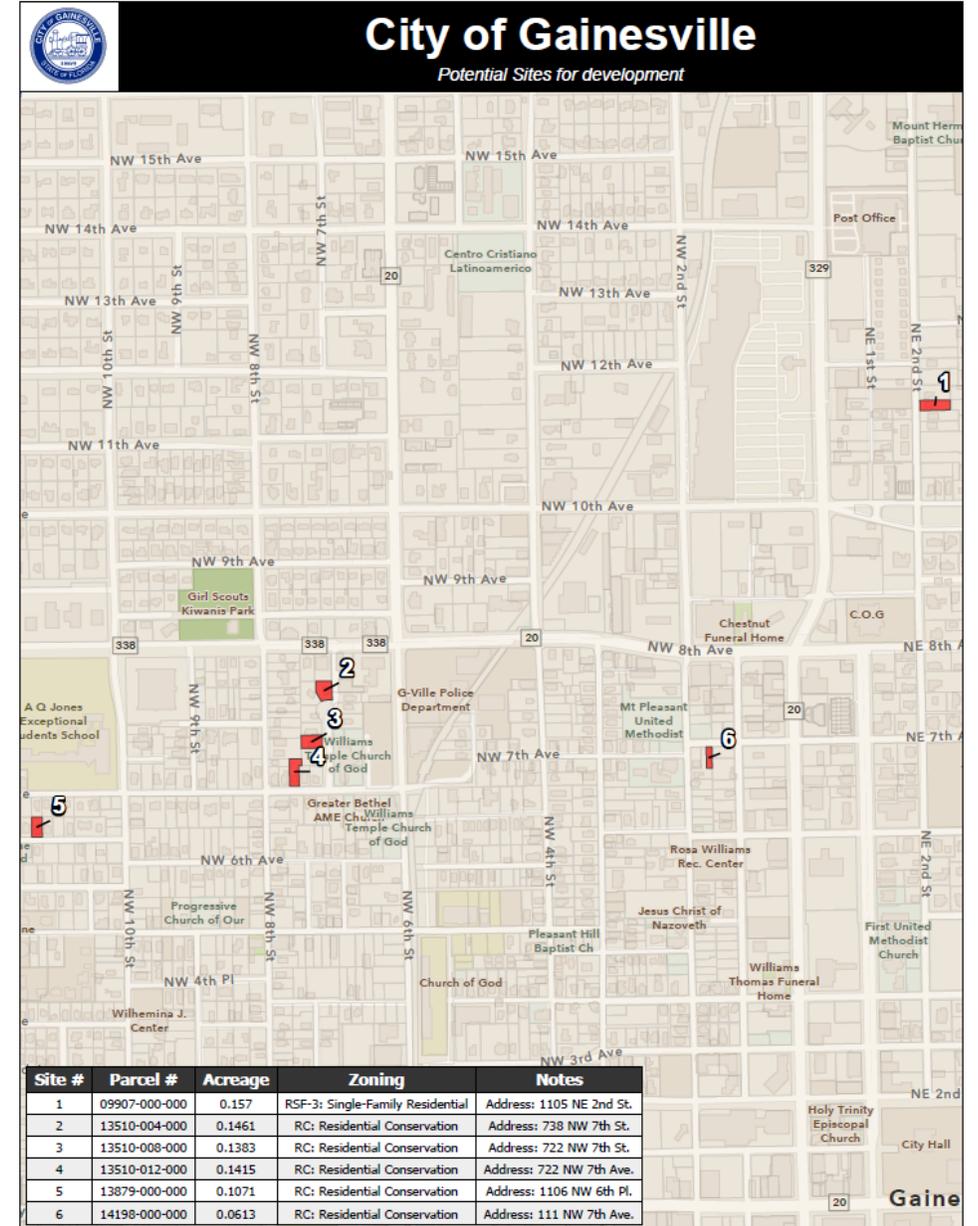
Total Allocation: \$1.9M



Approximately \$1M for redevelopment of five (5) city owned lots to build single family homes with accessory dwelling units



Approximately \$600K for construction financing support to build ADUs to house vulnerable populations and develop “permit ready” ADA accessible ADU plans (studio, 1, 2 bedroom units)



SHIP-State Housing Initiatives Partnership

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



FY 22-23 Budget: \$1,378,145
FY 23-24 Budget: \$1,665,288



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



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



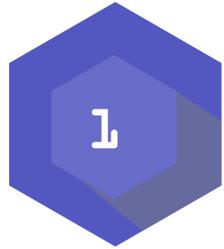
SHIP
housing a stronger Florida

SHIP Funding

Fiscal Year	Amount
2019-20	\$231,919
2020-21*	\$0
2021-22	\$982,058
2022-23	\$1,378,145
2023-24	\$1,665,288
Funding redirected for pandemic relief	



ConnectFree



Extension, construction, and connection for existing single family homes.



Extension, construction, and connection for facilities that are owned and operated by nonprofit organizations or government entities to benefit special needs populations in the community.



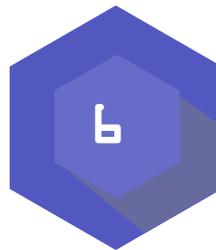
On-site plumbing modifications needed to connect income eligible households to the City's water or wastewater systems. Income eligible households are those that meet the criteria for low income, very low income, or extremely low income as defined by HUD;



Connection charges for new single-family units built by non-profit affordable housing developers;



Septic-to-sewer projects that address environmental problems by converting residential properties from septic tank systems to the City of Gainesville's centralized wastewater treatment system.



Local government contributions to affordable multifamily rental housing development projects leveraged with federal/state low-income housing tax credits: Local Government Contribution (LGC)-SAIL Program & Local Government Area of Opportunity (LGAO)-LIHTC 9%

*Program and policy (Resolution 201230) change in progress and due for Commission review in early fall.

Gainesville Community Reinvestment Area Housing Programs

Neighborhood
Paint Program

My
Neighborhood
Program

Home Energy
Tune-up
Program

Historic Home
Stabilization
Program

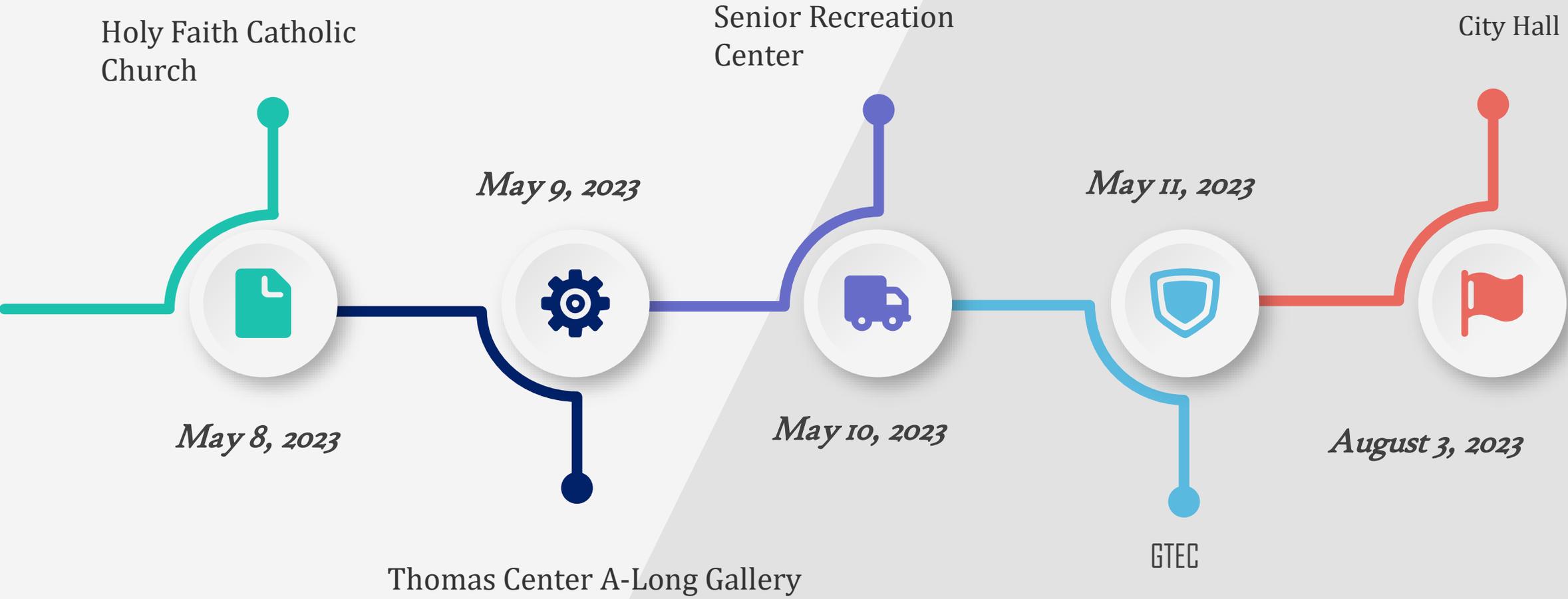
Heartwood

Affordable
Housing
Infill



Heirs Property
Assistance
Program

Consolidated Plan



Virtual Meetings: May 4th (Agencies Funding) & May 5th (Community Needs-Outside Agencies)

Key Dates

- 
- April 6, 2023** Local Housing Assistance Plan approved
 - June 15, 2023** ARPA Affordable Housing approved
 - July 11, 2023** Affordable Housing Advisory Committee (AHAC) heard two application presentations for Local Government Contribution (LGC) for State Apartment Incentive Loan (SAIL) program (Woodland Park and Hawthorne Heights developments)
 - July 11, 2023** Citizen Advisory Committee for Community Development (CACCD) FY 23-24 funding recommendations/2023-2027 Consolidated Plan Public Hearing
 - July 27, 2023** Sadowski (SHIP) and Live Local Act Update
 - August 3, 2023** Quarterly Housing update; Consolidated Plan and Annual Action Plan; and Outside Agencies presentation to City Commission/Consolidated Plan Public Hearing
 - August 24, 2023** Commission to hear presentation-Local Government Area of Opportunity (LGAO)

Upcoming Project Funding:



- **State Apartment Incentive Loan (SAIL)**

- Provides developers with the gap financing needed to obtain full financing of affordable rental housing.
- Requires \$37,500 contribution from local government (ConnectFree)
- City NOFA released on June 14, 2023
- AHAC approved Hawthorne Heights and Woodland Park applications
- **Hawthorne Heights** will provide 70 units of affordable senior rental housing near the corner of SE Hawthorne Road and SE 24th Street
- **Woodland Park** will provide 144 rental units and received ARPA funding which represents the local government contribution.

- **Low Income Housing Tax Credit (LIHTC)**

- Provides nonprofit and for-profit developers with a dollar-for-dollar reduction in federal tax liability in exchange for the development of affordable rental housing.
- Optional \$460,000 contribution from local government (ConnectFree)
- City NOFA released on June 14, 2023
- AHAC will review applications August 1, 2023
- City Commission will make final decision on August 24, 2023.

Live Local Act SB 102

The bill contains the following appropriations/changes to the Florida Housing Finance Corporation:

- \$100 million in non-recurring funds from the General Revenue Fund to implement the Florida Hometown Heroes Program;
- \$252 million in non-recurring funds from the Local Government Housing Trust Fund for the State Housing Initiatives Partnership (SHIP) program;
- \$150 million in recurring funds from the State Housing Trust Fund for State Apartment Incentive Loan (SAIL) program projects funded by the General Revenue service charge redirect in the bill.

Live Local Act SB 102

- \$109 million in non-recurring funds from the State Housing Trust Fund for the SAIL program; and
- \$100 million in non-recurring funds from the General Revenue Fund to implement a competitive loan program to alleviate inflation-related cost increases for FHFC approved multifamily projects that have not yet commenced construction.
- Provides up to a \$5,000 refund for sales tax paid on building materials used to construct an affordable housing unit funded through the FHFC.
- Creates a new tax donation program to allow corporate taxpayers to direct certain tax payments to the FHFC, up to \$100 million annually, to fund the SAIL program

Live Local Act SB102

The bill also introduces three ad valorem property tax exemptions:

- An ad valorem tax exemption for land owned by a nonprofit entity that is leased for a minimum of 99 years for the purpose of providing affordable housing.
- An ad valorem tax exemption that applies to rent-restricted units within newly constructed or substantially rehabilitated developments setting aside at least 70 units for affordable housing for households earning 120 percent of area median income or less.
- Authorizes counties and municipalities to offer, through ordinance, an ad valorem tax exemption to property owners who dedicate units for affordable housing for households earning 60 percent of area median income or less.

Live Local Act SB102

The bill also includes several changes specific to local governments:

- Preempts local governments' requirements regarding zoning, density, and height to allow for streamlined development of affordable housing in commercial and mixed-use zoned areas under certain circumstances. Developments that meet the requirements may not require a zoning change or comprehensive plan amendment.
- Removes a local government's ability to approve affordable housing on residential parcels by bypassing state and local laws that may otherwise preclude such development, while retaining such right for commercial and industrial parcels.
- Removes provision in current law allowing local governments to impose rent control under certain circumstances, preempting rent control ordinances entirely.

Live Local Act SB102

- Requires counties and cities to update and electronically publish the inventory of publicly owned properties, for counties including property owned by a dependent special district, which may be appropriate for affordable housing development.
- Authorizes the FHFC, through contract with the Florida Housing Coalition, to provide technical assistance to local governments to facilitate the use or lease of county or municipal property for affordable housing purposes.
- Requires local governments to maintain a public written policy outlining procedures for expediting building permits and development orders for affordable housing projects.

Live Local Act SB102



\$100M Florida
Hometown Heroes
Program



\$252M SHIP
Funding



\$259M SAIL
Funding



\$100M Multifamily
Project



\$5,000 per unit
sales taxes refund
on building
materials



\$100M new tax
donation program



3 Ad Valorem
exemptions



Require local gov't
to publish available
land for affordable
housing



Removes provision
that allows local
gov't to impose
rental control

Impacts from CS/HB 1417: Residential Tenancies

The bill:

- Expressly preempts to the state the regulation of residential tenancies, the landlord-tenant relationship, and all other matters covered by the Act.
 - Specifies that it supersedes any local government regulations on matters covered under the Act.
 - Modifies the time for giving notice of termination of a tenancy for month-to-month tenancies and tenancies of a specified duration.
 - Effective July 1, 2023.
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- Ordinance 2023-70 established the Residential Rental Unit Permit program. The purpose of the program is to eliminate substandard residential rental units by creating a permit and inspection program that requires all regulated residential rental units within the city to meet minimum property maintenance and energy efficiency standards.
 - Pursuant to the preemption language contained in CS/HB 1417, reserving regulation of residential tenancies to the State, Ordinance 2023-70 in its current form has been invalidated.

Impacts from CS/HB 1417: Residential Tenancies

- Article V, Fair Housing Sec. 8-88. - Prohibition of discrimination in the sale or rental of housing. The bill invalidates local provisions affecting the tenant screening process used by landlords. Florida Statutes Chapter 760.23 specifies Fair Housing related prohibited practices preventing discrimination in the sale and rental of housing.
- Chapter 30, Article IV, Sec. 30-4.8. – Development Compatibility. The bill invalidates the regulation of bedroom limits for residential rental units.
- Chapter 30, Article IV, Sec. 30-4.10. - Occupancy limitation. The bill invalidates the regulation of occupancy limits within residential rental units.

Thank you.

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