

GCRA Housing Programs Update & Recommendations

City Commission Meeting

September 28, 2023



Gainesville
Community
Reinvestment
Area

Leslee Highsmith Rogers, Project Manager



Today's Agenda



Heirs' Property
Assistance Program
Update



My Neighborhood
Program Update



Neighborhood
Paint Program
Update



Program
Recommendations



Heirs Property Assistance Program

PROGRAM PURPOSE

The purpose of the heirs' property assistance program is to increase neighborhood stability by growing individual wealth and access to property ownership by assisting owners of heirs' properties to gain clear titles to their homes.

With a clear title, property owners are able to negotiate with lenders, obtain homeowner's insurance, obtain property tax homestead exemption, and obtain repairs or rehabilitate homes at risk for demolition.

Current Program Year: 2nd



Heirs Property Assistance Program Update

FY23 Budget: \$296,406.00

FY23 Actuals & Encumbered funds: \$143,981

FY23 Remaining funds: \$152,425

of Recipients: 7

FY24 Budgeted Funding: \$100,00.00



Heirs Property Assistance Program Recommendations

Program Recommendations:

Modify the Heirs' Property Program to include:

- ☐ Estate Planning Services up to \$5,000.00 per applicant.
- ☐ Financial assistance for overdue residential property tax bills, up to \$5,000.00 per home.
 - ☐ If the residential property is heirs' property, the home must be successfully probated through the GCRA Heirs' Property Program, in order to qualify.
- ☐ One-Time award



My Neighborhood Program

PROGRAM PURPOSE

The primary objective of the City of Gainesville Community Reinvestment Area's ("GCRA") My Neighborhood Program ("Program") is to strengthen neighborhoods by incentivizing long-term homeownership. The Program offers financial assistance to former residents of eligible neighborhoods to purchase a home or lot within their neighborhood.

This Program supports the housing objective of the GCRA's 10 Year Reinvestment Plan by helping to maintain the culture and existing population of neighborhoods. These principles are found throughout the City's Strategic Plan 2020-2025-2035, which calls for neighborhood stability through increased housing affordability so that income does not dictate where a neighbor can choose to live. In addition, with the two above-mentioned plans, it is a goal of the City of Gainesville's Housing Action Plan to increase equity by promoting permanent affordability.

Current Program Year: 2nd



My Neighborhood Program Update

FY23 Budget: \$300,000.00

FY23 Actuals & Encumbered funds: \$75,244.00

FY23 Remaining funds: \$224,756.00

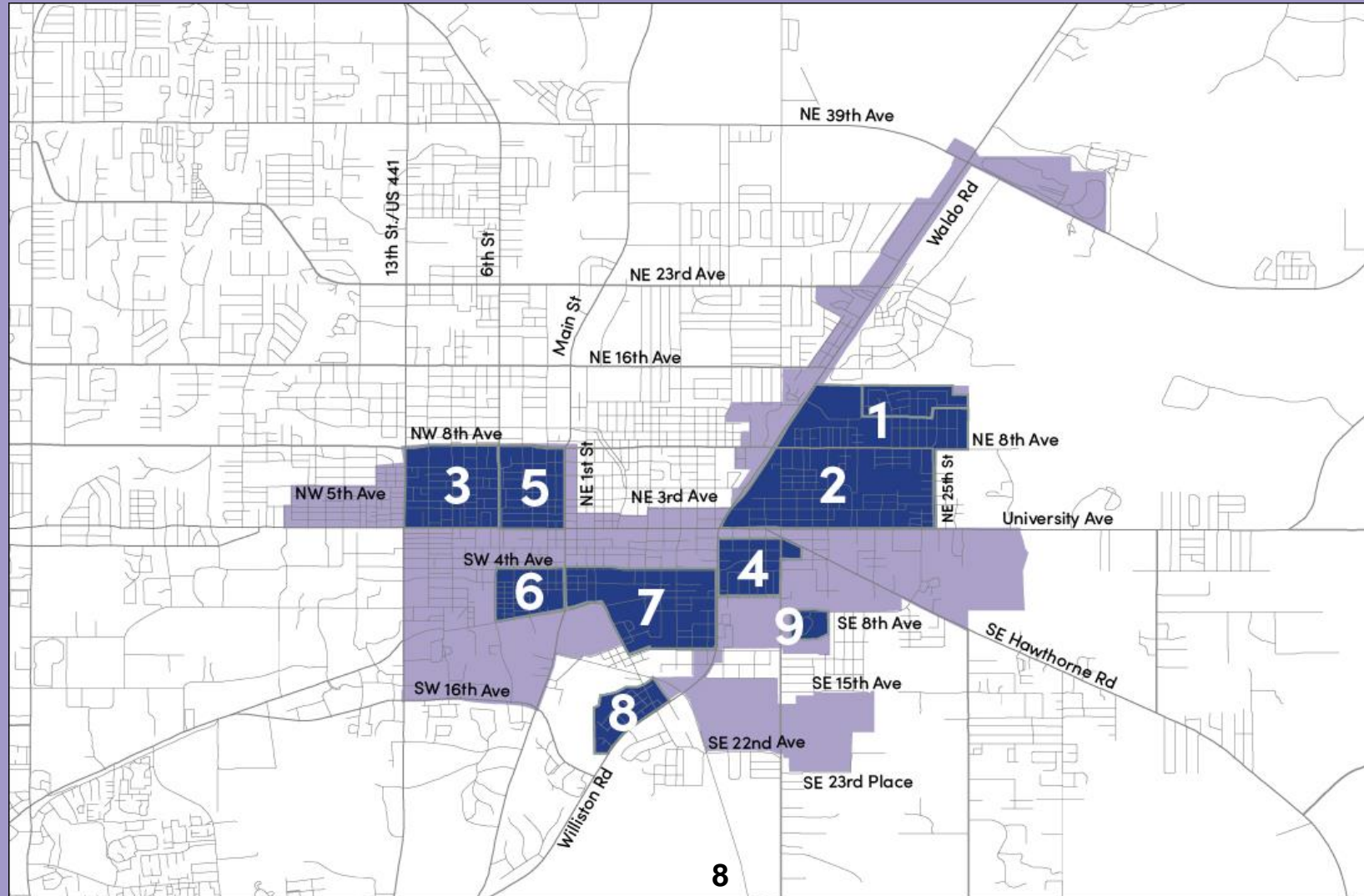
of Recipients: 2

GCRA leadership will revisit the progress of this program in six months.

FY24 Budget Funds: \$180,000.00



My Neighborhood Program Map



1. CEDAR GROVE
2. DUVAL
3. FIFTH AVE
4. NORTH LINCOLN
HEIGHTS
5. PLEASANT STREET
6. PORTERS
7. SPRINGHILL
8. SUGARHILL
9. HEARTWOOD

My Neighborhood Program Recommendations

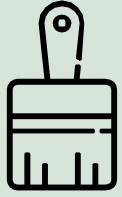
Application	Current Program	Proposed Revision
Section 2	Offered up to \$25,000	Offers up to \$35,000 or up to \$50,000 if located within Fifth Avenue or Pleasant Street Neighborhoods under the Program
Section 3	Updated conditions section	Updated and clarified the section. Added in for Program recipients that they must self-certify yearly by October 1 that they continue to qualify under the Program, or they will default under the mortgage terms.
Section 4	Restricted to previous residents of existing neighborhoods meeting conditions returning to the same neighborhood	Allows applicants from any neighborhood that meet conditions of the Program to apply under the Program to any other neighborhoods designated by the Program. Added Heartwood (formerly Kennedy Homes residents) as an allowed eligible neighborhood.

My Neighborhood Program Recommendations Continued

Application	Current Program	Proposed Revision
Section 4	Allowed 12 months for construction on a purchased vacant lot after closure of purchase	Allowed for 18 months for construction completion on a purchased vacant lot

Additional Program Funding Opportunities

1. Provide financial assistance to reduce the purchase price of the Infill project single-family homes in Porters and Fifth Ave/Pleasant Street neighborhoods
2. Invest more resources into the Historic Home Stabilization Program to allow more homeowners the opportunity to receive home rehabilitation (current funding allows for two rehabs/year)
4. Invest more resources into the Neighborhood Paint Program to assist more homeowners
5. Invest more resources into the EHEDI Project
6. Invest more resources into the Heritage Trail Project



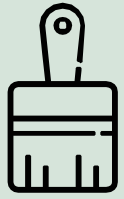
Neighborhood Paint Program

PROGRAM PURPOSE

The purpose of the Neighborhood Paint Program (“Program”) is to encourage neighbors to improve the exterior of their homes and beautify their neighborhoods.

Through the GCRA 10 Year Reinvestment Plan, the GCRA is authorized to provide incentives to improve residential neighborhoods. During community engagement for the Reinvestment Plan in 2019, the community identified specific areas that have the most need pertaining to residential improvements.

Current Program Year: 2nd



Neighborhood Paint Program Update

FY23 Budget: \$197,334

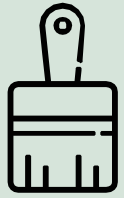
FY23 Actuals & Encumbered funds: \$197,334

FY23 Remaining Funds: \$0.00

of Recipients: 33

Invoices pending processing: 5

FY24 Budget Funds: \$192,000.00



Neighborhood Paint Program Recommendations

Program Recommendation:

Add the following stipulation under the program:

- ☐ The homeowner can not alter the finished product for a period of five years. If the paint is altered, the GCRA will have the right to request that the home be returned to the identical look of the home at the time the Affidavit of Completion was executed.
- ☐ If the homeowner does not comply with the request, following the 2nd notice, the homeowner will be required to return a percentage or all of the funding. The repayment amount will be determined based on the amount of time the home has been painted at the time the homeowner is considered non-compliant.