



City of Gainesville Agenda Item Report

File Number: 2023-1034

Agenda Date: November 2, 2023

Department: Housing & Community Development

Title: 2023-1034 Quarterly Housing Update (B)

Department: Housing and Community Development

Description: Quarterly Housing Update from Housing and Community Development staff regarding various aspects of the Department of Housing & Community Development and the Gainesville Community Reinvestment Area housing initiatives.

Fiscal Note: Funding for these initiatives has been allocated through various funding sources including the Community Development Block Grant Program, the HOME Investment Partnership Program, the State Housing Initiatives Partnership Program, the American Rescue Plan Act, HOME American Rescue Plan Act, ConnectFree Program and Gainesville Community Reinvestment Area (GCRA).

Explanation: Staff will provide an update on various housing initiatives and discuss the state of current funding and programmatic initiatives.

Housing Initiatives underway include:

- The Department of Housing & Community Development (HCD) completed the rehabilitation or replacement of 31 homes to date in 2023 (14 major rehabilitation, 15 roof replacements, and 2 home replacements), provided 20 neighbors with down payment assistance, conducted 3 Homebuyer Education workshops, assisted 5 neighbors with utility connections and served 18 neighbors with Rental Eviction Prevention services.
- HCD's current construction pipeline consists of 26 Home Rehabilitation Projects including 3 house replacements, 13 roof replacements and 10 major house rehabilitations. There are 123 households on the wait list pending eligibility review.
- GCRA funded housing programs have assisted a total of 38 households under the Neighborhood Paint Program, 7 households under the Heirs Property Assistance Program, 3 households under My Neighborhood Program and 11 households under the Community Weatherization Coalition Home Energy Tune-up Program. In the Heartwood Neighborhood, 13 homes

closed (Dream to Reality “D2R”-10 & Showcase-3), 2 pending (D2R-1 & Showcase-1), 3 spec homes for sale and 16 available home sites.

- The City Commission approved the revised ConnectFree resolution on September 7th and staff is finalizing the application for assistance to connect new affordable housing projects. That application is scheduled to be available by November 1st.
- At the June 15th City Commission meeting, the Commission awarded \$7.2 million of ARPA funding in developer’s subsidy to five (5) affordable housing developers. Staff is working with the City’s ARPA consultant to finalize the ARPA subrecipient agreement so the awardees can commence construction.
- Under the HOME-American Rescue Plan act (ARP) program, the Department of Housing & Community Development and the Department of Sustainable Development have been collaborating to redevelop five (5) city owned lots by building affordable housing on the property. Each parcel will contain a primary single-family unit and up to two Accessory Dwelling Units (ADUs). In addition, to increase access to affordable housing, staff is developing permit-ready ADU plans that neighbors can use.
- The City and Bright Community Trust (BCT) have executed the American Rescue Plan Act subrecipient agreement and the Community Land Trust contract. As part of the agreement, the City has conveyed four (4) lots to BCT who has begun the process of procuring the services of a general contractor. BCT is scheduled to present at the next City Commission meeting-November 16th.
- The Department of Sustainable Development, in collaboration with several other City Departments, has developed an online interactive affordable housing map. Staff will demonstrate the various uses of this map during the presentation of this item.

Strategic Connection:

- Goal 1: Equitable Community
- Goal 2: More Sustainable Community
- Goal 3: A Great Place to Live and Experience
- Goal 4: Resilient Local Economy
- Goal 5: “Best in Class” Neighbor Services

Recommendation: The City Commission hear the Quarterly Housing Update presentation from the Department of Housing & Community Development.