

2024-210A

City of
Gainesville

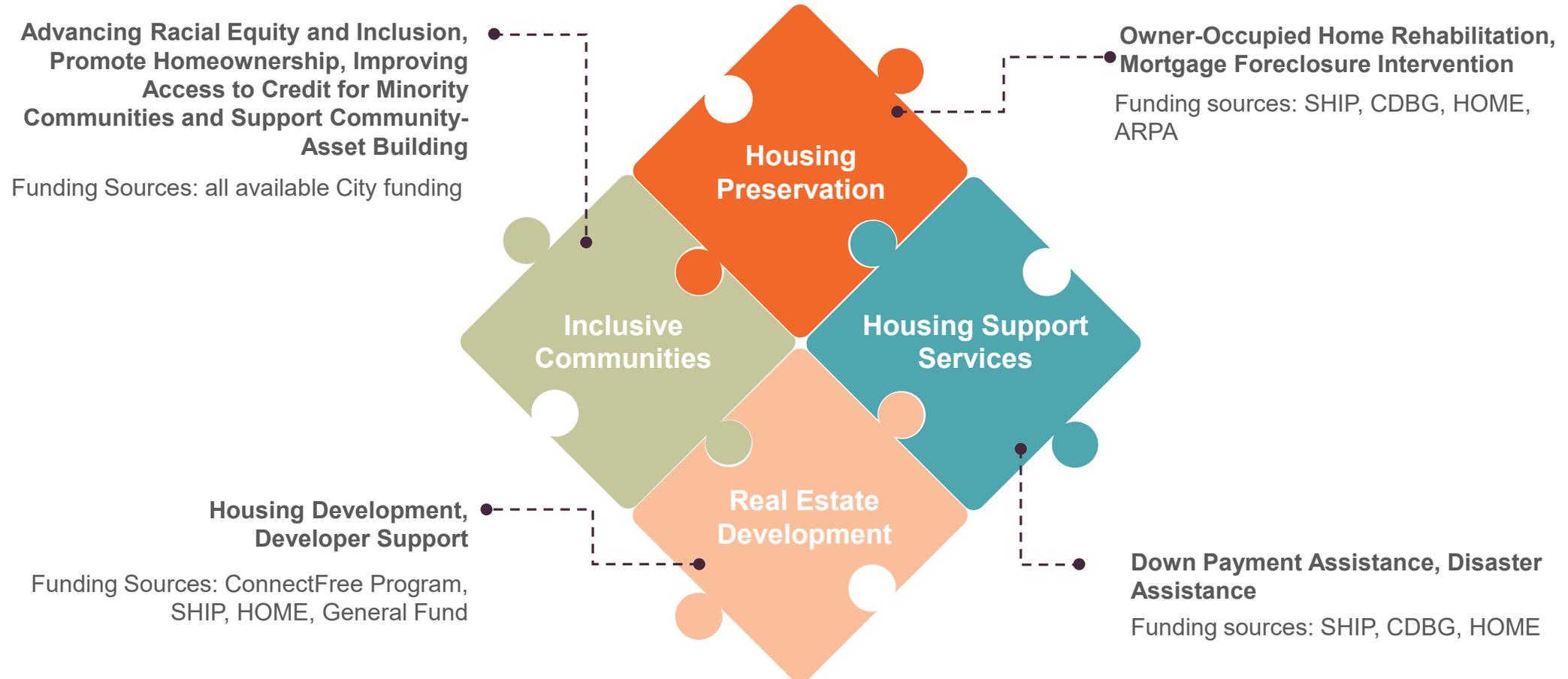
Quarterly Housing Update

Housing and Community Development

Gainesville City Commission Meeting

March 7, 2024

Department of Housing & Community Development



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)



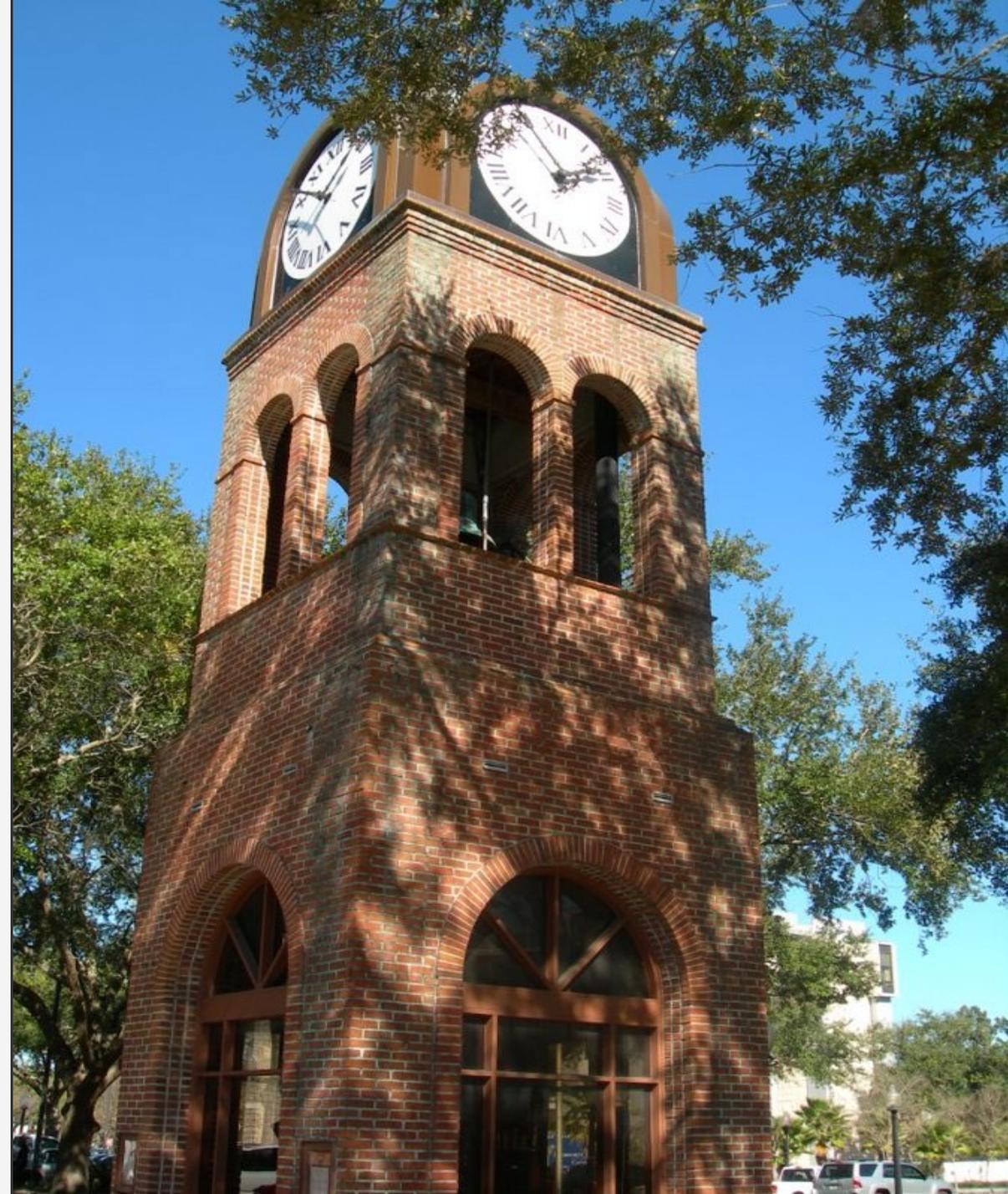
State:

State Housing Initiatives Partnership program (SHIP)



Local:

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



CDBG- Community Development Block Grant

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



FY23-24 Budget: \$1,357,194



Housing Programs, Housing Development, and Public Services



Housing Action Plans (annual, 5-year)



HOME- Home Investment Partnerships

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



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

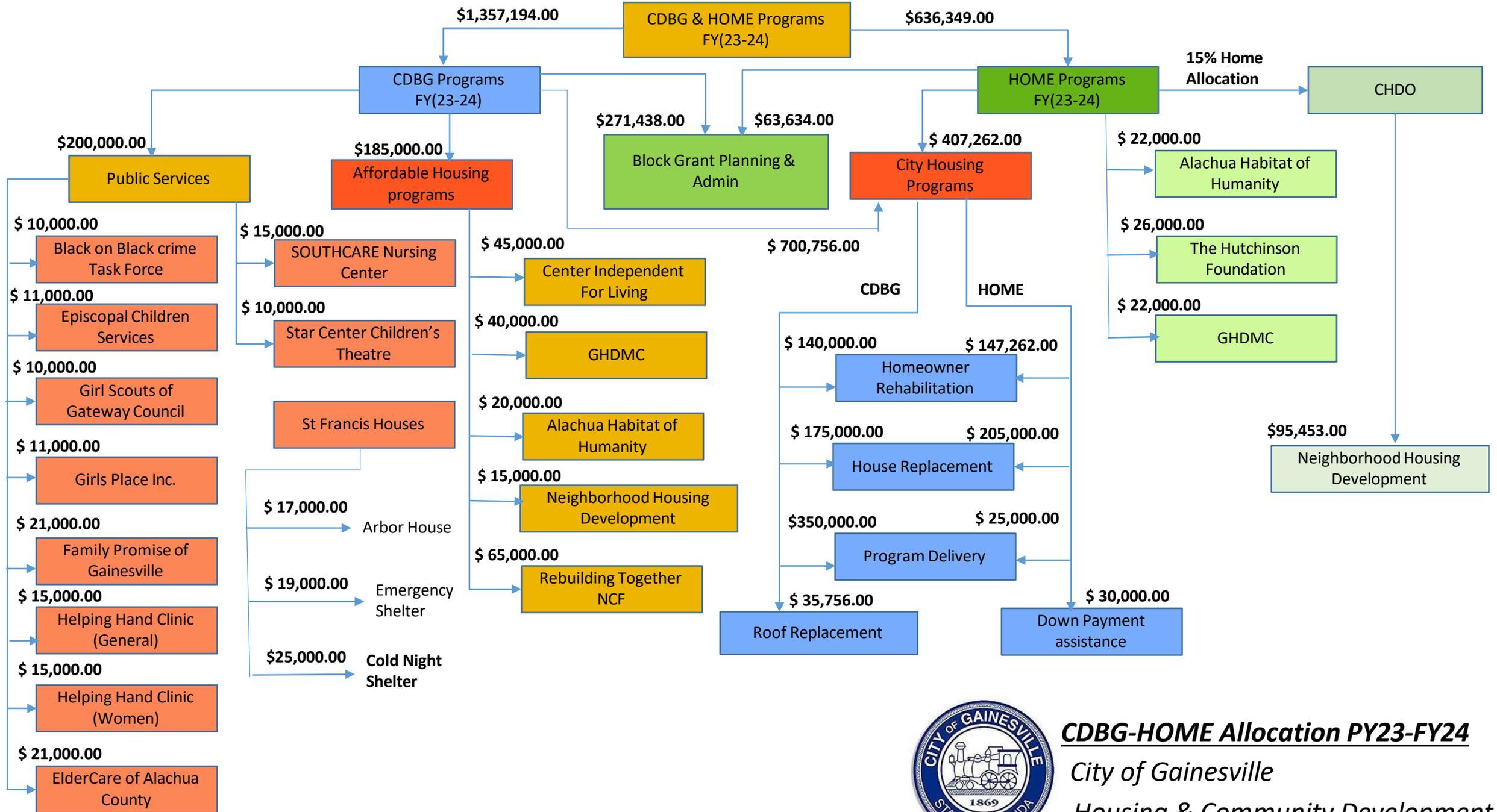


Neighborhood Housing & Development Corp.
Gainesville Housing Development & Management Corporation
Alachua Habitat for Humanity



Funds HCD Programs (Rehabilitations & DPA)





CDBG-HOME Allocation PY23-FY24
City of Gainesville
Housing & Community Development

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.
- Star Center Children's Theatre

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

ARPA Affordable Housing \$8M

\$6.35 million to underwrite the development of new rental housing units



\$250,000 to underwrite new for sale housing units



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



\$320,000 to expand down payment assistance



\$100,000 for land acquisition to purchase to produce affordable housing

City Commission approved to reallocate \$660,000 for homeless services

ARPA Affordable Housing (Homeownership)

NHDC (Infill)

- \$250,000
- Reviewed ARPA sub recipient agreement w/ developer
- Placed agreement in contract management system

CREATE

5

Residential Units



Creekside Commons

- \$600,000
- Submitted ARPA sub recipient agreement to the developer
- Developer entered into an agreement to sell land to the City.

CREATE

12

Residential Units

ARPA Affordable Housing (Rental)

Woodland Park

- \$4,285,000
- ARPA sub recipient agreement transmitted to the developer.
- City staff and developer are finalizing the agreement. Execution goal: March 2024

CREATE

144

Residential Units

Oakview Apartments

- \$1,785,000
- ARPA sub recipient agreement reviewed by the developer. The developer submitted comments
- Developer is working with the County to secure additional funding.

CREATE

51

Residential Units

Jessie's Village

- \$280,000
- ARPA sub recipient agreement reviewed by the developer
- The City is waiting on the developer to execute the agreement.

CREATE

8

Residential Units

Community Land Trust (CLT)

- Construction underway
 - 818 SW 2nd Street
- Permitting Stage
 - 1047 NW 6th Place
 - 1118 NW 6th Place
 - 703 SW 5th Terrace
- Remaining lots
 - TBD

\$1,000,000 ARPA
Allocation



City conveyed 4 lots

City will convey 6 more
lots pending CC approval



HOME-ARP



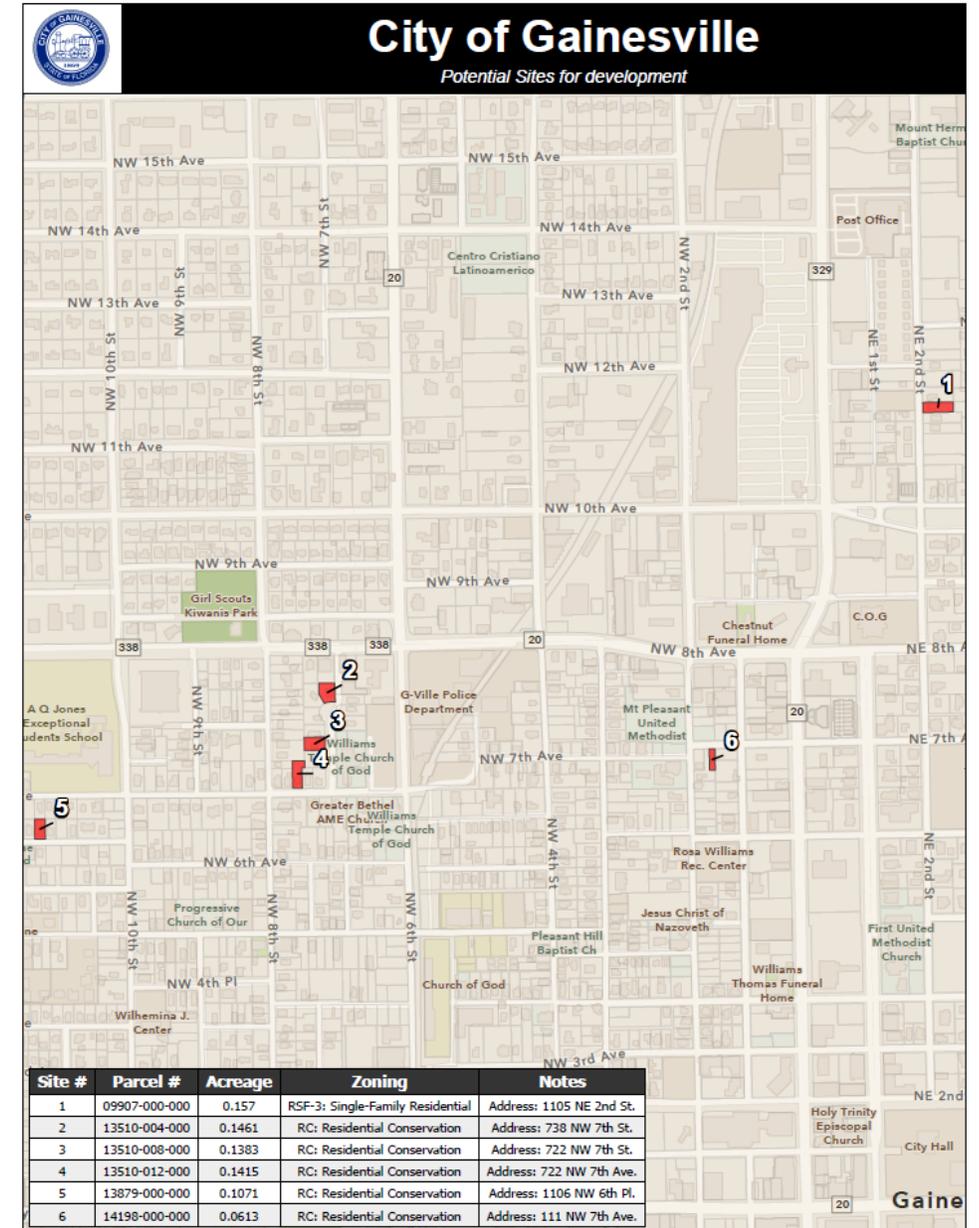
Total Allocation: \$1.9M



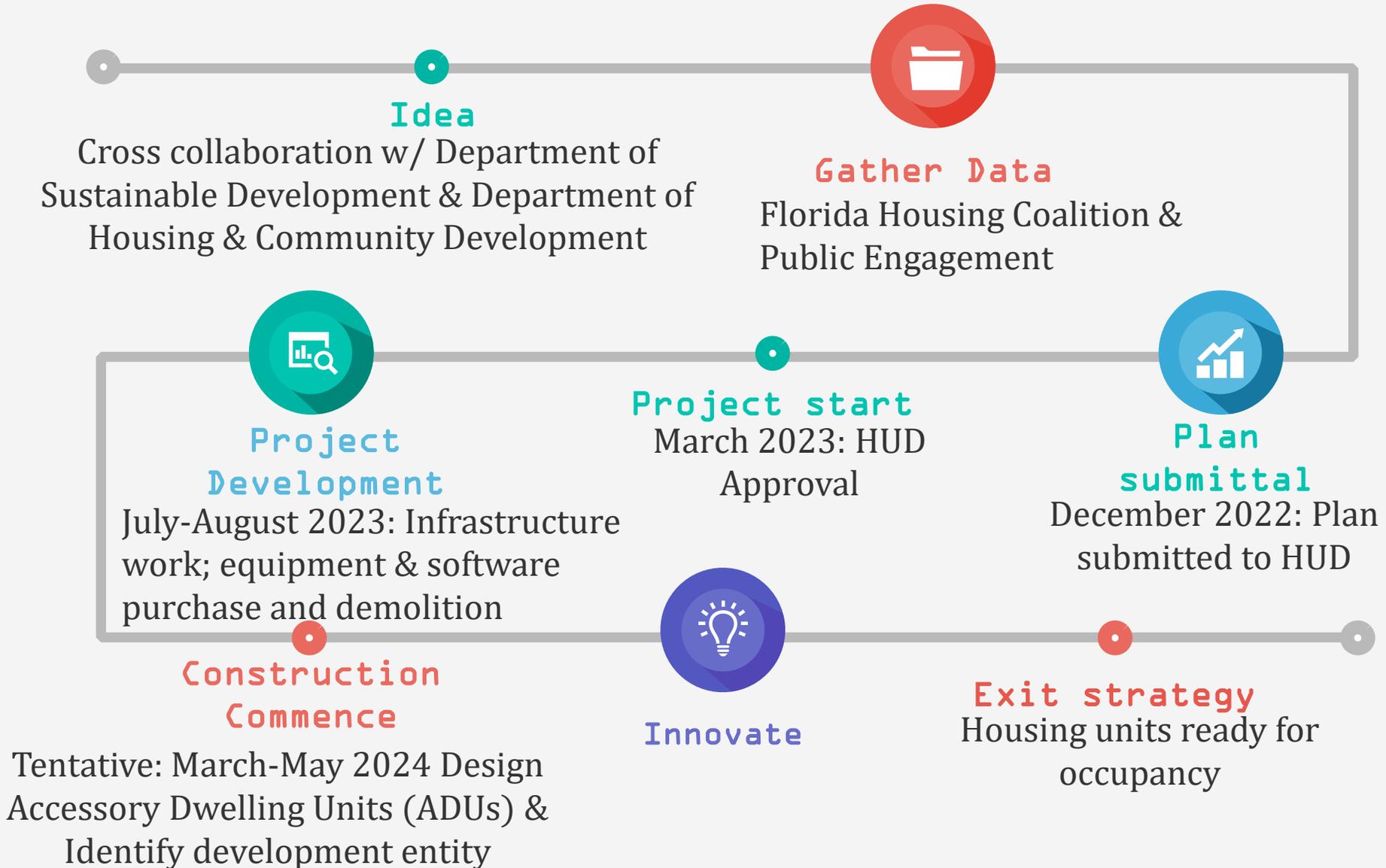
Approximately \$1M for redevelopment of five (5) city owned lots to build single family homes with accessory dwelling units



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)



HOME-ARP



SHIP-State Housing Initiatives Partnership

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



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



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



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



SHIP
housing a stronger Florida

ConnectFree

City Commission approved updated the resolutions:
September 7th

Application for connecting new affordable housing
units available: November 1st

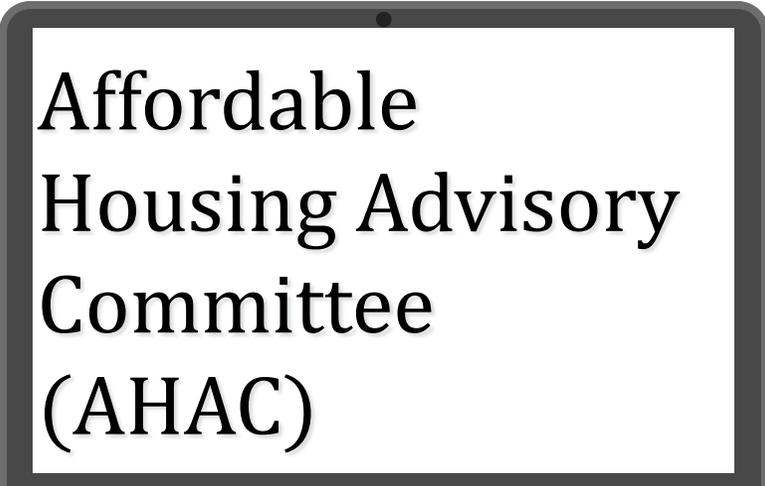


Staff received 4 completed applications from affordable
housing developers

Staff will present funding recommendation to the City
Commission March 21st

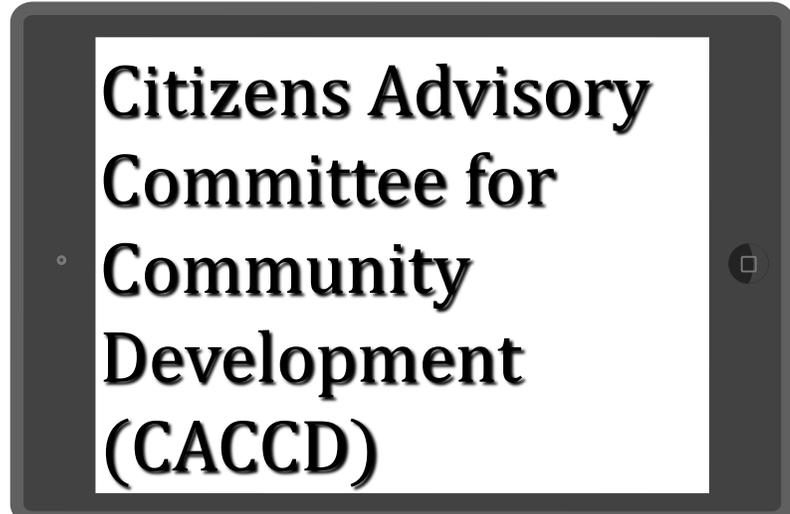
Completed 4 water/wastewater projects during the 1st
Quarter

Citizens Advisory Committee



Affordable Housing Advisory Committee (AHAC)

- 2nd Tuesday of the month
- Local Housing Assistance Plan (LHAP)
- Incentive & Recommendation Report (IRR)
- State Housing Initiatives Partnership (SHIP)
- Local Government Area of Opportunity (LGAO)-Low Income Housing Tax Credits (LIHTC) & Local Government Contribution (LGC)-State Apartment Incentive Loan (SAIL)



Citizens Advisory Committee for Community Development (CACCD)

- 3rd Tuesday of the month
- Community Development Block Grant (CDBG) & HOME Investment Partnerships Programs
- HUD Plans (Consolidated Plan, Annual Action Plan(s) & Consolidated Annual Performance Evaluation Report - CAPER)

Interagency Housing Coordination



City of Gainesville: Department of Sustainable Development & Department of Housing & Community Development

Alachua County: Housing & Community Services

Next Interagency Housing Meeting March 19th

Current Snapshot: Owner-occupied Rehabilitation Projects

**HOUSING REHAB
(13)**

**HOUSE
REPLACEMENTS (4)**



**ROOF
REPLACEMENTS (7)**

**REHAB WAITLIST
(141)**

Quarter 1: Total HCD Investment

\$172,250

Down Payment Assistance

- ARPA \$60,000
- ConnectFree \$5,250
- SHIP \$55,000
- Special Revenues (D2R) \$52,000

\$89,400

House Replacement

- SHIP \$89,400

\$116,125

Major Rehabilitation

- CDBG \$67,010
- HOME \$13,948
- SHIP \$35,167.15

\$9,664

Mortgage Foreclosure

- SHIP

\$120,895

Roof Replacement

- CDBG \$120,895.75

\$51,556

Water/Waste Water

Connections

- ConnectFree \$51,556.07

Total Investment

\$559,891.07

Households served

29

Thank you.

City of
Gainesville

Quarterly Housing Update

Housing and Community Development

Gainesville City Commission Meeting

March 7, 2024