

City of
Gainesville

2024-281A

Quarterly Housing Update

Housing and Community Development

Gainesville City Commission Meeting

March 25, 2024

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:

General Fund, ConnectFree, Community Land Trust, Rental Eviction Prevention and Homeowner Education Workshops, Housing Policies/Regulations/Pending Legislation

Federal Funding

Sources: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) & American Rescue Plan Act (ARPA)

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)

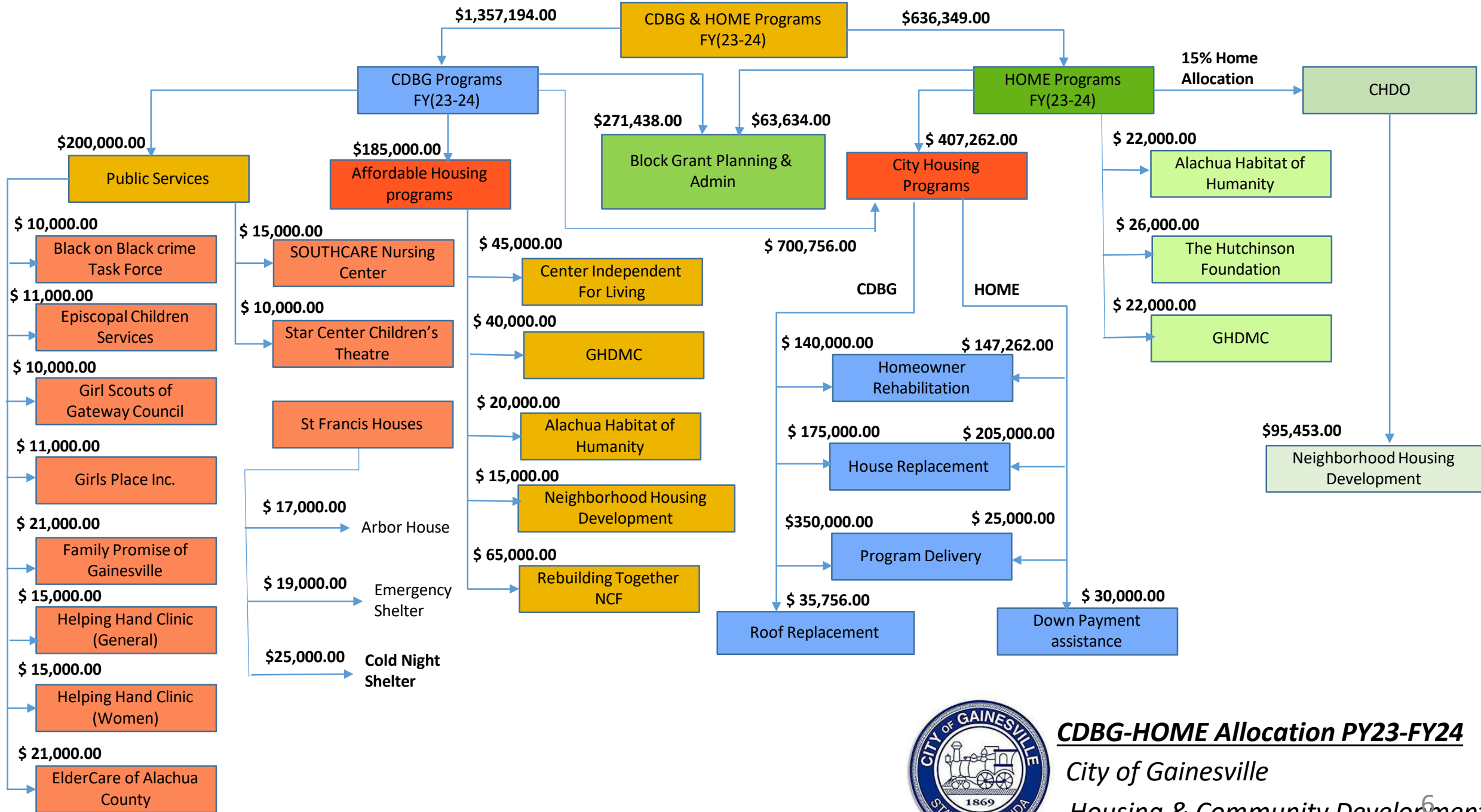


Neighborhood Housing & Development Corp.
Gainesville Housing Development & Management Corporation
Alachua Habitat for Humanity



Funds HCD Programs (Rehabilitations & DPA)





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

CDBG & HOME-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



\$410,379 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
- The ARPA sub recipient agreement has been executed.

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 ARPA sub recipient agreement has been executed.

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

Conveyance of 6 more
lots pending CC approval



HOME-ARP



Total Allocation: \$1.9M



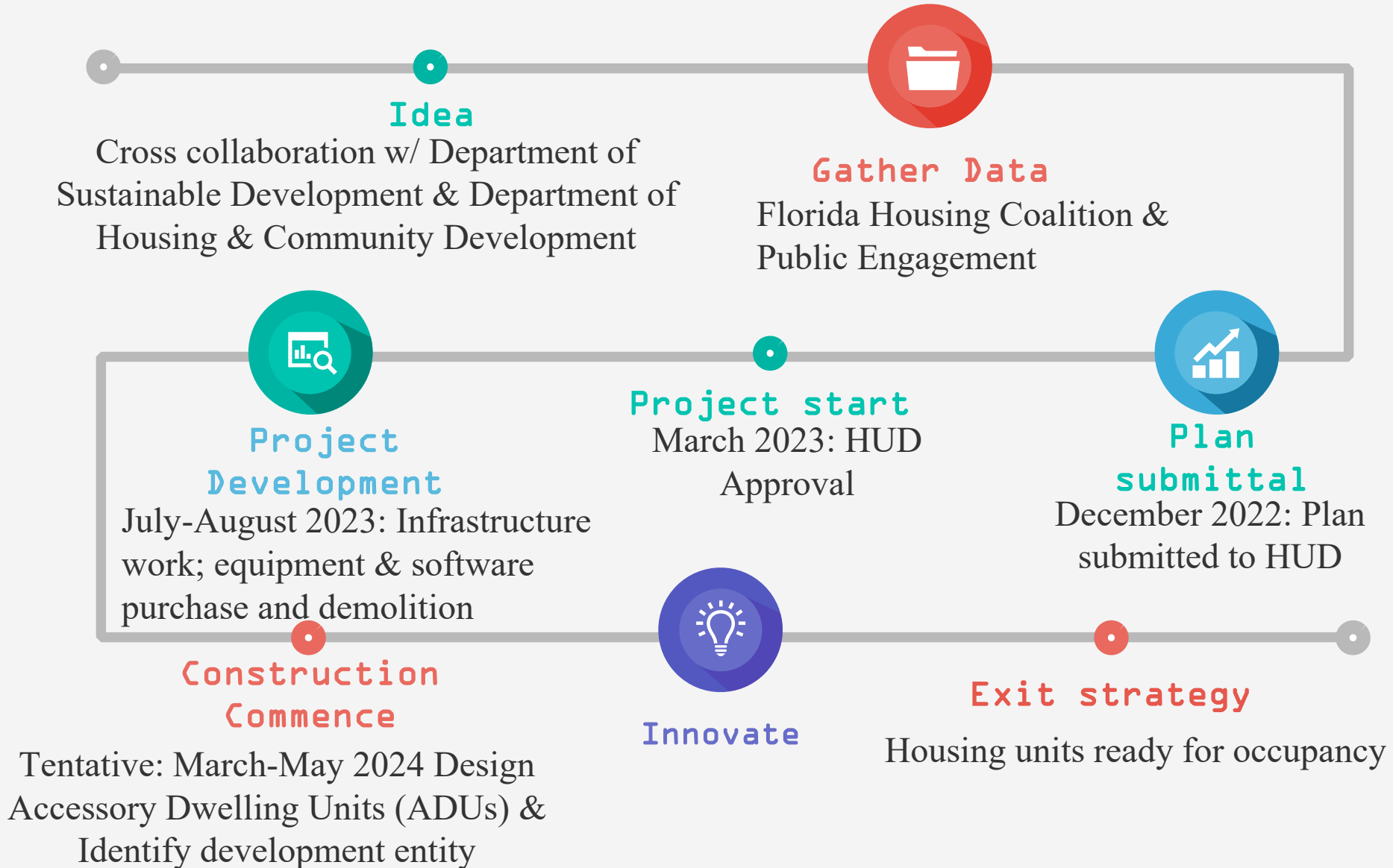
Approximately \$1M for redevelopment of five (5) city owned lots to build single family homes with accessory dwelling units



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



State Funding Source:
State Housing Initiatives Partnership
(SHIP)

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

Local Funding Sources:

ConnectFree and General Fund

ConnectFree

City Commission approved the updated resolution:
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

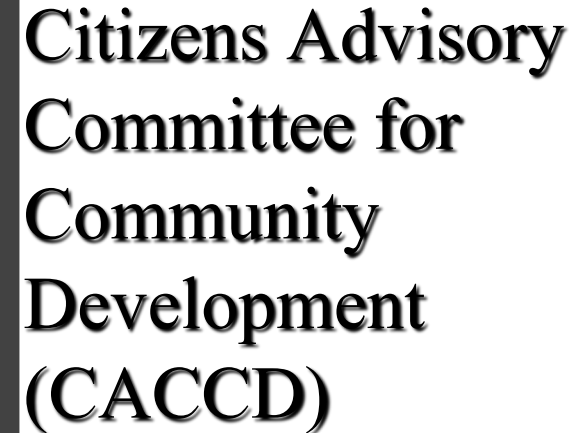
**Completed 4 water/wastewater projects during the 1st
Quarter**

Citizens Advisory Committee



Affordable Housing
Advisory
Committee
(AHAC)

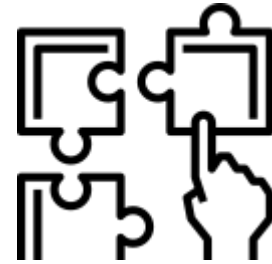
- 2nd Tuesday of the month
- Local Housing Assistance Plan (LHAP)
- Incentive & Recommendation Report (IRR)
- State Housing Initiatives Partnership (SHIP)
- Local Government Area of Opportunity (LGAO)-Low Income Housing Tax Credits (LIHTC) & Local Government Contribution (LGC)-State Apartment Incentive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

Alachua County: Housing & Community Services

Next Interagency Housing Meeting April 16th

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

\$116,125

Major Rehabilitation

- CDBG \$67,010
- HOME \$13,948
- SHIP \$35,167

\$120,895

Roof Replacement

- CDBG \$120,895

\$89,400

House Replacement

- SHIP \$89,400

\$9,664

Mortgage Foreclosure

- SHIP

\$51,556

Water/Waste Water Connections

- ConnectFree \$51,556

Total Investment

\$559,891

Households served

29

Homeless Services Agreement

- Alachua County Coalition for Homeless and Hungry (GRACE Marketplace)
- Dates: October 1, 2019-September 30, 2024
- Terms: \$1,500,000 annually from City and County
 - FY20 City \$1,000,000/County \$500,000
 - FY21 City \$1,250,000/County \$250,000
 - FY22 City \$1,500,000
 - FY23 City \$1,500,000
 - FY24 City \$1,050,000 + \$300,000 (ARPA)/County \$150,000
- Funding is paid in equal monthly payments

In addition, the City provides funding to outside agencies via Community Development Block Grant funding (St. Francis House-\$61,000, Family Promise-\$21,000, and Helping Hands-\$30,000)

GRACE Marketplace Operating & Maintenance

Funded by the City (in addition to annual support)

FY 20

- \$283,460 VA dormitory renovations
- \$915 generator contract & inspections
- \$600 Fire sprinkler contract
- \$1,080 Fire alarm inspections & monitoring
- \$31,500 Landscaping
- \$12,039 Repairs for GRACE

FY21

- \$40,000 front gate upgrade and repairs
- \$5,000 repair walkway drainage issues
- \$13,000 replace HVAC equipment
- \$21,000 replace Epoxy floor in kitchen
- \$31,500 landscaping
- \$915 generator contract & inspections
- \$600 fire sprinkler contract
- \$1,080 fire alarm inspections & monitoring
- \$17,909 repairs for GRACE

GRACE Marketplace Operating & Maintenance

Funded by the City (in addition to annual support)

FY22

- \$43,400 demolition of abandoned buildings
- \$31,500 landscaping
- \$915 generator contract & inspections
- \$600 fire sprinkler contract
- \$1,080 fire alarm inspections & monitoring
- \$17,805 repairs for GRACE

FY23

- \$31,500 landscaping
- \$260,000 security fence and security cameras
- \$49,869 general maintenance
- \$2,749 generator contract-service & inspections
- \$2,970 fire sprinkler contract
- \$2,370 fire alarm contract
- \$413,700 laundry room renovation
- \$102,399 ADA upgrades

GRACE Marketplace Operating & Maintenance

Funded by the City (in addition to annual support)

FY24

- \$37,200 landscaping
- \$2,600 landscaping
- \$67,588 HVAC repair and replacement
- \$915 generator contract & inspection
- \$600 fire sprinkler contract
- \$1,080 fire alarm inspections & monitoring
- \$3,153 repairs for GRACE

Total

FY20-24

- FY20: \$329,594
 - FY21: \$131,004
 - FY22: \$95,300
 - FY23: \$865,557
 - FY24: \$113,136
- \$1,534,591**

Gainesville Community Reinvestment Area (Homeless services and support)

FY25-29

- Homeless services
- Downtown Ambassador program
- \$700,000 annually





\$700,000 in additional ARPA funds re-allocated for recent shelter expansion....

Thank you.

City of
Gainesville

Quarterly Housing Update

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

March 25, 2024