



City of Gainesville Agenda Item Report

File Number: 2024-311

Agenda Date: April 18, 2024

Department: Department of Housing & Community Development

Title: 2024-311 Woodland Park Demolition/Disposition Letter of Support (B)

Department: Housing and Community Development

Description: Request for the City Commission to authorize the Mayor to send a letter supporting the Gainesville Housing Authority's application to the U.S. Department of Housing and Urban Development for permission to demolish 79 obsolete units in Woodland Park in order to facilitate the construction of 144 new affordable housing units.

Fiscal Note: The City committed \$4,285,000 from the American Rescue Plan Act funds to support the development of Woodland Park, Phase 2.

Explanation: The Woodland Park residential development was first completed in 1970. As such, many existing residences in Woodland Park are obsolete and in poor physical condition. In fact, many units lack central air conditioning.

In an effort to address this issue, as well as to increase the overall number of affordable rental units in Gainesville, the Gainesville Housing Authority (GHA) has adopted a two-phase redevelopment plan that includes demolishing the 170 obsolete units and building 240 new affordable units.

Phase 1 of the Woodland Park redevelopment plan has been completed and resulted in the replacement of 91 obsolete units with 96 new ones. GHA is currently moving forward with design, permitting, and financing for Phase 2 of the Woodland Park redevelopment plan, which will involve the demolition of 79 units and the development of 144 new units.

Before a Public Housing Authority (such as GHA) can demolish any public housing, federal regulations require the following:

1. The Public Housing Authority must develop a Relocation Plan that describes how it will ensure that any households currently living in any of the units proposed for demolition will be moved and re-housed in safe, sanitary homes. In addition, the

GHA's Relocation Plan provides these households first choice to move into the new units, when those units are built;

2. The local government's highest elected official must provide a letter supporting the demolition and the relocation of residents; and
3. The U.S. Department of Housing and Urban Development (HUD) must approve the demolition and the Relocation Plan.

Prior to developing Phase 1 of Woodland Park, GHA completed a similar process with HUD.

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 authorize the Mayor to send a letter supporting the Gainesville Housing Authority's application to the U.S. Department of Housing and Urban Development to demolish 79 obsolete housing units in Woodland Park in order to allow the development of 144 new affordable units, subject to City Attorney approval as to form and legality.