



2024-774A

ConnectFree Funding for Jessie's Village

Gainesville City Commission

October 17, 2024

Introduction

- On September 7, 2023 the City Commission adopted Resolution #2023-806
- Clarified how ConnectFree funds can be used to support new affordable housing projects
- Limits to costs associated with:
 - The engineering design and construction to extend City water/wastewater facilities to the property;
 - Meter Installation Charges; and
 - Connection Charges.
- If, for any reason, the actual costs of connection are less than the amount awarded by the City Commission, the remaining funds will stay with the ConnectFree Program and become available for other ConnectFree Projects

Introduction, continued

- After adoption of Resolution #2023-806, staff notified 77 affordable housing developers (businesses and individuals) who had either:
 1. previously applied to the City for assistance to develop new affordable housing;
 2. contacted City staff and asked to be notified when such assistance became available; or
 3. previously developed new affordable housing in the City
- Diverse group
 - Ranged from small local firms that build single-family units, to large out-of-state multi-family developers
 - Included both non-profits and for-profits

Past Actions

- On April 4, 2024 the City Commission approved \$32,000 in ConnectFree Funding for Jessie's Village
- Original application was for 8 of 22 units to be affordable
- Current application is for all 22 units to be affordable

Jessie's Village

- Developer Name: The Hutchinson Foundation, Inc.
- Applicant funding request: \$87,700
- Staff funding recommendation: up to \$87,700
- Estimated total project cost: \$3.2 million
- Development location: 215 SE 21st Street
- Total number of units: 22
- Number of affordable units: 22
- Development schedule: Expects to begin construction in December 2024.

Jessie's Village, continued

- 5 one-story buildings, each containing 4 or 5 units
- Each unit will contain 2 or 3 bedrooms
- Using GRU's online W/WW Fee Estimator Tool, the applicant estimates that meter installation and connection charges will be \$87,706
- For Fiscal Year 2024-25, approximately \$1.5 million are available for this initiative

Recommendation

The City Commission:

1. award up to \$87,000 in ConnectFree funds to Jessie's Village; and
2. authorize the City Manager or designee to execute any documents necessary to such funding, subject to City Attorney approval as to form and legality.

