

**Gainesville.**  
**Citizen centered**  
**People empowered**

**General Policy Committee**

**Response to Requests from Gainesville  
Housing Authority**

December 13, 2018

# Introduction

- Joint meeting (September 18, 2018)
  - City Commission
  - Gainesville Housing Authority (GHA)
- GHA presented information about activities and accomplishments
- GHA presented 9 requests
- Potential City responses discussed below

# Request #1

- Recognize GHA as the City of Gainesville's true partner in addressing the affordable housing issues in our community
- **RESPONSE:**
  - Effectively addressing affordable housing requires coordination between many sectors including:
    - government (federal, state and local)
    - educational institutions
    - healthcare institutions
    - nonprofit entities
    - for-profit entities.
  - Recognize GHA and other community organizations as true partners in this concerted effort

## Request #2

- Create a Cooperative Agreement as required by HUD with the establishment of a PHA
- **RESPONSE:**
  - According to HUD, “Grants and cooperative agreements both are financial assistance support mechanisms. Under both mechanisms, money and/or other direct assistance are provided to an eligible entity to carry out an approved project or activity in support of a public purpose and not for the direct benefit of the government.”
  - HUD allows, but does not require, Cities and Counties to enter into Cooperative Agreements with their PHA’s
  - Cooperative Agreements require substantial involvement from the City
  - The City has a competitive process whereby the City uses CDBG and HOME funds to provide grants to nonprofit organizations
  - The City oversees and monitors those programs
  - The Gainesville Housing Development and Management Corporation, which is associated with GHA, has been awarded FY 2018-2019 HOME funds to develop an affordable rental housing project

## Request #3

- Provide GHA First Right of Refusal for any available donated or conveyed land for affordable housing
- **Response:**
  - This would limit the City's ability to work with other organizations
  - Several qualified organizations work to provide affordable housing
  - City Commission values each of these organizations and desires to maintain equitable consideration in the disposition of land
  - City policy for disposing of surplus/escheated land allows many non-profit organizations to participate
  - If City Commission desires to provide right of refusal this would requires the City to revise Real Estate Policy

# Request #4

- Identify programs or funding that are not meeting their goals and reallocating towards affordable housing
- **RESPONSE:**
  - Historically, the City elects to allocate CDBG & HOME funds to nonprofit organizations to support housing, community development and public services initiatives to benefit low income households
  - These organizations go through an extensive competitive application process
  - Conducted by the Citizens Advisory Committee for Community Development (CACCD)
  - Appointed by the City Commission
  - Organizations provide specific activity and beneficiary goals which are monitored by the City
  - The CACCD makes annual funding recommendations to the City Commission
  - City Commission makes the final funding determinations
  - City monitors and approves agency reimbursement requests and funding disbursements
  - Agencies cannot carry forward any unused funds
    - An incentive to encourage full utilization of funds
  - Agencies typically use all of their funding during the fiscal year

## Request #5

- Develop a pilot program to incentivize landlords to make their properties energy efficient
- **RESPONSE:**
  - Further research is required to develop an incentive program for landlords
  - Being discussed by the Rental Housing Subcommittee
  - Also being discussed by the Board of County Commissioners & the CoC Housing Subcommittee

# Request #6

- Develop a City ordinance that makes it illegal to discriminate based upon lawful source of income
- **RESPONSE:**
  - Housing Choice Vouchers (HCV) are essentially, a lawful source of income.
    - Formerly, Section 8 Vouchers
  - Some landlords do not rent to persons paying rent with HCVs
  - The proposed ordinance makes it illegal for landlords to refuse to accept HCVs
  - The proposed ordinance could increase the number and locations of housing options available to persons with HCVs
  - The City Attorney has determined that such an ordinance is legal
  - Can develop one for City Commission consideration
    - Requires formal action by the City Commission
  - Similar ordinances in Broward County and in Miami-Dade County
  - Appear to be the only ones in Florida.



## Request #7

- Support the Community Land Trust program
- **RESPONSE:**
  - Community Land Trusts (CLTs) are private organizations
  - May help maintain affordability of existing housing
    - particularly in areas with rising property values
  - Usually supported, at least initially, by governments
  - If Commission desires to support a local CLT, this item needs to be discussed during budget process
  - Important to understand and consider long-term legal requirements of CLTs
  - As with any private organization that receives public funds, a CLT's management and financial stability should be properly vetted

# Request #8

- Identify a dedicated source of funding for affordable housing
- **RESPONSE:**
  - Several options, including but not limited to, the following:
    - A countywide sales tax similar to Wild Spaces and Public Places.
    - An annual set aside of a portion of the property tax revenue. For more certainty, the City might issue a bond guaranteed by a portion of the property tax revenue.
    - A Commercial Linkage Fee which requires new development for businesses that generate low and moderate income employees, pay a fee that is used to generate nearby housing that is affordable to those employees. This option requires a nexus study to determine the amount of such a fee.
  - Many dedicated funding source options have been discussed previously
  - Issues are complex and often need a high level of coordination and communication involving several stakeholder groups and several levels of government
  - More study and research is required
  - City Commission funded Affordable Housing Plan may be completed in FY2019

## Request #9

- Advocate to fully fund the Sadowski Trust Fund and include in the City legislative agenda
- **RESPONSE:**
  - The City vigorously supports fully funding the Sadowski Trust Fund and includes that support in the City's Legislative Agenda

# Recommendation

- Hear a staff presentation
- Provide staff with guidance regarding Gainesville Housing Authority's requests