

City of Gainesville

Affordable Housing Advisory Committee

July 13, 2021

Meeting Agenda

- I. Call to Order
- II. Roll Call
- III. Adoption of Agenda
- IV. Introduction and Presentation of LIHTC Projects
- V. AHAC Discussion and Ranking
- VI. Preparation for August 5th City Commission
- VII. Additional Comments (Public, then Member)
- VIII. Adjournment

Affordable Rental Housing

- Partnerships
 - Federal, State, and Local Governments
 - Public and Private Sectors
 - For-Profit and Non-Profit
- Leveraging
- Government Funding Sources
 - Tax Credits (LIHTC), SAIL and ConnectFree

ConnectFree Program City of **Gainesville**

- City initiative
- Raises revenue
 - From surtax on new connections to GRU
 - In unincorporated area
- Primarily to subsidize new connections
- Allows a portion for affordable housing
 - Including local contribution for tax credit projects
- Previous projects
 - Arbours at Tumblin Creek, Deer Creek, Royal Park Apartments

Tax Credit Program

- Federal Program
 - Federal government issues tax credits to state governments
 - State agencies award the tax credits to developers through a competitive process
 - Developers generally sell the tax credits to private investors to obtain funding
 - When the project is in service, the private investors can claim the tax credits over a 10-yr. period
- Administered by the State
- Leveraging

State Goals

- RFA 2021-201, Medium-sized counties
 - Local Revitalization Initiative (1 project)
 - Geographic Area of Opportunity/SADDA (2 projects, Family demographic)
 - Near the SunRail (1 Project)
 - Local Government Area of Opportunity (LGAO-6 projects)
 - 1 or 2 next highest scoring
 - If funds available

LGAO

- Not a geographic area
- Incentivizes local financial commitment
- \$460,000 Loan
- Fewer cities/counties
- **City must pick 1 (only 1)**
- Fewer applicants
- Better odds for both the chosen applicants & the city/county
- State will pick 6

State LGAO Goals

- 6 Projects per RFA 2021-2021
 - 2 projects submitted, but not awarded in 2019 and 2020
 - No projects in Gainesville meet this goal
 - 2 projects submitted, but not awarded in 2020
 - 1 project in Gainesville meets this goal
 - 2 additional projects, regardless of whether they were previously submitted

AHAC Ranking Process City of **Gainesville**

- **Must be completed tonight**
- Hear the 4 presentations
 - 5 minutes & 5 minutes for Q&A
- Discuss
- Rank
- **Give reasons**
- Complete forms, including reasons
- Present rankings to City Commission
 - Thursday, August 5, 2021

Next Steps

- City Commission, August 5, 2021
- Applications to State by August 26, 2021
- State decision tentatively scheduled for December 10, 2021
- Challenges, underwriting, permitting and construction typically take several years

QUESTIONS?