



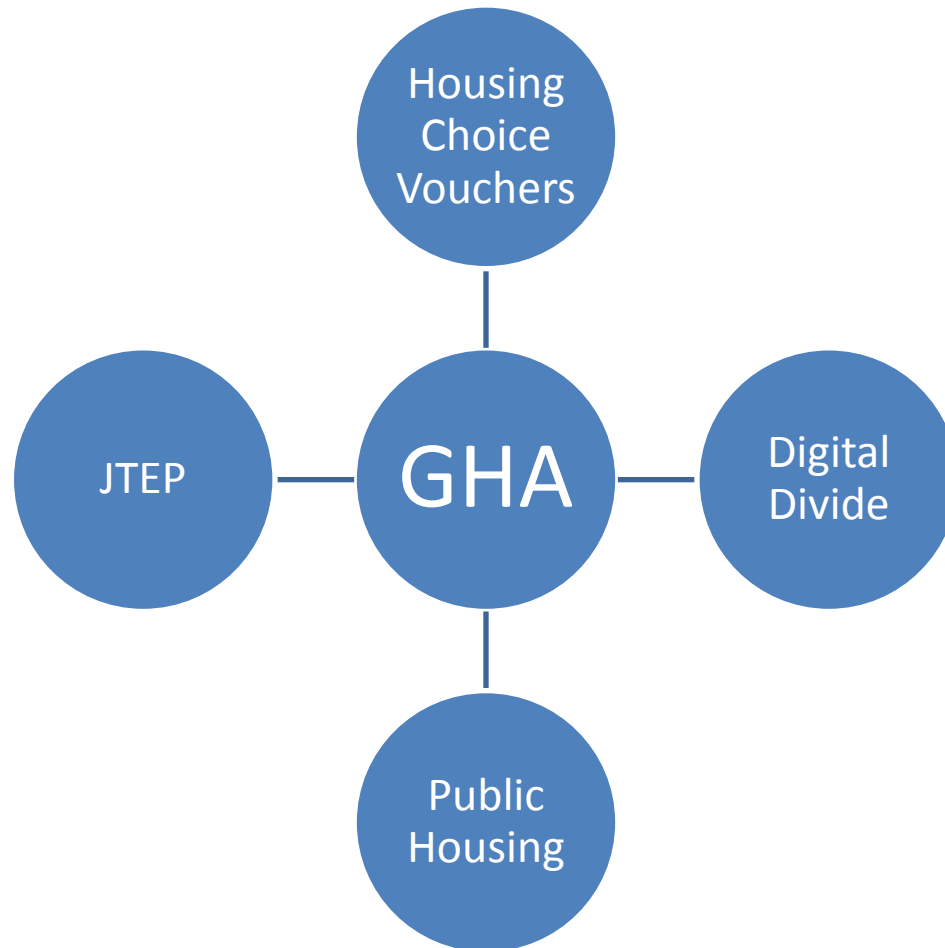
**GAINESVILLE HOUSING AUTHORITY**  
*Where Housing Matters*

*The Past, Present and Future of GHA*

# Mission

Gainesville Housing Authority (GHA) will function as a performance-driven, customer-focused sustainable business; advocating for, preserving and developing quality affordable housing and self-sufficiency opportunities.

# Our Programs



# About Us



**Chairperson**

- Arthur Stockwell

**Vice Chair**

- Rebecca J. Hightower

**Commissioners**

- Angela Tharpe
- Christopher Weaver
- Randolph L. Hunziker

# Public Housing Developments



# Past Performance

As a result of independent audits conducted at the end of fiscal years 2010, 2011 and 2012, GHA was placed on a “troubled” status.

Housing authorities that are considered troubled are given an opportunity to correct their deficiencies in a certain timeframe. If the appropriate corrections are not made, HUD has a plan that will correct the problems—receivership.

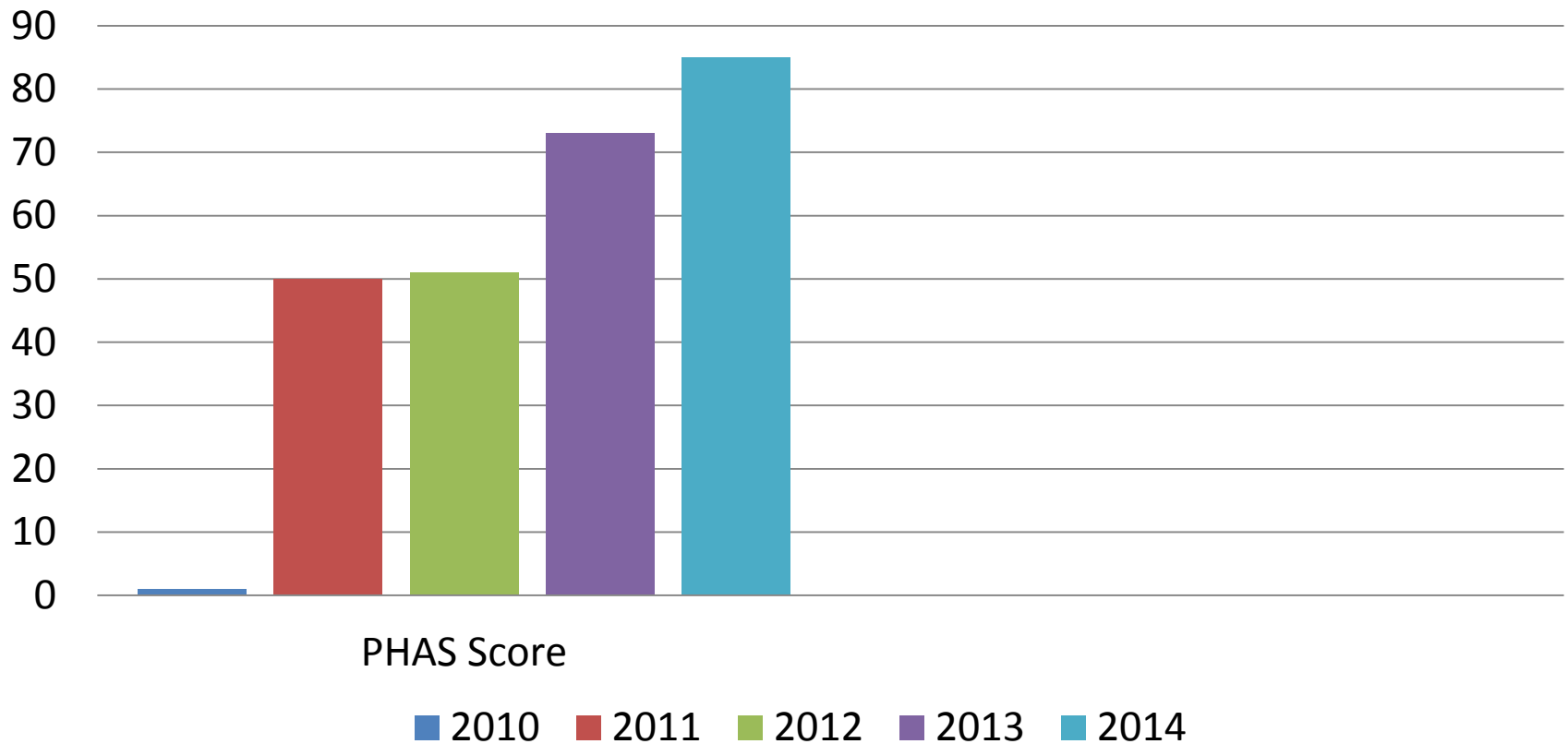
# Past Performance, *Continued*

Public Housing and Housing Choice Voucher programs are scored at the end of each fiscal year to determine their operating efficiencies.

The next slides show the scores GHA received in each program for the fiscal years of 2010 through 2014. GHA's fiscal period is April 1 through March 31 of each year.

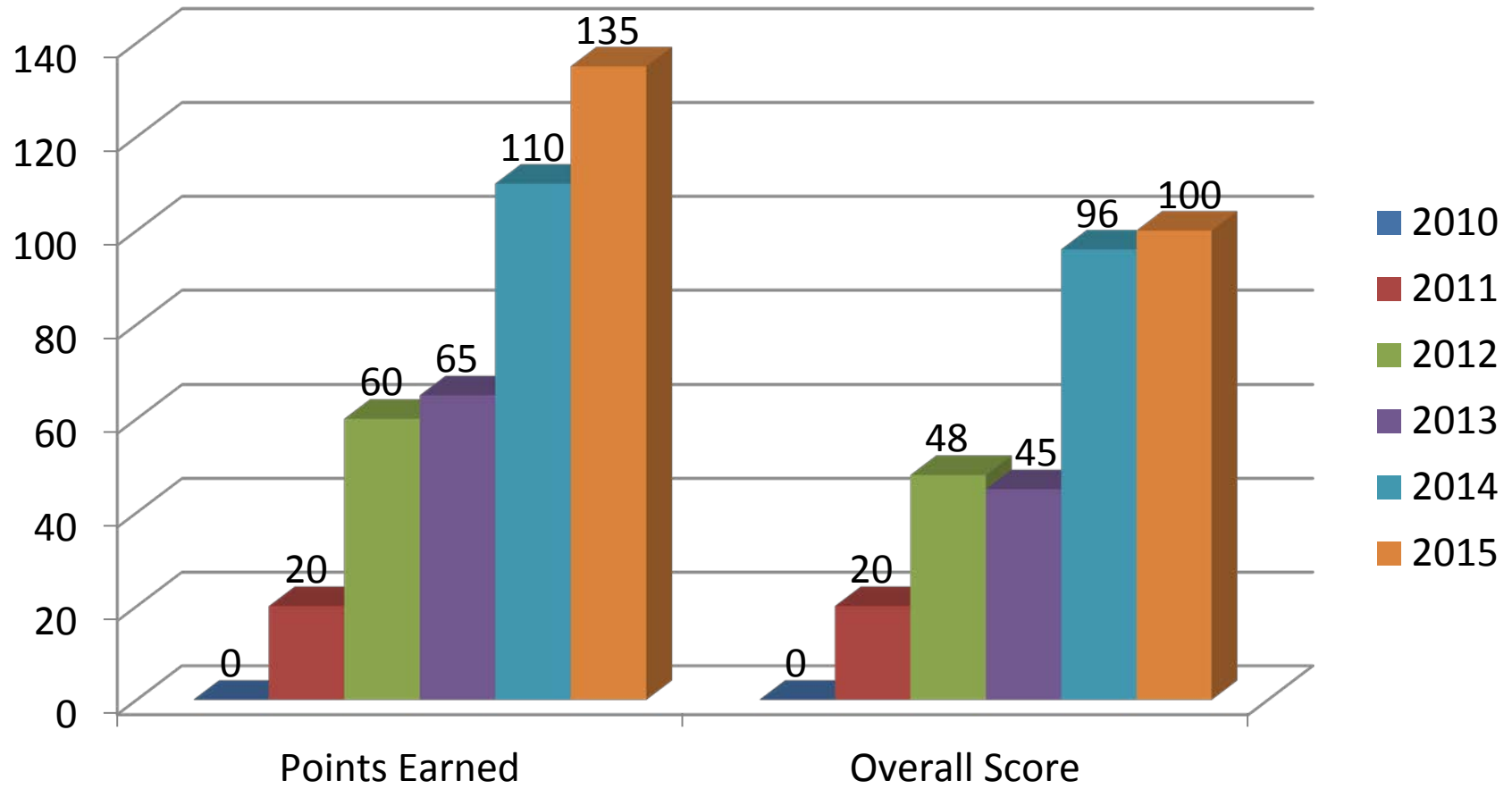
# Public Housing Assessment Scores

**PHAS Scores**





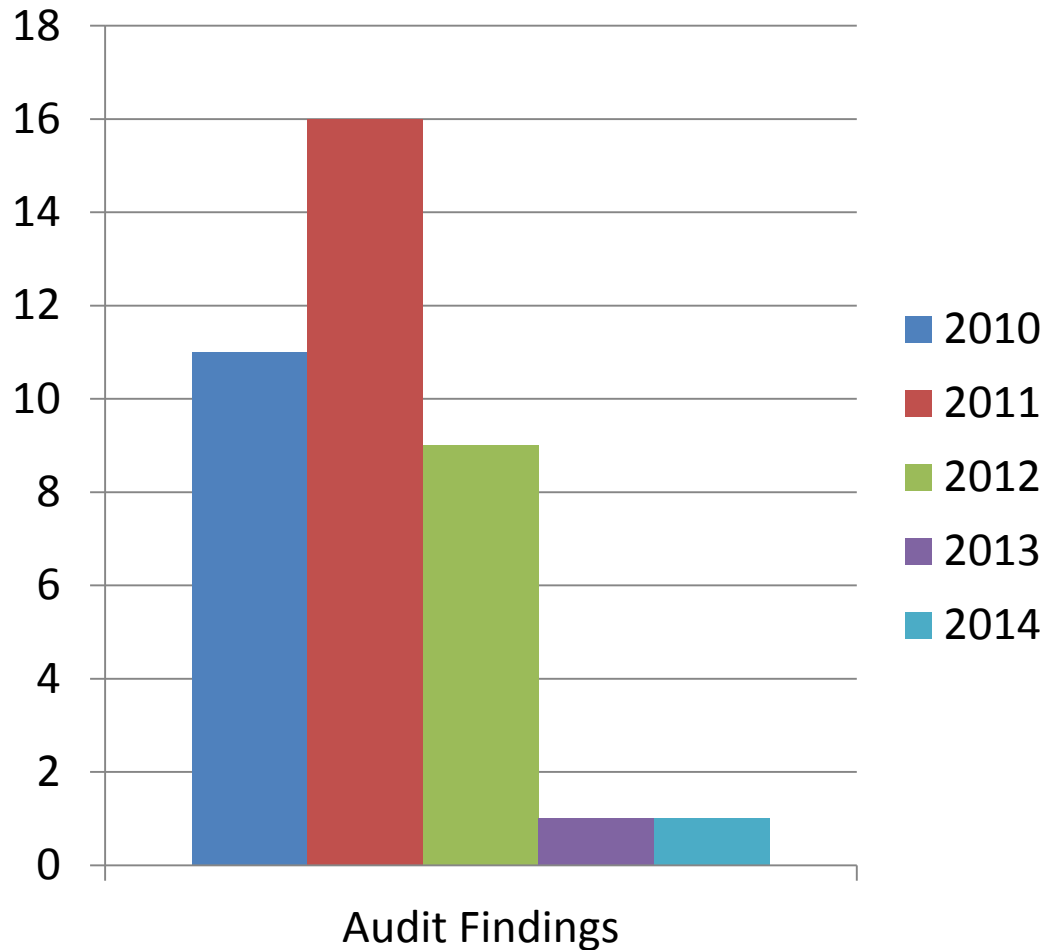
# Section 8 Management Assessment Program (SEMAP)



# Independent Audit Reports

Each year, GHA is required to contract with an independent auditing firm and complete an A133 audit, which is a comprehensive audit of GHA's programs.

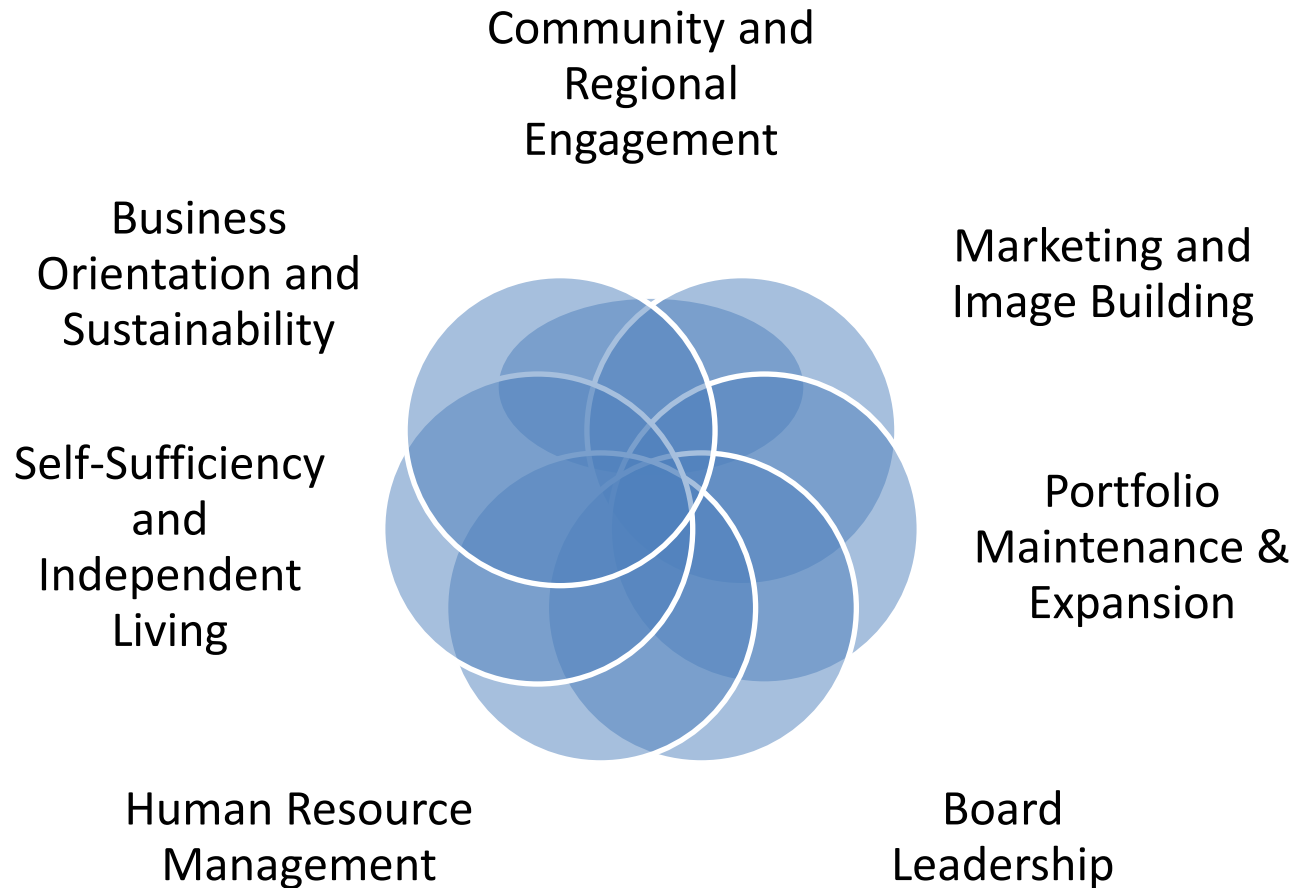
GHA was an "ongoing concern" because, for three consecutive years (2010 through 2012), both Public Housing and Section 8 received adverse feedback. Graphed: Number of audit findings by year.



# Goals (2013–2016)

As a result of the 2013 Strategic Plan, which included board, resident and community input, the GHA Board adopted the following goals:

# Goals (2013–2016)



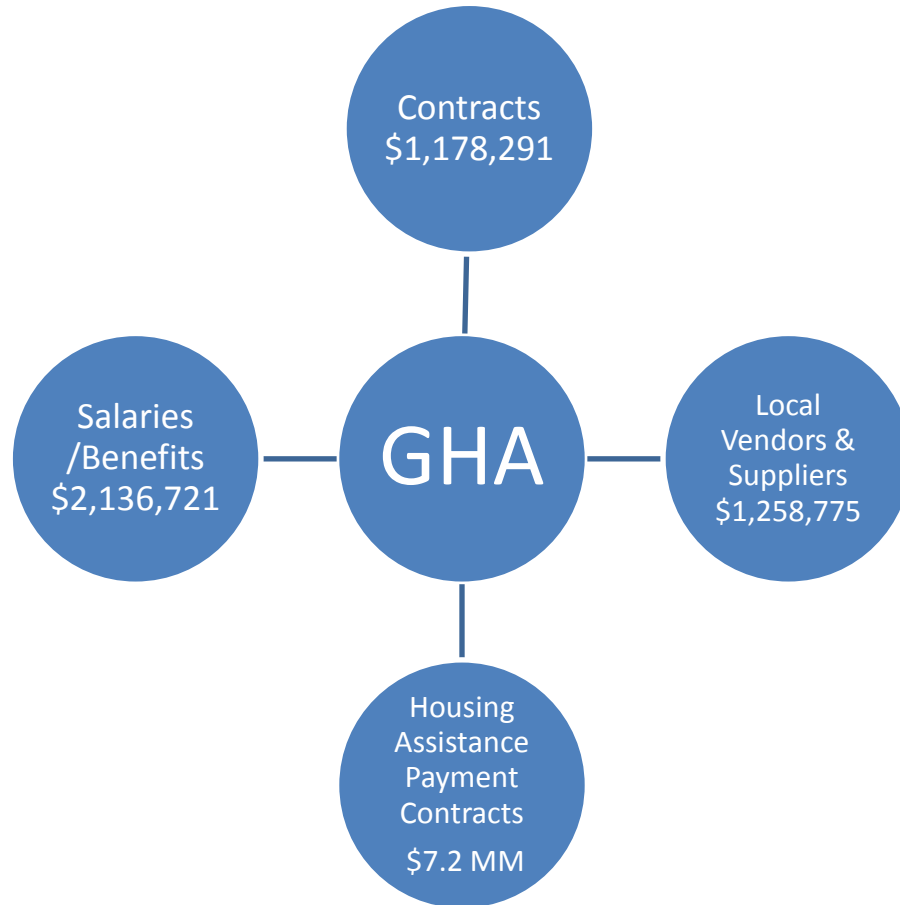
# The Present

- Today, GHA is recognized by HUD as a Standard Performer, with a goal to attain the High Performer designation
- GHA provides housing to 1,890 (+/-) families and assists participants with over \$700,000 in monthly rent payments
- There are approximately 1,400 families on our wait lists in need of housing assistance

# The Present, *Continued*

- GHA is focusing on the future. We have created a 501(c)(3) organization for the purpose of building a portfolio of non-HUD-dependent properties
- GHA began the Job Training & Entrepreneurial Program (JTEP) in 2012.
- GHA is partnering with a developer to begin the replacement of the aged housing stock. Some of our properties are over 50 years old and replacement is the most viable option

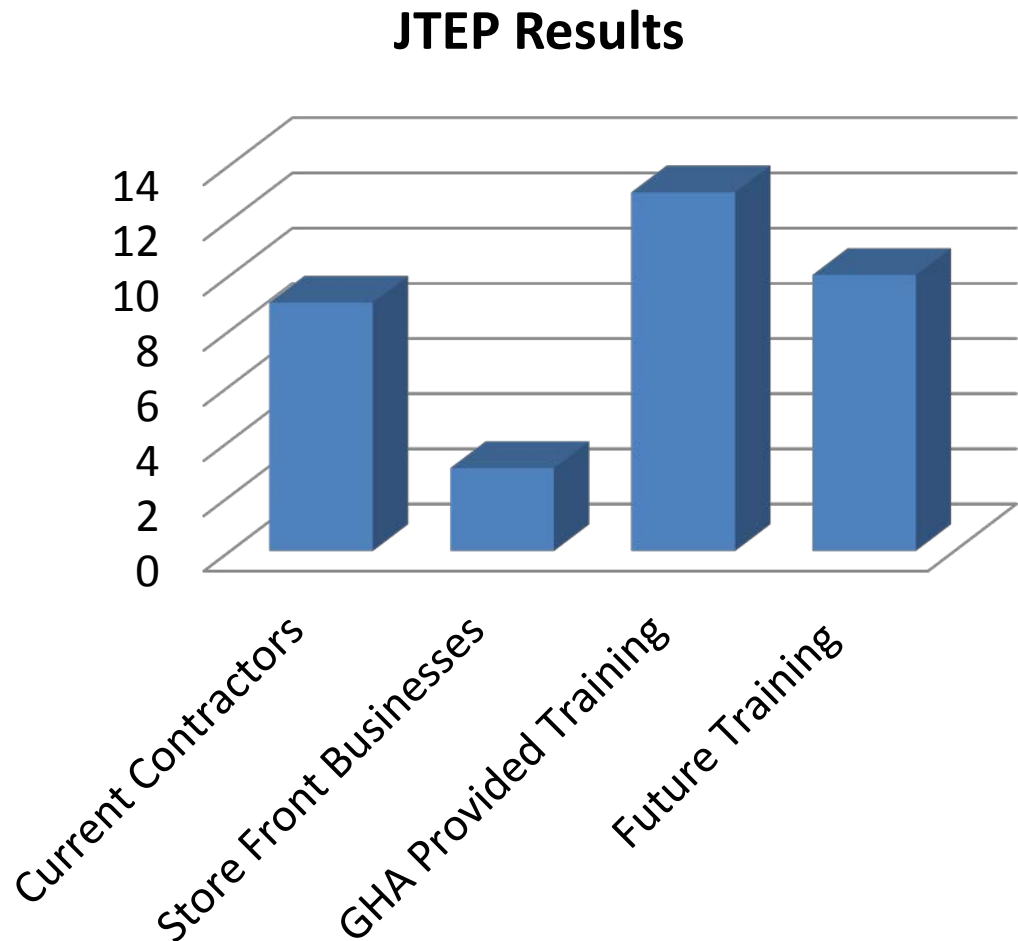
# Economic Impact in the Community



# Job Training & Entrepreneurial Program

Established in April 2012, JTEP assists residents in obtaining valuable skills and knowledge to become gainfully employed, self-sufficient and financially secure.

Graphed: Number of participants by result/success.

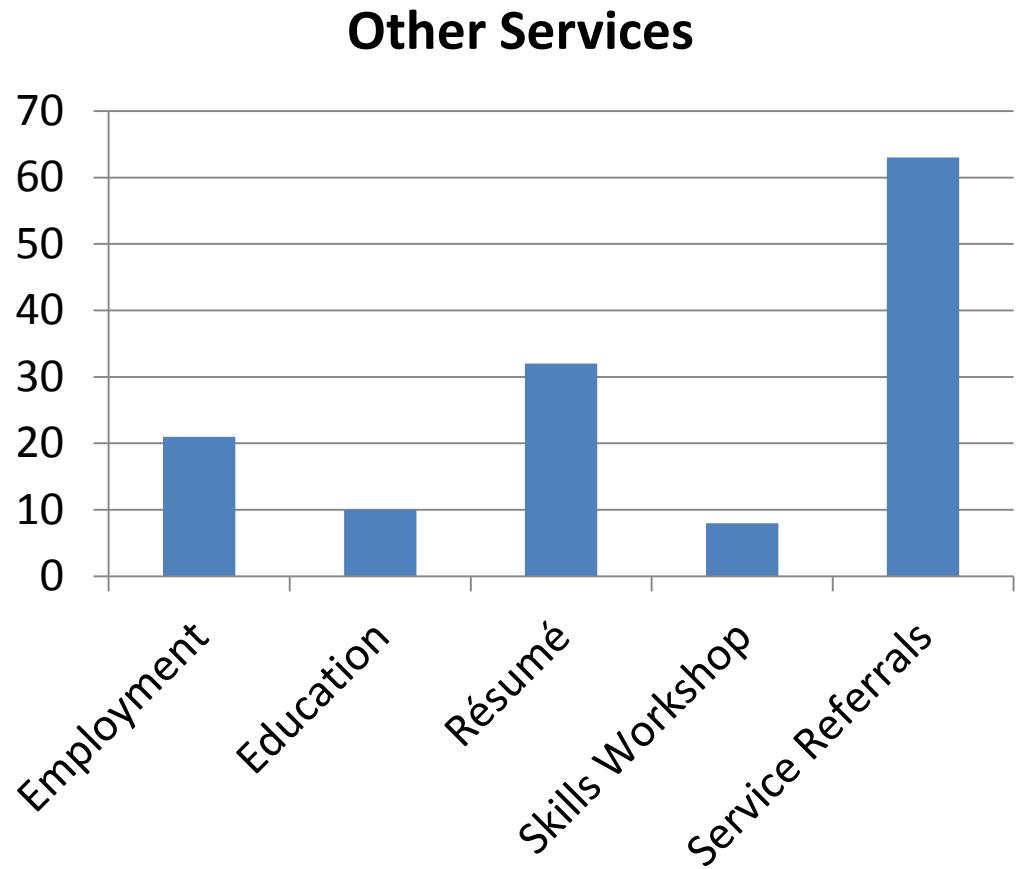




# JTEP Results

JTEP also assists residents and participants with services such as obtaining employment, fulfilling education goals and building job skills.

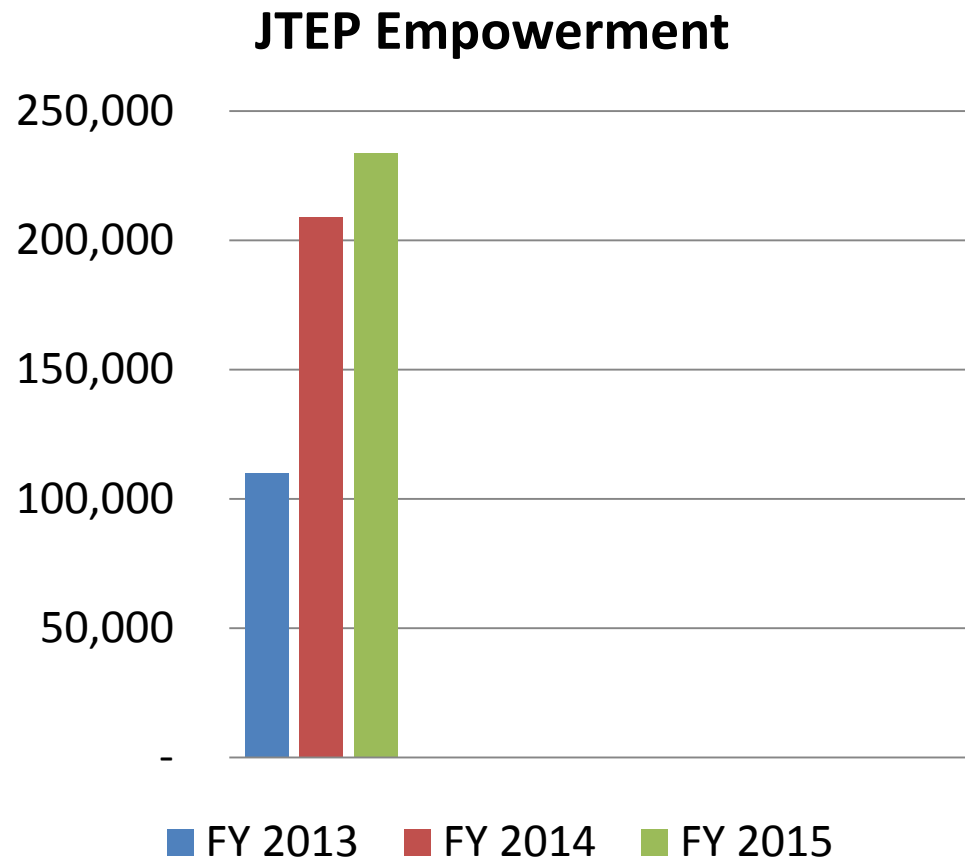
Graphed: Number of participants utilizing each service.



# JTEP Economic Empowerment

The success of JTEP is also measured in participant earnings. Since 2012 GHA has moved many of its formerly contracted services to the Job Training & Entrepreneurial Program.

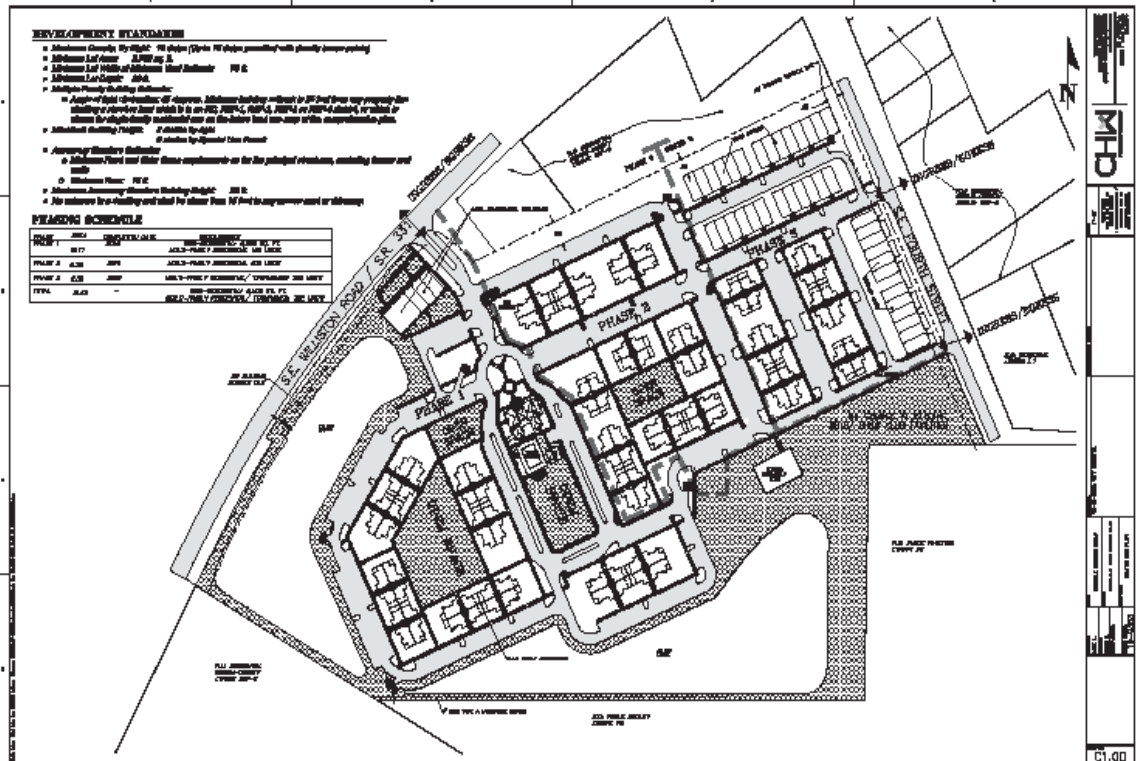
Graphed: Economic empowerment from 2012 to end of 2015 fiscal year.



# The Future: Woodland Park Redevelopment

GHA is in the initial phase of redevelopment.

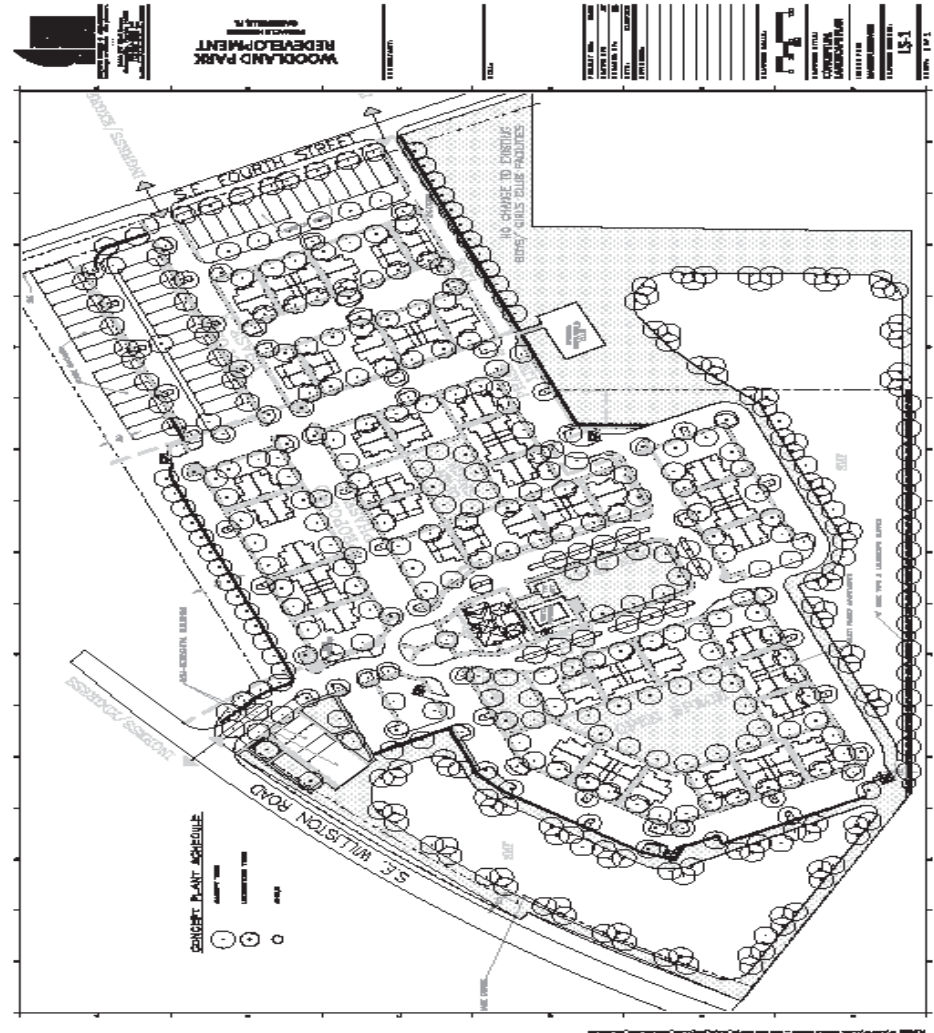
Pictured: An overview of the proposed three-phase site plan for Woodland Park.



# Woodland Park

The propose plan includes commercial space as well as a home ownership component.

Pictured: Rendering of proposed Woodland Park site plan post redevelopment.



# Future Redevelopment

While Woodland Park is the first property for planned redevelopment, GHA plans to redevelop our Lake Terrace, Pine Meadows and Caroline Manor properties.

GHA has received the approved CHAP (Contract for Housing Assistance Payments) from HUD and we are in the process of developing a master plan for the communities.

# The Future, *Continued*

GHA has created an instrumentality known as Gainesville Housing Development and Management Corporation (GHDMC).

GHDMC assists GHA with creating and developing non-HUD dependent housing, which fosters the goal of transitioning residents “in, up and out.”

# The Future, *Continued*

GHA has reestablished its relationship with its not-for-profit, Gainesville Florida Housing Corporation, Inc., whose purpose is to promote, advance and engage in the development and/or operations of GHA.

Former Seminary Lane properties

# The Future, *Continued*

GHA is looking forward to providing not only new units but increasing the size of our housing stock. GHA is one of the major business partners in the City of Gainesville.

We look forward to providing our residents with hope for a brighter future through the growth of programs such as JTEP and the Digital Divide, and we look forward to a positive partnership with the City.



# Role of the City of Gainesville

- Current Needs
  - For the Woodland Park RFA, which is coming up in October, GHA needs a grant contribution from the City in the amount of \$37,500, and;
  - Grant needs to be effective through at least June 30, 2016;
  - Dedicated solely for the purpose of redevelopment;
  - Provide a tangible economic benefit and given specifically because the Development will provide affordable housing.

# Role of the City of Gainesville

- Provide funding opportunities to improve the City-owned park located at Woodland Park, and;
- Assist GHA in identifying funding to improve the Boys & Girls Club located at Woodland Park;
- Facilitate conversation with Shands regarding a possible health clinic in the Woodland Park community.

# Role of the City of Gainesville

GHA has a commitment to the Duval community and is interested in building new homes in the Booker T. Washington community on the vacant lots owned by the City.

We need a positive working relationship with the City to accomplish our goals and provide additional housing for the City's residents.