



170632A

# Reducing Homelessness in the City of Gainesville and Alachua County

Staff Responses to Motion  
made December 10, 2018



# Motion Point 1

Request staff to return with more specific financial information regarding funding sources for rapid rehousing and permanent supportive housing, funding options, City/County share.

RRH PSH FUNDING LEVEL AND SOURCE

	INDIVIDUALS (excludes Vets & DV)		Number
	RRH	PSH	
<b>ESG RRH</b>	\$63,421		16
<b>HUD RRH</b>	\$44,031		8
<b>SHIP RRH</b>	\$125,000		21
<b>REMAINING NEED</b>	\$485,000		97
<b>HUD PSH</b>		\$348,321	34

<b>REMAINING NEED</b>		\$822,124	60
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Year 1	Year 2	Year 3	Year 4	Ongoing Annually
\$822,124	\$822,124	\$822,124	\$559,044	\$452,961
\$0	\$666,124	\$666,124	\$666,124	\$666,124
\$0	\$0	\$666,124	\$666,124	\$666,124
\$0	\$0	\$0	\$666,124	\$666,124
\$822,124	\$1,488,248	\$2,154,372	\$2,557,416	\$2,451,333
4-year total			\$7,022,160	

# Motion Point 1

Note: Permanent Supportive Housing - Budget  
Serving 60 homeless clients

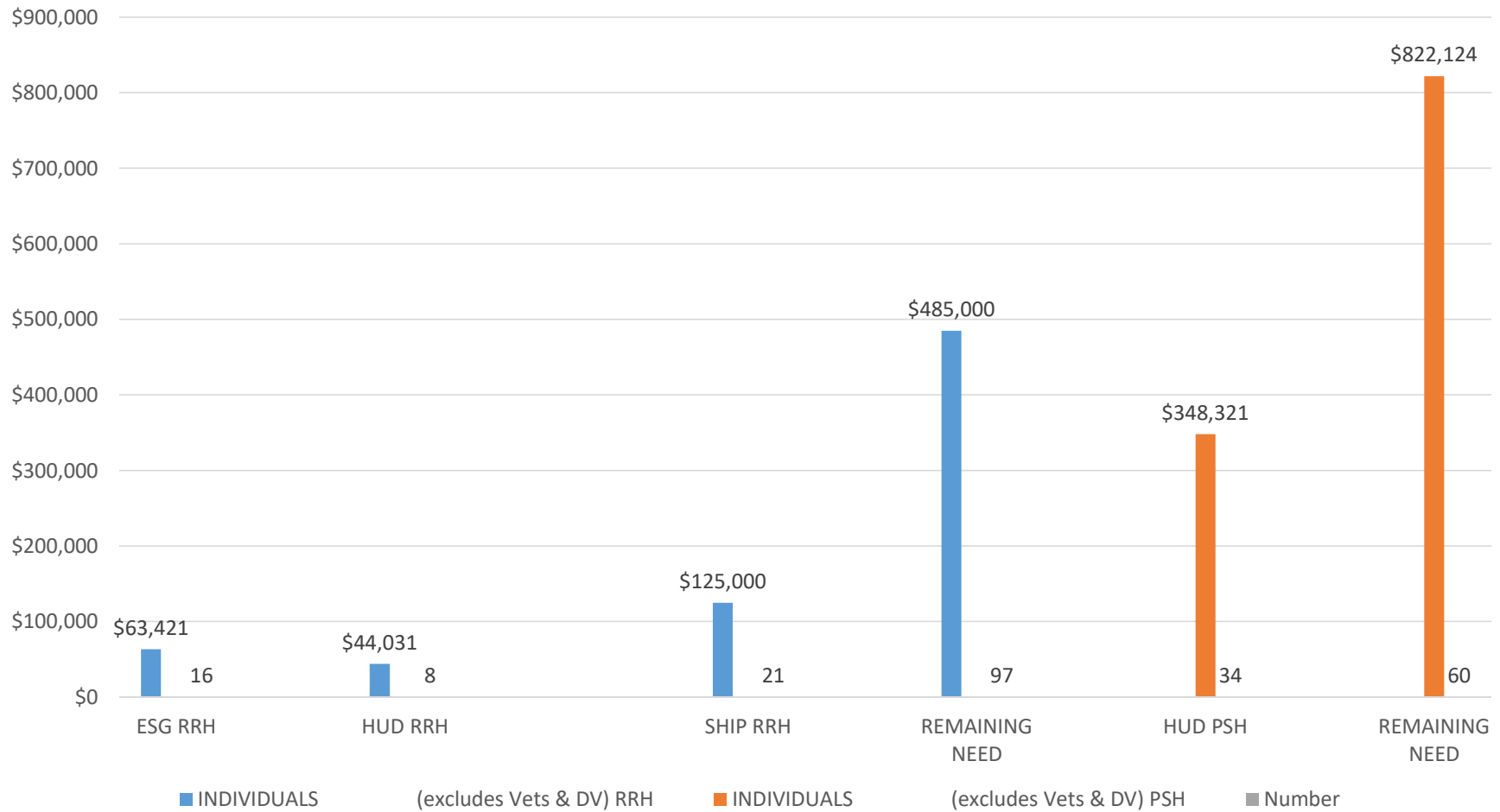
\$822,124 year one

Annual renewal is \$666,124 to serve 60  
ongoing

\* 2019 Alachua County PIT found 461  
unsheltered people (includes individuals, adult  
households, and households with children),  
221 are chronically homeless (48%). To house  
all current identified PSH homeless over 4  
years would cost 7,022,160. After that the  
ongoing cost annually would be approximately,  
\$2,451,333.

April 2019 RRH need is 187 and PSH need is  
131. Based estimated need for RRH at 50%  
anticipating turnover. PSH is not anticipated to  
turn so full need to be met over several years.

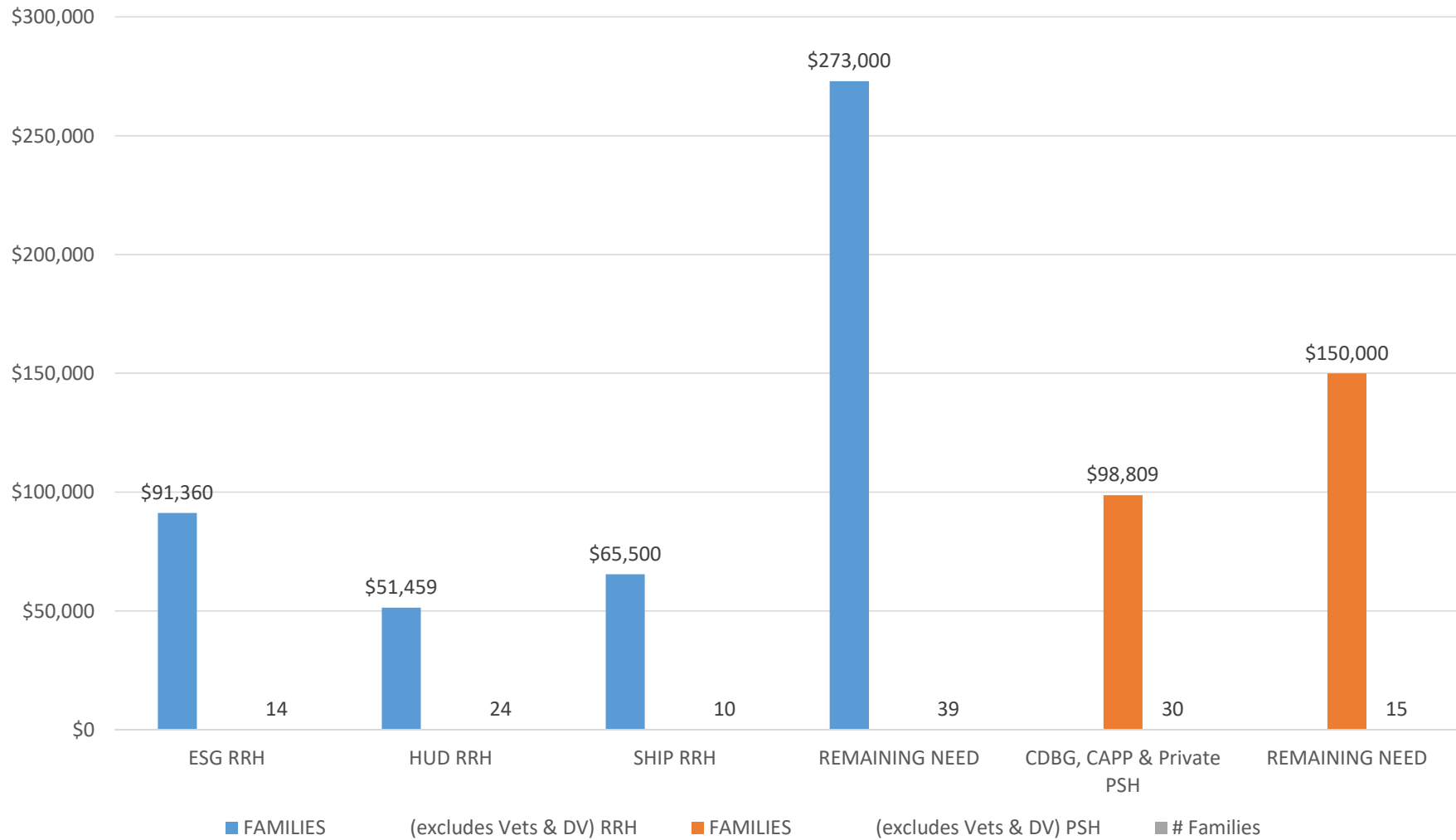
# Motion Point 1



# Motion Point 1

	<b>FAMILIES (excludes Vets &amp; DV)</b>		<b># Families</b>
	<b>RRH</b>	<b>PSH</b>	
<b>ESG RRH</b>	\$91,360		14
<b>HUD RRH</b>	\$51,459		24
<b>SHIP RRH</b>	\$65,500		10
<b>REMAINING NEED</b>	\$273,000		39
<b>CDBG, CAPP &amp; Private PSH</b>		\$98,809	30
<b>REMAINING NEED</b>		\$150,000	15

# Motion Point 1



**POTENTIAL FUNDING SOURCES FOR HOMELESS HOUSING AND SUPPORT**

# Motion Point 1

ITEM	AMOUNT	# OF BEDS	ACTION
HUD GRANT - NEW	~\$70,000	6	New application based on HUD NOFA (amount and target population changes annually and is competitive)
Housing Authority Choice Vouchers (housing only)	\$9,732 per unit	1 bedroom	Based on availability and match with support services
State DCF Homeless Grants	~\$50,000	8 to 10	Application pending through CoC for FY20-22. Could also request future reallocation of funds towards housing.
Foundations/Private Grants	??		Applications based on funding cycle – United Way, Community Foundation, etc.
CAPP funding Cycle FY2022-2025	\$1.3 million		BoCC review of priorities could reallocate funds
Florida Medicaid Program	Pending pilot outcome	Housing support and related activities and services	New housing assistance pilot program Initiating this summer in Pinellas, Pasco, Seminole, Orange, Osceola, and Brevard counties



## Motion Point 2

Staff review Government owned options such as funding for the program and how would it be run. The focus should be on placing these in High Opportunity Areas. Housing bonds/Low Income Housing Tax Incentives should be considered as funding sources for these projects.



# Managing Government Owned SRO Complexes

- Alachua County Housing Authority
- Gainesville Housing Authority
  - Both expressed an interest in managing government owned SROs
  - Further negotiation is needed if the City/County pursues purchasing and renovating of the proposed sites

## Motion Point 2

### Site 1 - Gainesville

- 80 rooms with private bath
- Sales Option: \$3,700,000; Lease Option: \$350,000 per year with tenant paying taxes, utilities and maintenance
- Each unit furnished with a motel room set-up including bed, dresser and desk furniture, excluding television.
- On a bus route and within walking distance of two other routes
- High Opportunity Area: Grocery stores, retail stores, etc.
- Medical Service: Bus service available to medical facilities, pharmacies
- Schools: Elementary and High Schools

## Motion Point 2

### Site 2 - Gainesville

- 100 rooms with private bath; 2000 sq. ft. conference room for counseling and service administration; 4000 sq. ft. kitchen area
- Sales Option: None      Lease Option: Approximately \$1.7 Million Annually
- Owner's Responsibility: Taxes, Utilities, Grounds/Lawn Maintenance, Building Repairs including Plumbing, HVAC Systems and general.
- Leasing Entity Responsibility: Day-to-day operations of the facility and security. Tenants shall be responsible for housekeeping of individual units.
- Three bus routes
- High Opportunity Area: Grocery stores, retail stores, etc.
- Medical Service: Bus service available to medical facilities, pharmacies
- Schools: Elementary, Middle and High Schools

## Motion Point 2

### Site 3 - County

- 100 rooms with private bath that can be converted into 50 studio units
- Sales Option: \$5,500,000    Lease Option: None
- Each unit furnished with a motel room set-up including bed, dresser and desk furniture, excluding television.
- No bus access
- High Opportunity Area: Grocery stores, retail stores, pharmacies, etc.
- Medical Service: a primary care center
- Schools: Elementary and High Schools



# Motion Point 3

Refer Landlord Incentive Program to the City's Rental Housing Sub Committee and for staff to bring back a vetted version of the program to the next Joint Meeting.



Motion Point 3

# Landlord Incentive Program

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RECOMMENDATIONS

## Motion Point 3

# Landlord Incentive Plan

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**Mission:** To incentivize private sector landlords in “high opportunity areas” to rent to our community’s most vulnerable population (homeless, section 8 participants, domestic violence victims and veterans) – promoting the reduction of homelessness, providing inclusiveness and access to quality affordable housing for everyone in our community.

**The Landlord Incentive Plan will serve all of Alachua County as a partnership between the City of Gainesville, Alachua County, and both Housing Authorities.**

## Motion Point 3

# Landlord Incentive Plan

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### **Eligible Expenses include:**

Damages caused by tenants

Unpaid rent balances after tenant vacates the unit – up to 2 months rent, late fees, and utilities

Vacancy loss in the event of vacancy due to lease termination (not expiration).  
Maximum claim is 100% for the first 30 days following vacancy and 80% of the contract rent for the following 30 days.

Legal fees associated with termination for lease violations and lease compliance.



## Motion Point 3

# Landlord Incentive Plan

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Reimburse landlords up to \$1800 for costs that include damages, missing rent, vacancies, and legal fees for amounts beyond the security deposit.

**Landlord's Claims must meet the following conditions:**

- The expenses/costs exceed the security deposit
- The Landlord has documentation of the expense/cost
- Reimbursement is dependent on availability of funds for the city or the unincorporated area of the county where the unit is located
- Landlord needs to submit claims within 3 months of end of tenancy

# Landlord Incentive Plan

## Landlord Mitigation Program

- Establish Risk Mitigation funds - Goal \$100,000
- Landlord must have a Judgement to participate in the fund up to a threshold amount in return for reduce screening criteria
- The goal is to assist those with limited income, poor rental history, or criminal background

## Education

- Require housing providers to provide digital links to Florida Bar Association Rights and Duties of Tenants and Landlords
- Utilize Landlord Collaboration Guidebook
- Continue quarterly Landlord Chew and Chats
- Continue PHA's HCV and public housing briefing and landlord relations workshops

## Other Incentives

- First time sign up bonus for new landlords who have not participated as a Section 8 landlord in last 3 years and/or property is in high opportunity area
- Landlords could be eligible for reduction or waiver in building permit fee for repairs or improvements to assist in making units energy efficient

# Motion Point 3

## Landlord Incentive Plan

### Landlord Mitigation Program

- Fund Security Deposit for High Risk renters

### Education

- Utilize Housing Academy Programs ( Family Promise, UF Extension, and Renters University)
- Educate on the use of Rental Surety Bonds in lieu of Security Deposit.

### Other Incentives

- Interest free or low-interest loans up to some threshold amount with affordability period (through SHIP, HOME, CDBG or Public /Private Partnerships to make rental units energy efficient if unit is made available to extremely low or low income renter.

# Motion Point 4

Provide a Dignity Village transition plan coordinated with GRACE that contains the following:

- Increase staffing and fiscal impact of such
- Detail implementation analysis
- Fiscal Impact analysis
- Displacement analysis
- Plan for those who do not intend to move into GRACE or return to their home
- Fencing and public art discussion

A wide-angle photograph of a campus landscape. In the foreground, there is a large, well-maintained green lawn. A paved walkway runs along the right side of the lawn. In the middle ground, a large, mature tree with dense green foliage stands prominently. To the left of the tree, a person is sitting on a bench. In the background, there are several single-story buildings with light-colored walls and dark roofs. One building has blue accents, and another has purple accents. The sky is clear and blue, suggesting a bright, sunny day.

Motion Point 4

GRACE

CAMPUS VISION

# Motion Point 4 Project Components

Renovate Veteran Dorm

MONTHS 1 - 12

Establish Pet Services

MONTHS 5 - 12

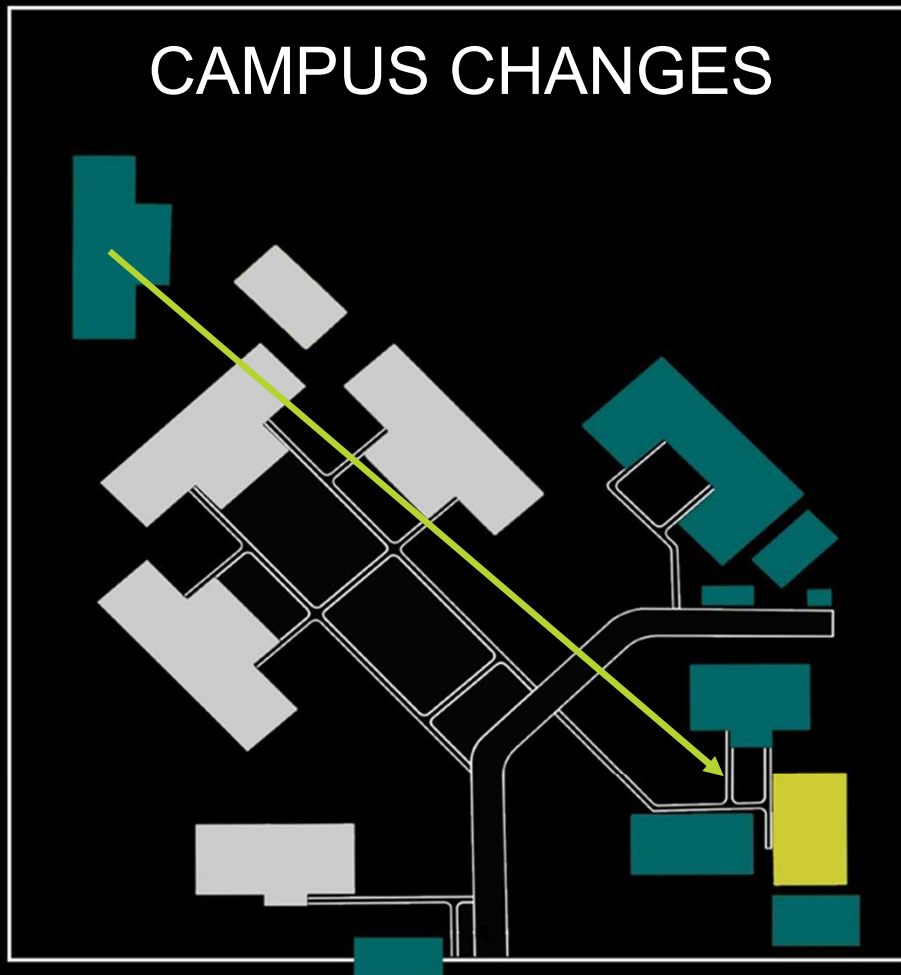
No New Entry to DV: Target 10/1

Fencing installed  
90-day notice

Housing Engagement Begins

Dignity Village Closed: Target 1/1/2020

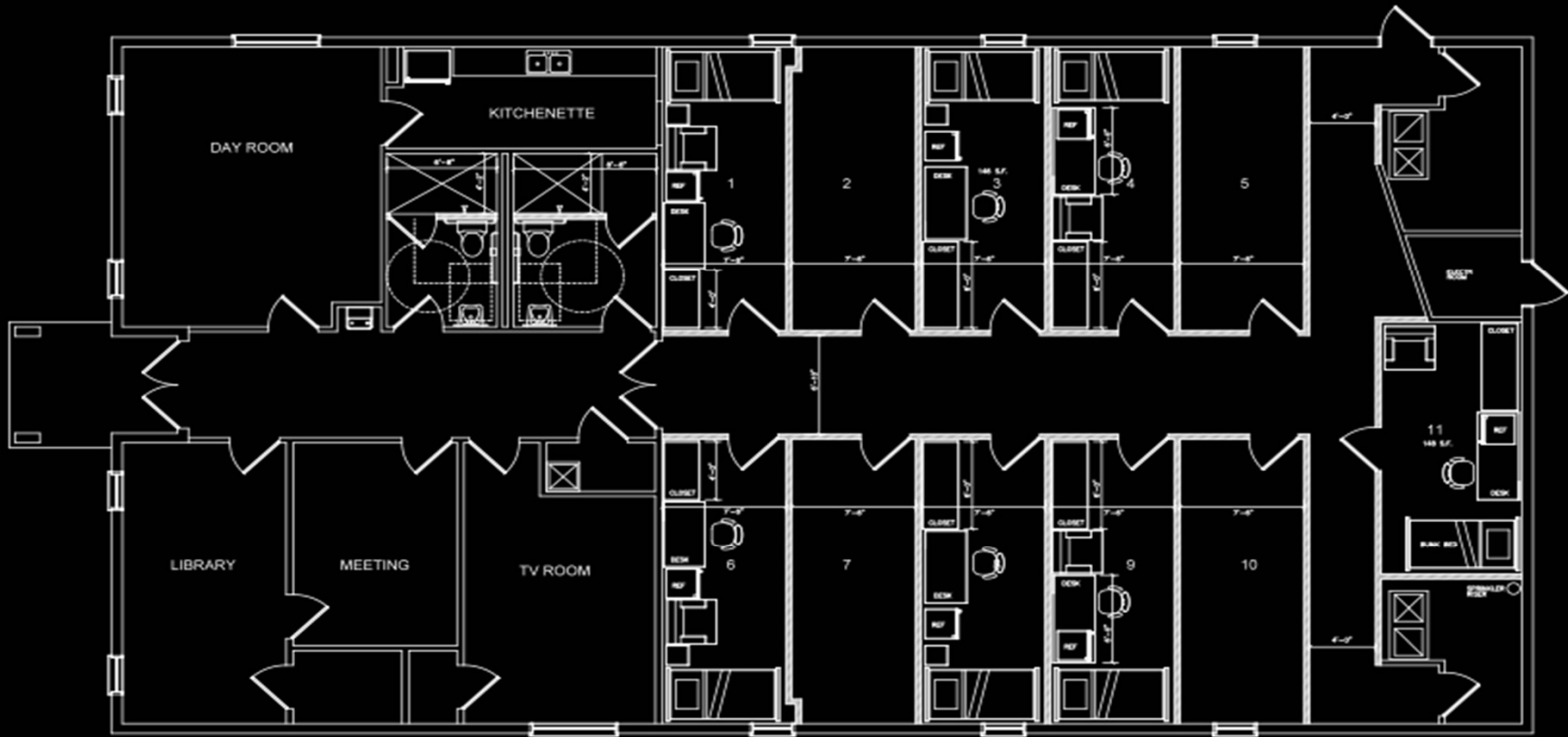
## Motion Point 4



- Veteran Program
- Pavilion Closed
- 120 Indoor Shelter Beds
- Intake & Diversion
- Kennel Services
- Renter Education Training

# Renovate Veteran Dorm

# Motion Point 4 Project Components



RENOVATION FLOOR PLAN

1/4" = 1'-0"





# Motion Point 4

6 months  
50% reduction

12 months  
80% reduction

18-24 months  
100% reduction

Target:  
1/1/2020

On-site campground opens  
Dignity Village closed

Outreach & Engagement

Intensive Engagement / Housing Prioritization / Go Home Fund / Shelter Prioritization

Target: 10/1/2019

Fencing installed  
No new entry  
90-day notice



## Motion Point 4

### Startup

**\$95,000**

Campground setup, tents,  
platforms, bunk beds,  
outreach staff

### Fencing & Security

**\$66,000**

Fence existing DV area, 24-hr  
security for three months

### Year 1 & 2

**\$299,000**

Housing Specialists (4 FTE),  
Security, operational costs

**REVISED PROJECT COSTS**

## Motion Point 4

### STAFFING

## Housing Specialists (4 FTE)

- Update contact information and VI-SPDAT scores
- Develop and monitor housing plan with campers
- Provide additional case management services
- Provide outreach for individuals who move into community





# Motion Point 5

Report back from the UF Health Homelessness meeting  
and report back at the next Joint Meeting.

# Motion Point 5

## Report on Homelessness and Healthcare System Meeting

### **Meeting Held On December 19, 2018**

- Purpose to discuss the impact of homelessness on local government and the healthcare system
- Attendance included:
  - County Manager Lieberman, Commissioner Hutchinson, Assistant County Manager Smart, and ACFR Personnel
  - Mayor Poe, Assistant City Manager Murry, and GFR Personnel
  - Ed Jimenez, CEO and Dr. David R. Nelson, M.D. of UF Health Shands
  - Tom Wisnieski, Director and Vianne Marchese, Chief of Community Care, Department of Veteran Affairs
  - Eric Lawson, CEO of North Florida Regional Medical Center
- Speaker: Shannon Nazworth, President and CEO of Ability Housing

# Motion Point 5

## Report on Homelessness and Healthcare System Meeting

### **Key Issues Identified:**

- What is the true cost impact of homelessness on the healthcare system?
  - Requires data identification and information sharing between systems
- Consensus on the need to coordinate resources
- Avoid operating in silos
- Transportation for health care services is a critical component
- Veteran's Administration success with HUD-VASH vouchers (85% used)

# Motion Point 5

## Report on Homelessness and Healthcare System Meeting

- **Agreements Reached/Future Actions:**
- Work collaboratively on identifying issues and data
- Identify opportunities to improve system response and cost efficiencies
- Each Health System will identify personnel to work with City and County staff
- Meet again in 90 days

# Recommendations

**Hear presentation and provide policy direction on:**

Motion 1 - Funding for PSH & RRH

Motion 2 – Government owned & operated housing

Motion 3 – Landlord Incentive Program

Motion 4 – Dignity Village Transition Plan

Motion 5 – Continued discussions with health care system





Questions?