



City of Gainesville/ Gainesville Housing Authority Potential Partnership Plan



January 20, 2022

Gainesville City Commission Meeting



On November 18, 2021, the City Commission approved the following motion:

Motion: In recognition of the Gainesville Housing Authority's aggressive plan to create 500 additional affordable housing opportunities in our city and the need for those opportunities, the City Commission directed the City Manager to detail a plan for the City of Gainesville to work with the GHA toward the following ends:

- Name the GHA as an official housing partner of the City*
- Provide dedicated grant support*
- Provide connection fee assistance*
- Disburse city-owned surplus property for affordable housing construction*
- Partner for home-ownership readiness classes*
- Other programs as recommended by the city manager.*

The plan should be a multi-year, fixed-date agreement with options for renewability, and should return to the commission by our second meeting in January 2022.



- The City and GHA met in December 2021 to discuss a preliminary outline; and
- Ms. Davis is here to speak to the proposed plan and will provide an overview of their potential projects.



The Proposed Plan will include



- Developing a Memorandum of Understanding (MOU);
- Clarifying the role and relationship of the COG/GHA;
- Evaluating potential projects to provide affordable housing opportunities for eligible recipients;
- Identifying possible funding sources;
- The terms of the proposed plan; and
- The implementation timeline.



OUR GOAL



INCREASE OVER 500 AFFORDABLE HOUSING OPPORTUNITIES





Proposed Plan Outline



1. Name GHA as an official partner (with defined partnership roles).
2. Dedicated grant support/connection fee assistance.
3. Assist with dispersing City owned surplus properties.
4. Continue partnership for homeownership readiness classes.
5. Other programs as identified by the City Commission and recommended by the City Manager.
6. Equal partnership and dedicated staff support on large catalytic community grants such as the Choice Neighborhood Grant.



Overview of GHA Potential Projects



- Elite Job Training Center - \$100,000 (Gap Funding) – Shovel Ready in 6 months;
- 302 NE 25th Street – Accessory Dwelling Unit - \$249,000 is budgeted; however, a funding gap exists. Environmental review in process, next phase is demolition of existing structure and completion of construction documents – Shovel ready in 6 months;
- Local contributions for Phase 2 of Woodland Park, 9% LITC - \$460,000 (ConnectFree).



Overview of GHA Potential Projects



- Dorn Blueberry Farm – 75 acre 106 new single-family homes development with projected land costs of \$725,000 and/or down payment assistance and utility connection fees of equal value – currently in due diligence phase (Architect, Civil Engineer under contract) with property under contract;
- Funding for the homeownership at Woodland Park Phase III – Zero% interest construction loan and down payment assistance – Hired Architect – conceptual design phase;
- Gap Financing for Redevelopment of Oak Park and Sunshine Park – Possible RAD 4% Tax Credit Deal – Next 12 months;
- Equal Partnership and dedicated staff support on large catalytic community grants such as the Choice Neighborhood Grant.



RECOMMENDATION:

The City Commission provide feedback on the proposed details of the Plan.