

Gainesville Housing Authority

Joint Meeting of
Gainesville Housing Authority Board of Commissioners
And
City of Gainesville Commissioners
Tuesday, September 18, 2018
5:30 PM



GAINESVILLE HOUSING AUTHORITY
Where Housing Matters

History

GHA was created by resolution in compliance with Florida Statue 421 on August 1, 1966 because the City Commission of the City of Gainesville Florida “determines, finds, and declares” that:

- A. Insanitary and unsafe inhabited dwelling accommodations exist in the City of Gainesville Florida
- B. There is a shortage of safe and sanitary dwelling accommodations in the City of Gainesville Florida available to families of low income at rentals they can afford
- C. There is a need for a Housing Authority in the City of Gainesville Florida

Mission & Vision of GHA

Mission

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

Vision

GHA will be the leader in developing affordable housing to ensure that all Gainesville residents have access to high quality housing, providing a foundation for improving their quality of life and achieving self-sufficiency.



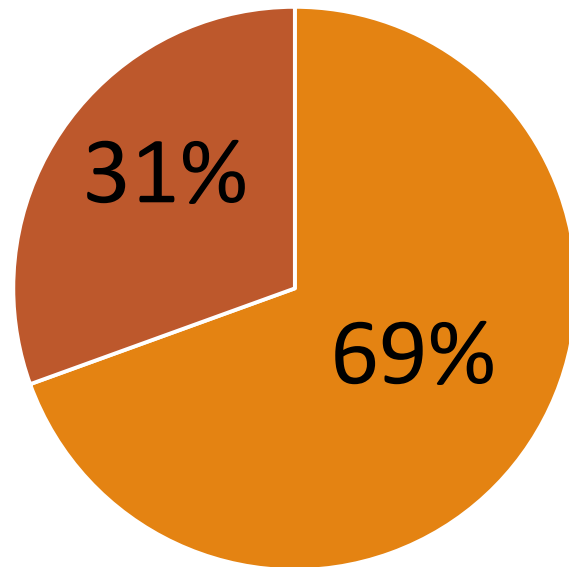
Economic Impact on Gainesville and Surrounding Areas

ECONOMIC IMPACT OF GAINESVILLE HOUSING AUTHORITY



Total operating budget for FY2017 and 2018 was \$14,510,781 and \$15,686,498, respectively.

Fiscal Year 2018 Budget Reinvestment to the County



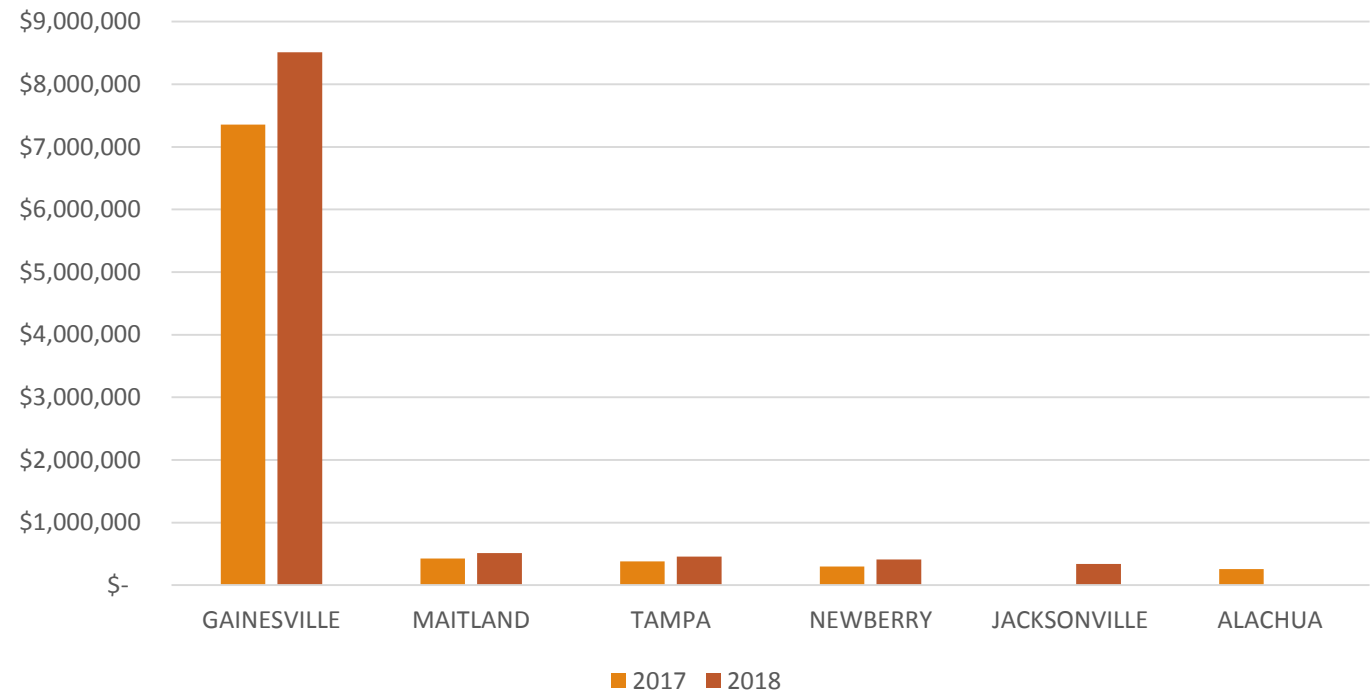
- Investment Directly Back Into Alachua County
- Investment in Areas outside of Alachua County

Approximately **69%** of GHA's operating budget is invested directly into Alachua County.

Areas Receiving Positive Economic Impact

Total reinvestment back in the community for fiscal year 2017 and 2018 was \$9,511,754 and \$10,897,990, respectively.

Top 5 Cities for Vendors



Numerous businesses or individuals benefit from the services of GHA each year.

Each fiscal year, GHA does business with approximately 1,428 of different businesses or individuals. Approximately 64% of those are located in Gainesville or surrounding areas.

JTEP – Job Training and Entrepreneurial Program

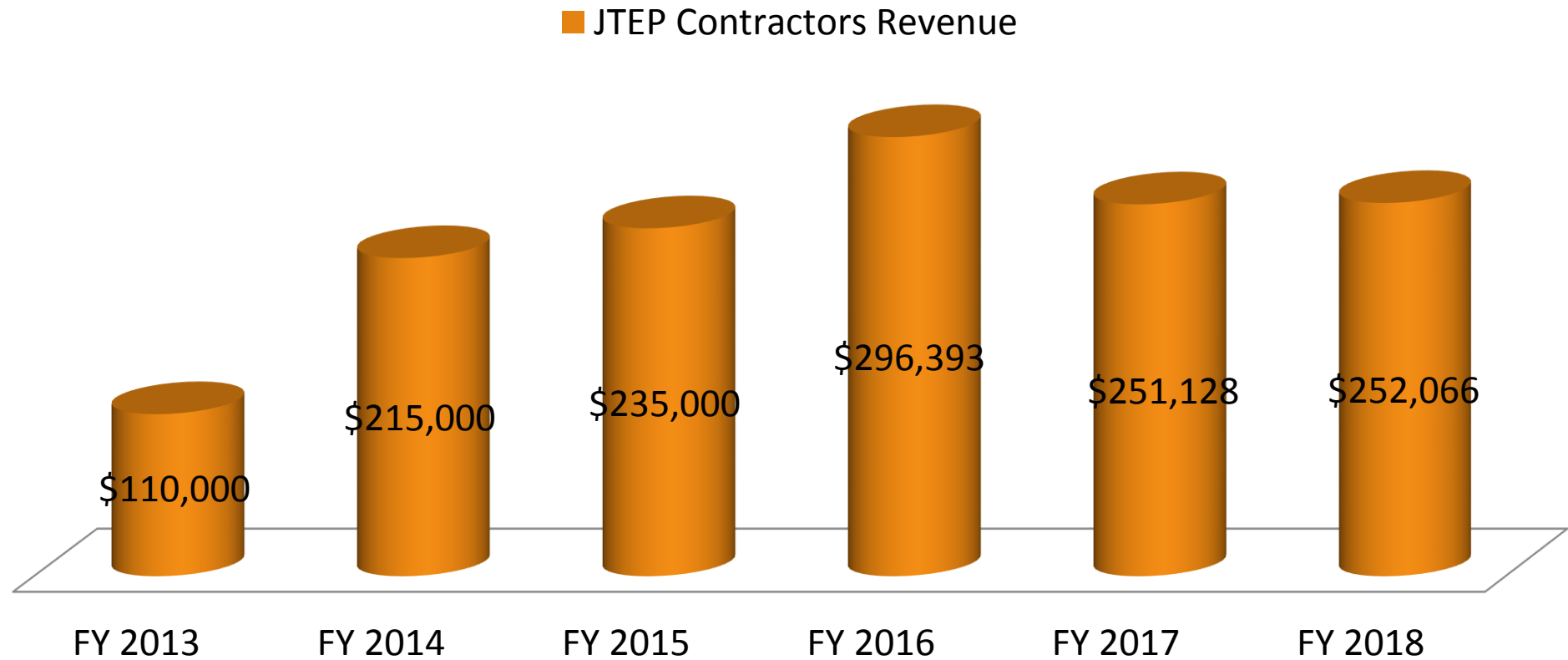
Our Mission: To build public and private partnerships to assist with job search, job placement, provide case management and advocacy to assure our program participants success.

Our Vision: Our vision is to promote pathways to economic freedom for individuals and families working to achieve self-sufficiency. Assisting our residents in achieving self-sufficiency by obtaining competitive employment, furthering their education or starting their own business in order to attain personal growth and financial security.

Our Purpose: Job Training and Entrepreneurial Program (JTEP) assists Public Housing residents and Housing Choice Voucher participants who are unemployed, underemployed or just desire to be empowered.

GHA's Economic Impact to Residents & Program Participants

A Pathway to Self-Sufficiency



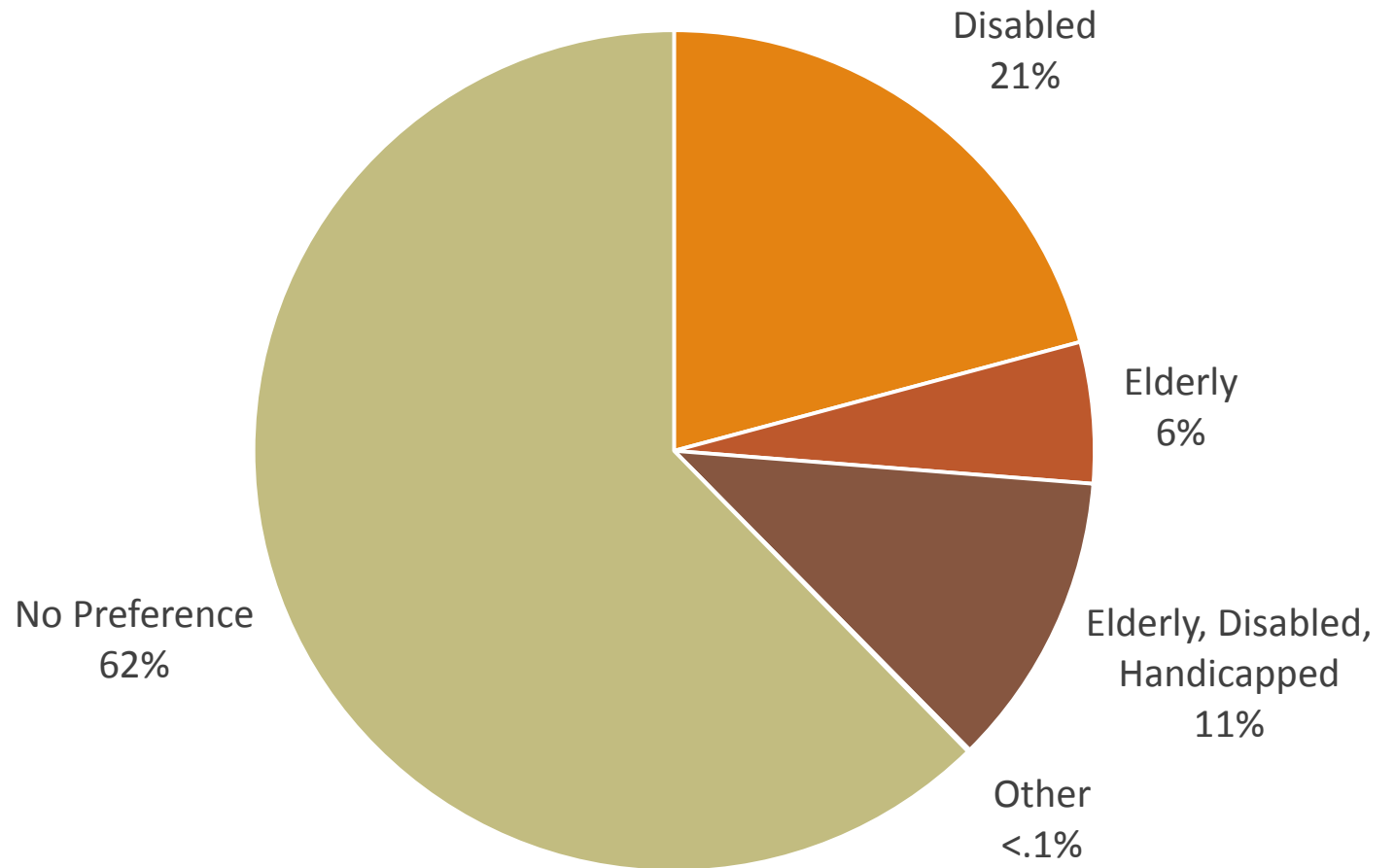


Overview of Families Served

Housing Choice Voucher Program

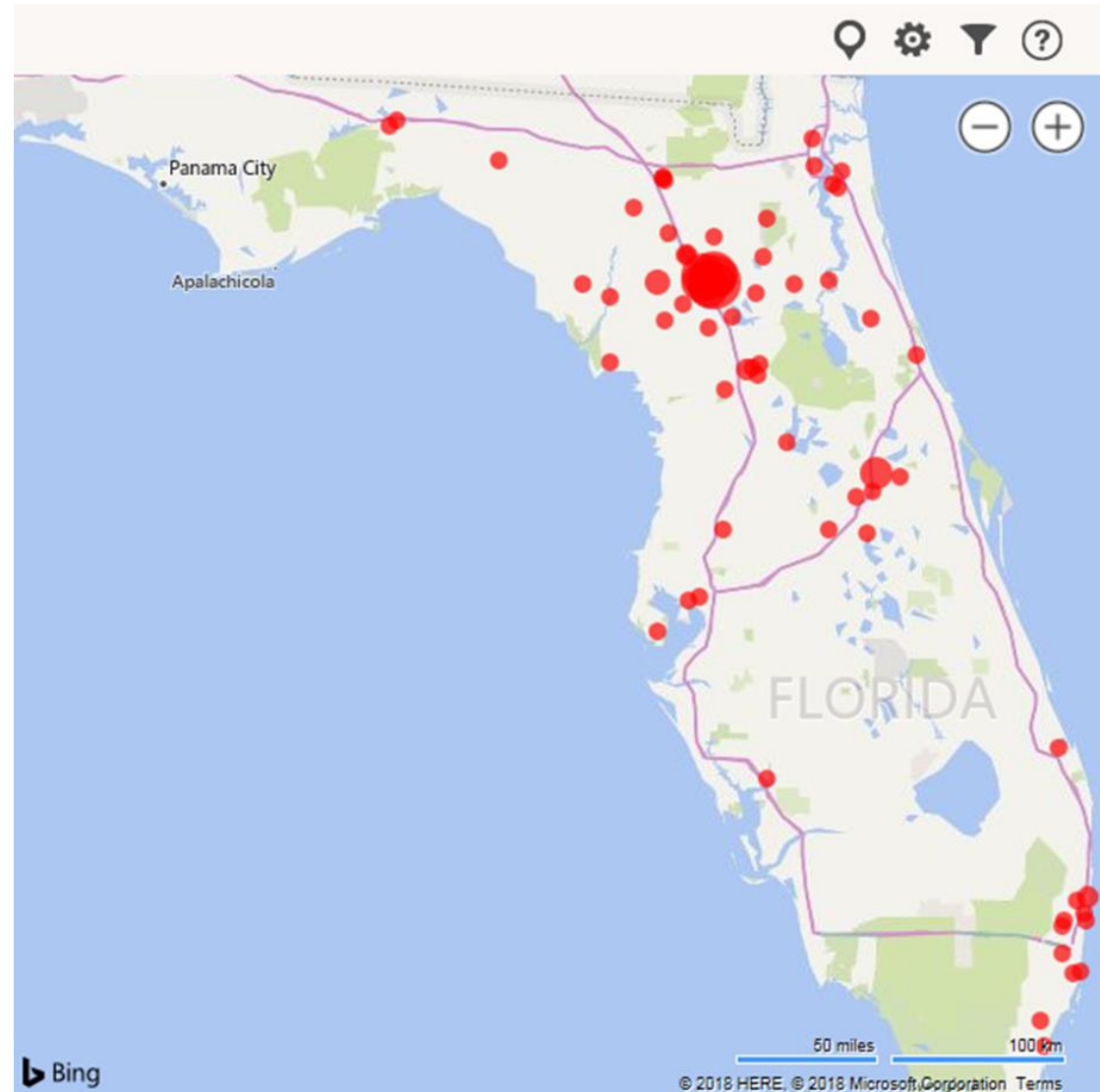
Demographics of our Housing Choice Voucher Program

Approximately **38%** of families participating in the Housing Choice Voucher Program are elderly, disabled or handicapped.

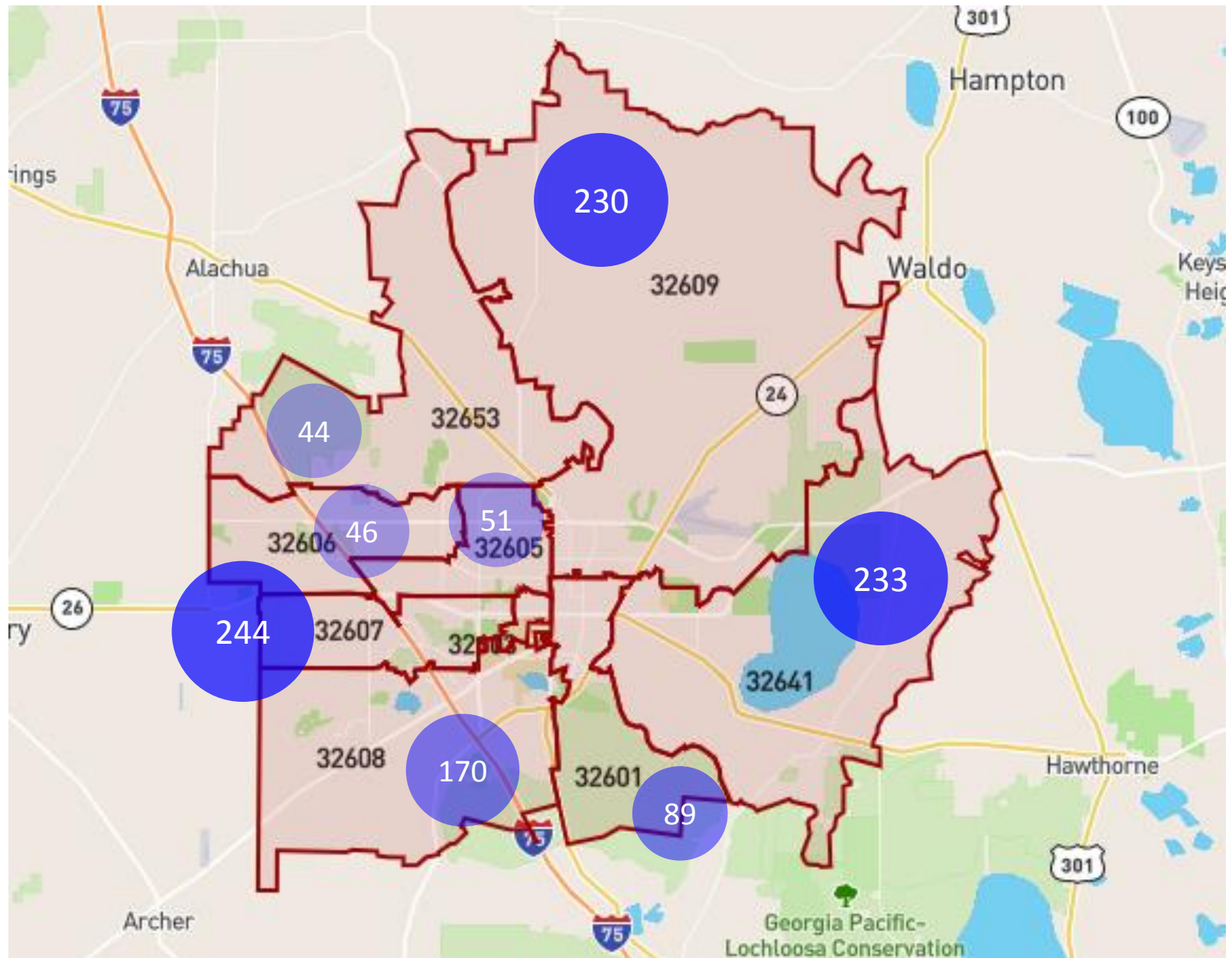


Property Owner Payments by Zip Code

Approximately 74% of housing assistance payments are paid to properties owned or managed by Gainesville companies or individuals.



Where are housing choice voucher participants choosing to live?



Top 8 Communities

(Represents 94% of all families)

Zip Code	Number of Families	Total Monthly Assistance	Average Monthly Assistance	*Average Listing Value	*Average Rent per Month
32607	244	\$ 141,750	\$ 581	\$178,500	\$1,315
32641	233	\$ 136,949	\$ 588	\$94,800	\$1,040
32609	230	\$ 123,800	\$ 538	\$139,900	\$1,140
32608	170	\$ 90,430	\$ 532	\$255,000	\$1,523
32601	89	\$ 49,745	\$ 559	\$147,400	\$1,186
32605	51	\$ 30,655	\$ 601	\$189,900	\$1,339
32606	46	\$ 27,219	\$ 592	\$259,900	\$1,530
32653	44	\$ 23,419	\$ 532	\$199,000	\$1,390

**Information obtained from Zillow.com on September 7, 2018.*

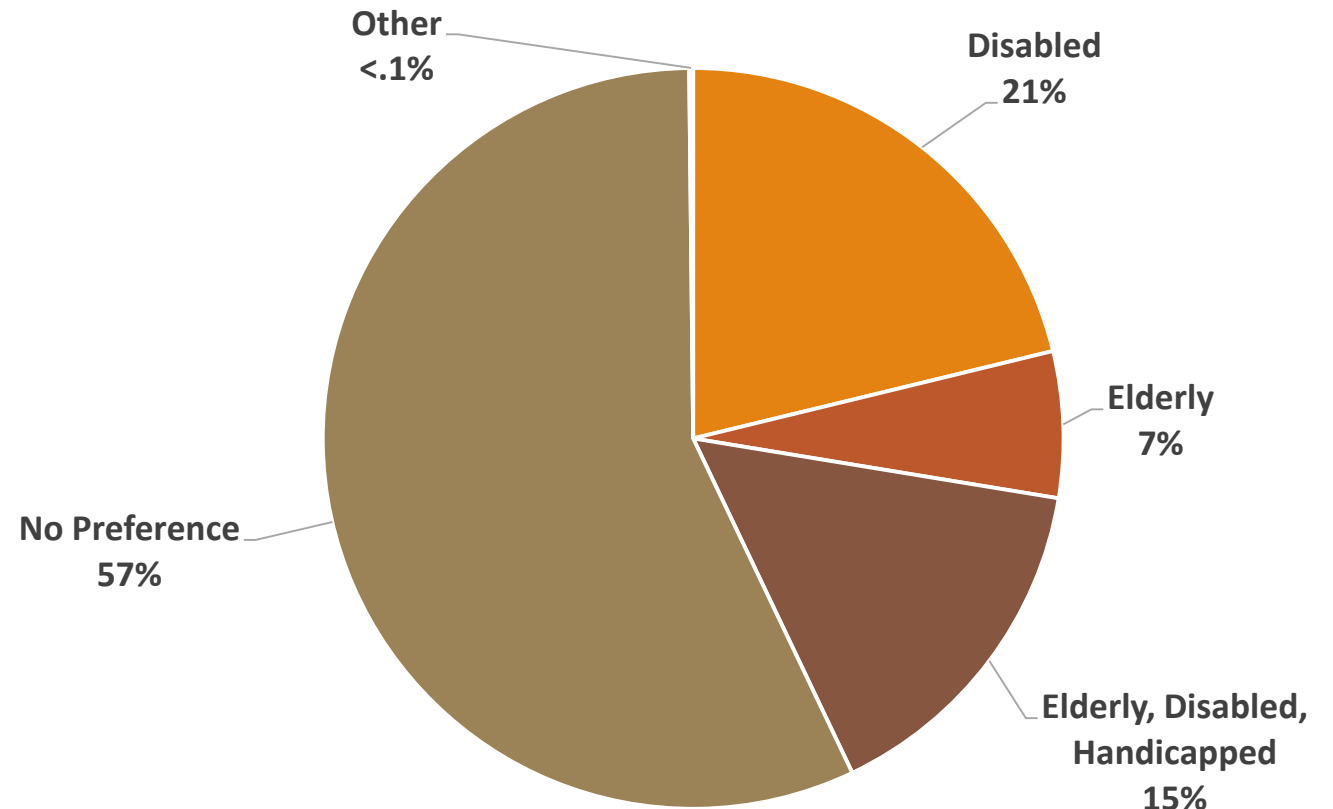


Overview of Families Served

Public Housing Program

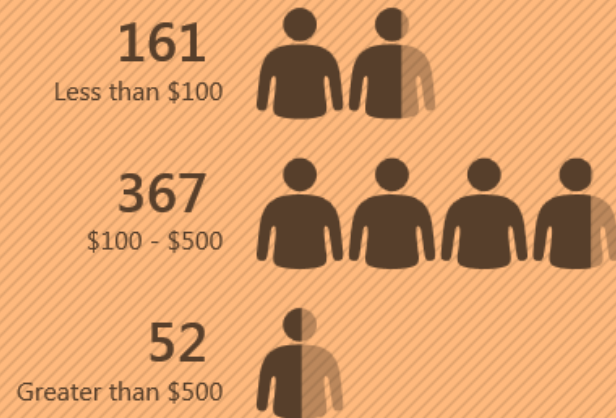
Types of Public Housing Tenants

Approximately **43%** of families participating in the Public Housing Program are elderly, disabled or handicapped.



Total tenant revenue received each year from tenants is approximately \$1,521,604.

Number of Public Housing Families by Monthly Rent





Need for Affordable Housing in Gainesville

Demand is Outpacing Supply

Recap of Current Housing Options

Housing Type	Number of Units
Public Housing	580 (34 offline being redeveloped)
Public Housing/Project Based Voucher Units Under Development (Woodland Park)	62 (96 total new units)
Housing Choice Vouchers	1,258 (up to 1,296, but limited by funding)
Veteran (VASH) Vouchers (coming 2019)	3
Mainstream Vouchers (coming 2019)	28
Gainesville Housing Development and Management Corporation (GHA's nonprofit development entity)	23
Approximate Number of Families Housed Annually	1,954

The need for affordable housing is outpacing our current supply.



Number of applicants applying for HCV last time waitlist was opened - >4,000



Average openings in Housing Choice Voucher each year - 79

Current Waitlist – 4,124

Average openings in Public Housing each Year - 58



Percentage of Families Elderly, Disabled or Handicapped – 23%



Needs Assessment

Spending 30% or more on one's income is considered a cost burden by HUD

Gainesville is 4th in the country in spending more than 30% of income on housing needs!

(Sources: Gainesville Area Chamber of Commerce & GHA)



Future Needs



Gainesville has a future projected housing need for 7,200 dwelling units

Approximately 993 acres of undeveloped vacant land designated for residential use: 59.0% is designated for single family use, 40.9% for multi-family and .5% for mobile home.

(Source: City of Gainesville Comprehensive Plan Housing Element)

Florida	FY17 HOUSING WAGE			HOUSING COSTS			AREA MEDIAN INCOME (AMI)			RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
Florida	\$20.68	\$1,075	\$43,007	2.6	\$59,583	\$1,490	\$17,875	\$447	2,535,234	35%	\$15.46	\$804	1.3	
Combined Nonmetro Areas	\$16.29	\$847	\$33,881	2.0	\$48,362	\$1,209	\$14,509	\$363	68,202	28%	\$11.65	\$606	1.4	
<u>Metropolitan Areas</u>														
Baker County HMFA	\$14.46	\$752	\$30,080	1.8	\$59,100	\$1,478	\$17,730	\$443	1,799	22%	\$7.67	\$399	1.9	
Cape Coral-Fort Myers MSA	\$17.69	\$920	\$36,800	2.2	\$57,900	\$1,448	\$17,370	\$434	78,125	31%	\$14.10	\$733	1.3	
Crestview-Fort Walton Beach-Destin HMFA	\$18.48	\$961	\$38,440	2.3	\$71,500	\$1,788	\$21,450	\$536	27,323	36%	\$13.40	\$697	1.4	
Deltona-Daytona Beach-Ormond Beach HMFA	\$18.44	\$959	\$38,360	2.3	\$54,300	\$1,358	\$16,290	\$407	59,977	30%	\$11.88	\$618	1.6	
Fort Lauderdale HMFA	\$25.13	\$1,307	\$52,280	3.1	\$64,100	\$1,603	\$19,230	\$481	244,593	36%	\$17.24	\$897	1.5	
Gainesville MSA	\$16.88	\$878	\$35,120	2.1	\$65,200	\$1,630	\$19,560	\$489	46,436	45%	\$11.28	\$587	1.5	
Gulf County HMFA	\$16.71	\$869	\$34,760	2.1	\$49,700	\$1,243	\$14,910	\$373	1,426	27%	\$12.40	\$645	1.3	
Homosassa Springs MSA	\$14.73	\$766	\$30,640	1.8	\$45,000	\$1,125	\$13,500	\$338	11,478	19%	\$10.97	\$570	1.3	
Jacksonville HMFA	\$18.63	\$969	\$38,760	2.3	\$64,400	\$1,610	\$19,320	\$483	181,462	35%	\$15.64	\$813	1.2	
Lakelandnter Haven MSA	\$16.12	\$838	\$33,520	2.0	\$52,500	\$1,313	\$15,750	\$394	69,045	31%	\$14.11	\$734	1.1	
Miami-Miami Beach-Kendall HMFA	\$24.90	\$1,295	\$51,800	3.1	\$51,800	\$1,295	\$15,540	\$389	389,327	46%	\$17.13	\$891	1.5	
Naples-Immokalee-Marco Island MSA	\$22.98	\$1,195	\$47,800	2.8	\$68,300	\$1,708	\$20,490	\$512	36,155	28%	\$15.04	\$782	1.5	
North Port-Sarasota-Bradenton MSA	\$20.44	\$1,063	\$42,520	2.5	\$65,500	\$1,638	\$19,650	\$491	87,917	28%	\$14.78	\$769	1.4	
Ocala MSA	\$15.77	\$820	\$32,800	1.9	\$51,500	\$1,288	\$15,450	\$386	32,326	24%	\$12.40	\$645	1.3	
Orlando-Kissimmee-Sanford MSA	\$19.27	\$1,002	\$40,080	2.4	\$58,400	\$1,460	\$17,520	\$438	310,972	39%	\$15.30	\$796	1.3	
Palm Bay-Melbourne-Titusville MSA	\$17.00	\$884	\$35,360	2.1	\$61,700	\$1,543	\$18,510	\$463	63,137	28%	\$15.11	\$786	1.1	
Palm Coast HMFA	\$19.77	\$1,028	\$41,120	2.4	\$57,600	\$1,440	\$17,280	\$432	8,325	23%	\$12.61	\$656	1.6	
Panama City-Lynn Haven-Panama City Beach HMFA	\$18.25	\$949	\$37,960	2.3	\$56,700	\$1,418	\$17,010	\$425	26,185	39%	\$12.69	\$660	1.4	
Pensacola-Ferry Pass-Brent MSA	\$17.25	\$897	\$35,880	2.1	\$62,000	\$1,550	\$18,600	\$465	60,038	35%	\$14.04	\$730	1.2	

* 50th percentile FMR (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2017 Fair Market Rent.

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.

4: AMI = Fiscal Year 2017 Area Median Income

5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

Impact on Employees

The Housing Wage for Alachua County is \$16.88 per hour to afford a 2 bedroom apartment at Fair Market Rate. The numbers below are the number of employees who can NOT afford a 2 bedroom at Fair Market Rent.

- City of Gainesville – 678 employees
- Alachua County – 236 employees
- Alachua County School District – 1,651 employees
- Gainesville Housing Authority – 6 employees

(Source: Data Collection from Local Employers 2017-2018)

Gainesville.
Citizen centered
People empowered

What Else Can We Do?

We can no longer be solely reliant on HUD to meet the need!

Ocala, Daytona, Tampa, Broward, and other local housing authorities across Florida have created their own nonprofits and teamed with their local governments to help fill the gap.

Affiliate & Instrumentality

Gainesville Florida Housing Corporation	Gainesville Housing Development & Management Corporation
<p>Affiliate Organization Established in 1977 Florida Not For Profit Independent Board</p> <p>Purpose: Created as a development arm of GHA to further affordable housing goals for GHA</p>	<p>GHA Instrumentality Established in 2014 501c3 Nonprofit Same Board members as GHA Works with 40-80% of AMI</p> <p>Purpose: Provide and develop affordable housing opportunities to low and moderate income persons and/or families primarily located in, but not limited to, Gainesville, Florida and the surrounding areas</p>

Affiliate & Instrumentality

Gainesville Florida Housing Corporation	Gainesville Housing Development & Management Corporation
<p>Projects: Upon sale of Seminary Lane property proceeds will be reinvested to further GHA affordable housing goals.</p>	<p>Projects: Creating affordable workforce & special needs housing REHPP – Resident Empowerment Housing Preservation Program Purchased 18 townhomes in Alachua Purchased and Rehabilitated 3 single family homes Placing 2 modular homes on lot donated from City of Gainesville for special needs housing Rehabilitating donated home for sale to low income family</p>

Gainesville Housing Authority

Political Subdivision (Florida Statute 421)

Primary Business Purpose:

HUD Public Housing

Housing Choice Voucher Program

Self-Sufficiency Opportunities

JTEP – Job Training and Entrepreneurial Program

Current Goals

1. Woodland Park Redevelopment Phase I
2. Woodland Park Redevelopment Phase II
3. Woodland Park Redevelopment Phase III
4. Redevelopment of Lake Terrace, Pine Meadows, and Caroline Manor
5. Forest Pines Redevelopment and Supplemental Modular Home Expansion Project
6. Identify Public Housing properties that can be converted into HCVP properties.



GHA Significant Projects 2013 to Present

Public Housing Program

Oak Park

- Exterior Rehab
- Roof Replacement
- Emergency Generator
- Security System
- Elevator Refurbishment
- Resident Mail Box system & Room Refurbish
- Total Investment \$1,115,782

Sunshine Park

4 units 504 Compliant

Sunshine Park Building Elevation Upgrade

Resident Exercise Equipment, Picnic tables and grills

Weatherization/seals of Unit entry, resident secure entry system

Replacement of resident door locks

Replacement of areas of sidewalks due to heaving, New centralized mailbox

Total Investment \$988,716

Caroline Manor

Central A/C & heat for 8 units

Sewer line refurbish for all 28 units

Weatherization, replacement of unit door lock

Replacement of side walk and parking pads

Total investment \$56,688

Eastwood Meadows

- Remodel Community Room
- Security camera
- Playground
- HVAC equipment
- Fence
- Weatherization seals unit entry doors
- Total Investment \$448,198

Lake Terrace



Replacement of unit door locks and weatherization / seals of entry unit doors

Replacement of sidewalks and parking pads due to damage from tree roots

Sewer line replacement for 100 units

Replacement of 12 duplex building roofs

Total Investment \$243,000

Pine Meadows



Remodel Community Building

Replace door locks, weatherization/seals of unit entry doors

Replacement of areas of side walk and parking pads

Total Investment \$53,260

Forest Pines



Community Center remodeling

Weatherization/seals of unit entry doors, replacement of 6 single family roofs

Installing 16 central heat and air conditioning (on going)

Total Investment \$189,464

Woodland Park

City provided funding for LIHTC Award (37,500)

Slated for Redevelopment in three phases

Relocation complete for 1st Phase

Demolition & Finance closing

First Phase redevelopment cost \$20,265,818

THE Ask: Create a Strategic Partnership

1. Recognize GHA as the City of Gainesville's true partner in addressing the affordable housing issues in our community
2. Create a Cooperative Agreement as required by HUD with the establishment of a PHA
3. Providing GHA First Right of Refusal for any available donated or conveyed land for affordable housing
4. Identifying programs or funding that are not meeting their goals and reallocating towards affordable housing
5. Develop a pilot program to incentivize landlords to make their properties energy efficient
6. Develop a city ordinance that makes it illegal to discriminate based upon lawful source of income
7. Support the Community Land Trust program
8. Identify a dedicated source of funding for affordable housing
9. Advocate to fully fund the Sadowski Trust Fund and include in the City legislative agenda



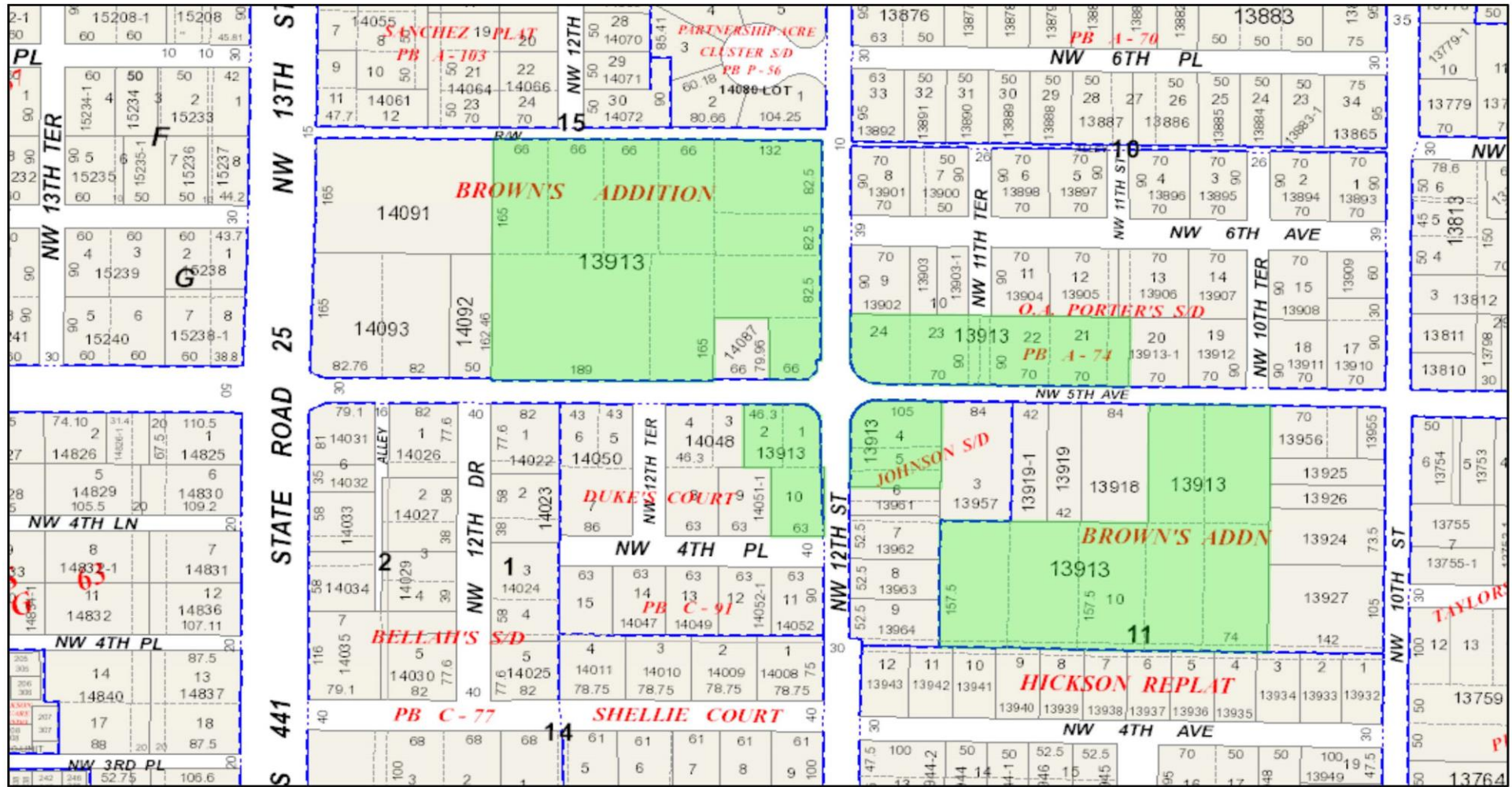
“A lot of people don't look at housing as a human right, but it is. To have a decent place to live is a basic human right.” – Jimmy Carter



Supplementals

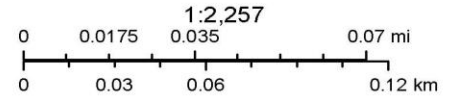
Photos, Designs, and Maps

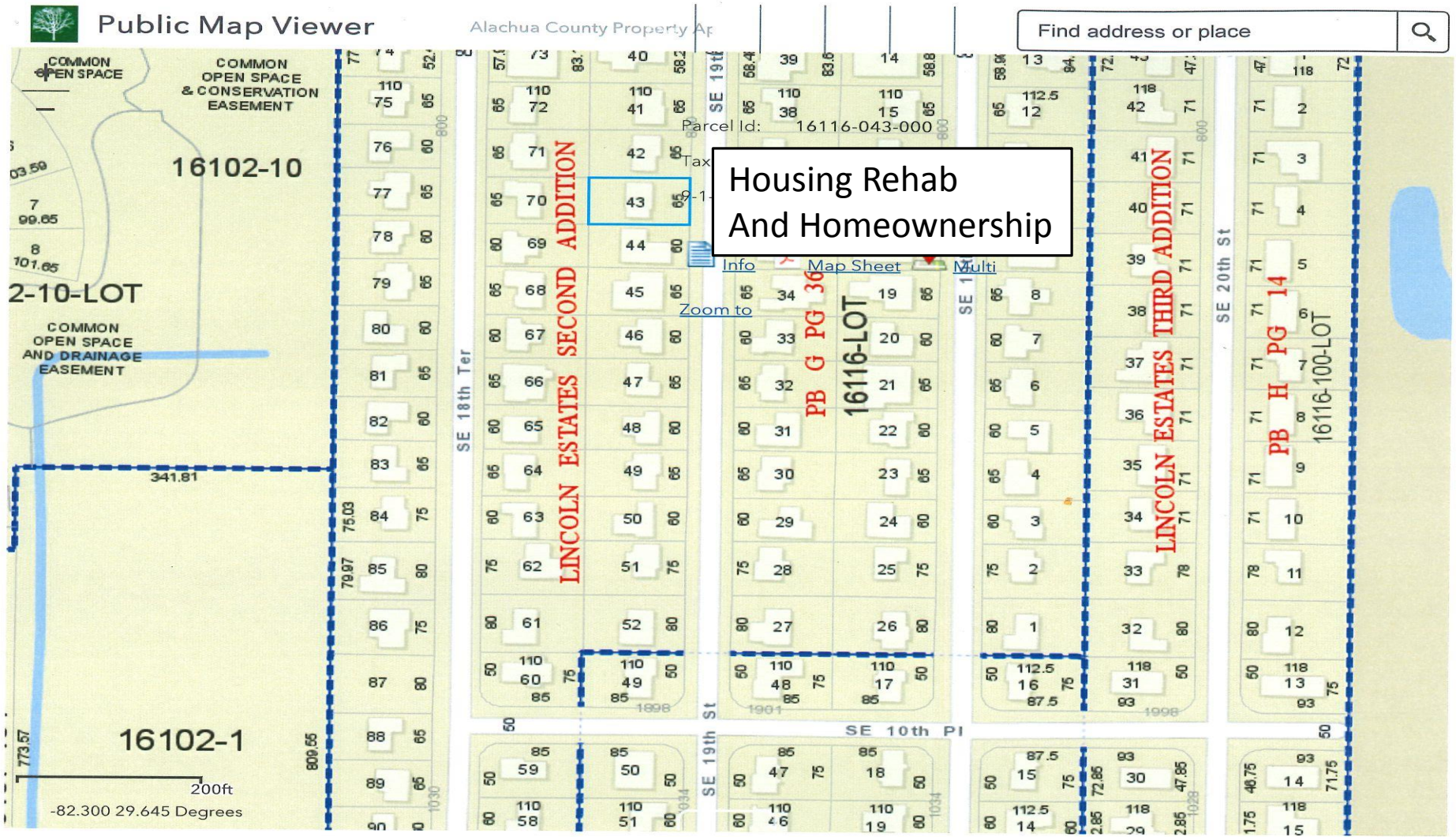
Gainesville Florida Housing Corp

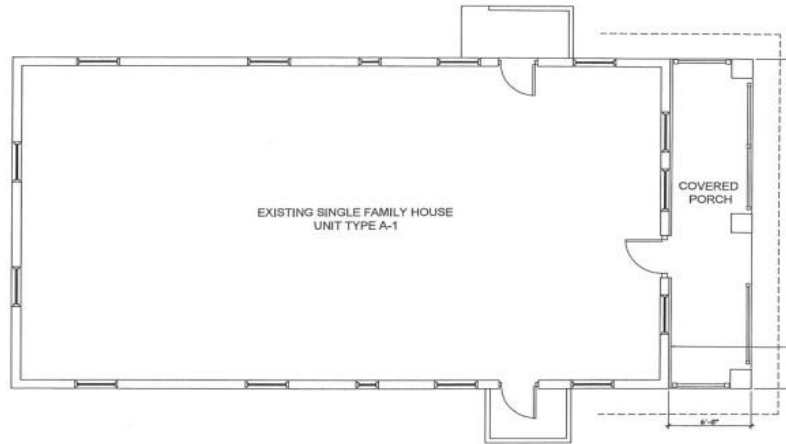


February 8, 2017

Seminary Lane Property



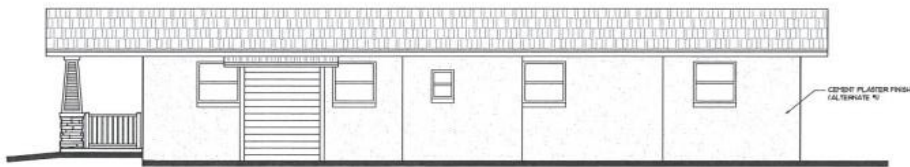




MATERIAL & COLOR CHART	
HARDIE LAC SIDING, PAVEL SIDING, AND TRIT	
1	TBD
2	TBD
3	TBD
4	TBD
5	CULTURED STONE, TBD
NOTES:	
1. ALL COLORS SELECTED COPE PREFINISHED EXCEPT FOR GUEST CORRAL, THIS SHALL BE GUEST CORRAL SHALL TO BE PAINTED.	
2. PROVIDE CONTINUOUS BEAD OF SEALANT BETWEEN ALL SIDING MATERIALS.	
3. BEFORE ORDERING MATERIALS FOR ENTIRE PROJECT PROVIDE SAMPLES OF ALL SIDING, BOARDS, ETC. FOR COLOR VERIFICATION AND APPROVAL.	
ALTERNATES	
REFER TO PROJECT MANUAL.	
ALT. 1	PROVIDE PRIZE TO STUCCO THE SIDES AND REAR OF THE HOUSE.
ALT. 2	PROVIDE A PRIZE TO EXTEND THE CONCRETE DRIVEWAY TO THE STREET.

STONE VENEER w/ STONE CAP & CEMENT PLASTER ABOVE.

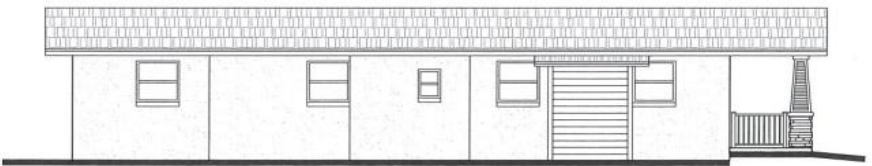
1 FLOOR PLAN UNIT A-1
SCALE: 1/4" = 1'-0"



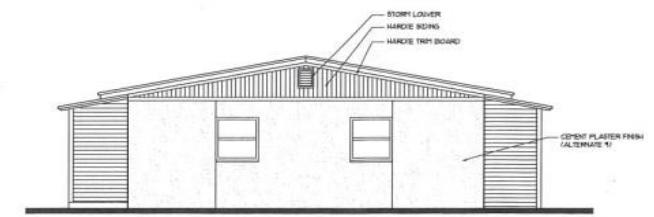
3 REAR ELEVATION UNIT A-1
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION UNIT A-1
SCALE: 1/4" = 1'-0"



5 LEFT ELEVATION UNIT A-1
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION UNIT A-1
SCALE: 1/4" = 1'-0"



- ☐ TAMPA, FL
4000 Cypress Center Drive
Tampa, FL 33618
813.347.4333
- ☐ ORLANDO, FL
- ☐ GAINESVILLE, FL
- ☐ FT. LAUDERDALE, FL
- ☐ JACKSONVILLE, FL
- ☐ ATLANTA, GA
- ☐ NASHVILLE, TN
2000 BROADWAY
NASHVILLE, TN 37203

Drawing Not For Construction
Sealed & Signed by Registered Professional

GAINESVILLE HOUSING AUTHORITY
FOREST PINES
EXTERIOR ELEVATION UPGRADE
GAINESVILLE, FL 32601

NO.	REVISIONS	DATE

JOB NUMBER:
18000-18941

ISSUE DATE: 08/01/18
DRAWN BY: JAP
CHECKED BY: APJ
TITLE: E2

UNIT A-1
FLOOR PLAN &
ELEVATIONS
A2.01
SHEET NUMBER