

## City of Gainesville/Gainesville Housing Authority Potential Partnership Plan

### Name GHA as the City's Official Partner

1. The purpose of this MOU is to memorialize the Gainesville Housing Authority (GHA,) a public body corporate and politic, created by the City of Gainesville in accordance with state law on August 1, 1966, as an official housing partner of the City of Gainesville to address the affordable housing needs in our community.

Whereas Florida Statutes Chapter 421.08 subsection 6 outlines a few of the powers of the Authority and provides opportunities for the City and County to cooperate and to contract for administrative services in the following areas of operation:

- To investigate into living, dwelling, and housing conditions and into the means and methods of improving such conditions.
- To determine where slum areas exist or where there is a shortage of decent, safe, and sanitary dwelling accommodations for persons of low income.
- To make studies and recommendations relating to the problem of clearing, replanning and reconstruction of slum areas and the problem of providing dwelling accommodations for persons of low income.
- To administer fair housing ordinances and other ordinances as adopted by cities, counties, or other authorities.
- To cooperate with the City, the County, the State, or any other political subdivision thereof in action taken in connection with such problems; to engage in research, studies, and experimentation of the subject of housing.

### Provide Dedicated Grant Support/Connect Fee Assistance

2. Whereas, GHA and the City of Gainesville will cooperatively pursue affordable housing opportunities for our community within the city limits of Gainesville, FL, and the GHA Board of Commissioners have established a goal of creating 500 additional affordable housing units in five (5) years; the City of Gainesville, as an official partner, will work with the Housing Authority to design a partnership providing for a funding plan for Housing, which includes, but is not limited to the following:
  - E.L.I.T.E Job Training Center - \$100,000 (Gap Funding) – Shovel Ready in 6 months
  - 302 NE 25<sup>th</sup> Street – Accessory Dwelling Unit - \$249,000 (Currently Budgeted) – Environmental review in process, next phase is demolition of existing structure and completion of construction documents – Shovel ready in 6 months
  - 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 home ownership 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

3. Local contributions for Phase 2 of Woodland Park, 9 % LITC-\$460,000 ([ConnectFree](#))

#### **Disburse City-Owned Surplus Properties for Affordable Housing Construction**

4. Assist the City with Disbursing City-owned Property to GHA and other nonprofit organizations which clearly demonstrate capacity to meet the City's 2-year development goal.

#### **Partner for Home-Ownership Readiness Classes**

5. Continue partnership with GHA
  - a. [GHA will make referrals to the City's Homebuyer Education and Training classes.](#)
6. Equal partnership and dedicated staff support on large catalytic community grants such as the Choice Neighborhood Grant

#### **Other programs/projects as identified by the Commission and recommended by the City Manager:**

7. Other programs/projects as identified by the commission and recommended by the City Manager
  - a. [To be determined](#)