

A row of modern brick townhouses with white columns and balconies. The houses are built with red brick and have white-painted wooden columns supporting the front porches. Some houses have second-story balconies with white railings. The houses are set back from the street by a green lawn and a concrete sidewalk.

# **City of Gainesville**

## **City Commission**

August 5, 2021

The background of the slide features a faint, grayscale image of several people standing around a large table, working together to assemble a colorful jigsaw puzzle. The puzzle pieces are in various colors including green, yellow, red, and blue. The people are shown from the waist up, reaching for or placing pieces. This visual metaphor likely represents the collaborative effort required for affordable housing.

# Affordable Housing

City of  
**Gainesville**

- Government lacks funds for Affordable Housing
- Private sector participation is needed
- Partnerships
  - Federal, State, and City Government
  - Private and Public Sectors
  - For-Profit and Nonprofit
- Leverage
- Significant private investment in Affordable Housing

# Local Example

City of  
**Gainesville**

- Arbours at Tumblin Creek (SW 13<sup>th</sup> Street)
- Affordable senior rental apartments
- 64 units
- 100% leased
- 100% affordable
- City investment
  - \$46,000
- Total project cost
  - \$13.3 million





# Local Example

- Deer Creek Senior Housing
  - Near Senior Rec Center, NW Gainesville
- Under construction
- Scheduled for completion in Spring 2022
- 62 units
- 100% affordable
- City investment
  - \$469,313
- Total project cost
  - \$14.6 million



# ConnectFree Program City of **Gainesville**

- City Commission initiative
- Raises revenue
  - From surtax on new connections to GRU
  - In unincorporated area
- Primarily to subsidize new connections
- Allows a portion for affordable housing
  - Including local contribution for tax credit projects
  - Sufficient funding is reserved



# LIH Tax Credit Program <sup>City of</sup> **Gainesville**

- Federal Affordable Housing Program
- Administered by the State
- State coordinates with City

## State Goals

- RFA 2021-201, Medium-sized counties
  - Local Revitalization Initiative (1 project)
  - Geographic Area of Opportunity/SADDA (2 projects, Family demographic)
  - Near the SunRail (1 Project)
  - Local Government Area of Opportunity (LGAO-6 projects)
  - 1 or 2 more, if funds available



# LGAO

- Not a geographic area
- Incentivizes local financial commitment
- \$460,000 Loan
- Fewer cities/counties
- **City must pick 1 (only 1)**
- Fewer applicants
- Better odds for both the chosen applicants & the city/county
- State will pick 6



# State LGAO Goals

- 6 Projects per RFA 2021-201
  - 2 projects submitted, but not awarded in 2019 and 2020
    - No projects in Gainesville meet this goal
  - 2 projects submitted, but not awarded in 2020
    - 1 project in Gainesville meets this goal
  - 2 additional projects, regardless of whether they were previously submitted

## Next Steps

- City Commission, August 5, 2021
- Applications to State by August 26, 2021
- State decision tentatively scheduled for December 10, 2021
- Challenges, underwriting, permitting and construction typically take several years

# Today

- AHAC Recommendation
- Project Presentations (optional)
  - Veranda Estates
  - Village at Lincoln Park
  - Woodland Park, Phase 2
- City Commission Funding Decision



# Recommendation

- Hear AHAC's recommendation
- Choose to fund 1 project
- Authorize the City Manager to execute documents, subject to City Attorney approval