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Affordable Housing Updates (NB)

Staff will provide periodic updates of the status of affordable housing projects and initiatives.

Affordable Housing Property Donation Pilot Program

On November 16, 2020, the City issued a Request for Proposal (RFP) with the intent to select a nonprofit affordable housing developer to receive a donation of twelve (12) City owned lots and develop those lots with affordable owner-occupied homes for income eligible households. On March 4, 2021, the City Commission will consider authorizing staff to negotiate an agreement with the preferred respondent.

Generally, the lots are located in the Duval Heights Area of Northeast Gainesville, along NE 9th Avenue, near NE 16th Terrace and NE 17th Street. The RFP require the nonprofit organization to sell the homes and move the households in, within two (2) years of receiving the lots.

As part of this project, the City will install a new road, which will allow convenient access to several of the lots, but will reduce the number of lots that can be developed to ten or eleven. In addition to donating the lots and constructing the road for no cost to the nonprofit organization, the City is reserving funding that will be structured as a developer/home buyer subsidy to ensure that the lots will be affordable to income eligible first-time homebuyers.

Woodland Park, Phase 2

On October 22, 2020, the City Commission voted to accept the AHAC recommendation and approve using ConnectFree revenue to fund a \$460,000 loan for this project. The loan would allow the developers of this project (Gainesville Housing Authority and their partners) to apply for 9% Low Income Housing Tax Credits (LIHTC) administered by the State. The process of awarding 9% LIHTC is competitive and ultimately was decided by a lottery. As a result, this project was not chosen by the State to received LIHTC funding. However, the developers may apply in upcoming funding cycles.

Deer Creek Senior Housing

On November 1, 2018, the City Commission voted to accept the AHAC recommendation and approve using ConnectFree revenue to fund a \$469,313 loan for this project. Located in Northwest Gainesville, near the Senior Recreation Center, this project consists of 62 affordable multiple-family units for seniors. Onsite land clearing has begun. Construction is anticipated to take 12-14 months. The developers are Neighborhood Housing Development Corporation and their partners.

Royal Park Apartments

This 192-unit affordable multiple-family project is located at 301 NW 39th Road, just north of the Royal Park Movie Theater. The City has committed to use ConnectFree revenue to fund a \$37,500 matching grant for this project. That grant allowed the project's developer to apply for and receive funding from the State Apartment Incentive Loan (SAIL) Program. This project is currently finalizing the underwriting process. The developers have indicated that they intend to apply for site plan approval later this month, and hope to begin construction in early 2022.

Housing Action Plan

The Housing Action Plan was presented at the February 18, 2021 City Commission meeting. Based on Commission discussion received at the meeting, staff will develop a work plan that will identify priorities that are feasible for the Gainesville Community and bring back to the City Commission for approval.

The Affordable Housing Advisory Committee hear a report.