

City of Gainesville—Affordable Housing Initiatives

1. **Facilitate ADUs.** On September 3, 2020, the City Commission adopted Ordinance #190988, allowing Accessory Dwelling Units (ADUs) in all residential zoning districts including the single-family zoning districts where they were formerly banned. In addition, Ordinance #190988 removed parking requirements and owner occupancy requirements that made ADUs a less viable option across the City. Since adoption of the ordinance, the City has received six ADU permit applications, two of which have been issued. The City is now researching ways to incentivize the development of ADUs that must be rented to income qualified households at affordable rates.
2. **Allow more Housing Types by Right.** In conjunction with the update of its Comprehensive Plan, the City is reviewing policies and regulations that overly restrict housing types and choice throughout the City.
3. **Develop an Inclusionary/Exclusionary Policy.** In conjunction with the update of the Comprehensive Plan, the City is working to develop an Inclusionary/Exclusionary Housing Development Policy (Agenda Item #200827). That policy will address zoning and land development incentives and regulations that negatively impact housing affordability and choices for minorities and lower income residents.
4. **Develop a Community Land Trust (CLT) Partnership.** To retain a CLT partner, the City has issued a Request for Proposals (RFP) with the intent to begin activities in 2022. A draft of the CLT RFP Scope of Work was discussed and approved by the City Commission on February 4, 2021 (Agenda Item #200770).
5. **Increase permanent affordability.** The City Commission has amended the City's Land Disposition Policy to include permanent affordability on land that the City donates for residential development.
6. **Develop a Home Energy & Water Efficiency Program.** Under this proposed program the GCRA and the Community Weatherization Coalition will partner to offer a range of home energy improvements to eligible property owners (homesteaders and landlords) and renters in order to lower the energy cost burden of district residents.
7. **Develop a Land Donation-Pilot Program.** The City Commission has approved the donation of 11 vacant lots to a nonprofit affordable housing developer. Each of the lots are located within a six block area of the Duval Heights Neighborhood, and will be sold to an income qualified household for an affordable price.
8. **Fund Deer Creek Senior Housing.** Deer Creek is a 62 unit, age-restricted, affordable multiple-family rental project that is currently under construction in northwest Gainesville. This project is primarily funded through Low Income Housing Tax Credits (LIHTC) that the City facilitated with a \$469,313 loan.

9. **Fund Royal Park Apartments.** Royal Park is a 176 unit affordable multiple-family rental project that is currently going through the underwriting and permitting process. This project is located in northwest Gainesville and will accommodate a family demographic, including a wide range of ages. This project is partially funded through the State Apartments Incentive Loan Program that the City will facilitate with a \$37,500 grant.
10. **Fund Woodland Park, Phase 2.** Woodland Park, Phase 2 is a 96 unit affordable multiple-family rental project that has applied for LIHTC funding. As part of that application, the City has committed to loan the Developer \$460,000 (if the project is chosen to receive the LIHTC funding).
11. **Develop the Heartwood Neighborhood.** Heartwood is a Southeast Gainesville neighborhood that will contain 34 new single-family homes at a variety of sizes and price points. Eleven of the homes will offer down payment assistance for qualified buyers who will purchase through the City's Department of Housing and Community Development.
12. **Implement the Porters and Pleasant St. Infill Projects.** The GCRA is utilizing City-owned lots in the Porters and Pleasant Street neighborhoods to create potential housing and/or commercial developments that will be based on community input and discussion.
13. **Develop the Power District.** The Power District is a 17-acre redevelopment opportunity of active and inactive GRU facilities located in Southeast Gainesville between Downtown and Depot Park.
14. **Develop Lot 10.** On August 19, 2021, the City Commission approved a Term Sheet for the sale of City owned property in Downtown (Agenda Item #210272). The Term Sheet requires the site to be developed with a mix of uses, including 120 residential condominiums. In addition, the Term Sheet mandates that the City use \$1 million of the sales price to support affordable housing for income qualified households that want to buy the condominiums.
15. **Develop the 8th & Waldo Project.** The City is considering ways to repurpose 36 acres of land it owns at and near the intersection of NE 8th Avenue and Waldo Road. Preliminary studies and public engagement indicate that mixed income housing could be part of this project.

Neighborhood Preservation Through Education, Legal, and Financial Assistance

1. **Implement the Legal Assistance for Eviction Prevention Program.** On August 5, 2021, the City Commission approved retaining Three Rivers Legal Services to provide informational/educational sessions, as well as legal services to income qualified tenants in the City (Agenda Item #210126).
2. **Implement the Homeowner Education Campaign.** The City is reviewing responses to an RFP for an organization to educate and engage homeowners about keeping and maintaining their property. This can include information about Heirs/Probate Property, wills, taxes and exemptions, homeowners' rights when selling property, the pros and cons of selling property, and how to spot and counteract predatory practices. This program will target the following geographic areas: 5th Avenue, Pleasant Street, Porters, Duval, Lincoln Estates, and Grove Street.

3. **Implement the Heirs Property Assistance Program.** The program offers probate legal assistance to heirs' property homeowners to clear the title to the homes so they can take full advantage of property rights. The purpose of the program is to increase neighborhood stability, grow individual and family wealth in Gainesville's African American communities, and increase access to attainable housing.
4. **Implement the My Neighborhood Program.** On August 5, 2021 the City Commission approved the My Neighborhood Program (Agenda Item #200937), which offers \$25,000 towards the purchase of a home or lot for long-term renters or former residents of eligible neighborhoods. The purpose of the My Neighborhood Program is to encourage strong community connections by incentivizing homeownership within the eligible neighborhoods (Cedar Grove II, Duval, Fifth Avenue, North Lincoln Heights, Pleasant Street, Porters, Springhill, and Sugarhill).
5. **Implement the Neighborhood Paint Program.** The program provides free pressure washing and painting service to the exterior of single-family residential homes that are owned by income qualified households and are located within the following neighborhoods: Fifth Avenue, Pleasant Street, Porters, Sugarhill, Springhill, and Greater Duval.
6. **Develop a Historic Home Stabilization Program.** This proposed program will provide a matching grant to homeowners within the GCRA District to complete exterior stabilization work and resolve exterior code violations. The purpose of this program is to help preserve historic buildings through proper rehabilitation and prevent demolition by neglect.