



# City of Gainesville

## *NOTICE OF FUNDING AVAILABILITY for Affordable Housing Projects*

The City of Gainesville (City) has allocated \$1,600,000 for affordable housing developers (for-profit and/or nonprofit) to subsidize the development and rehabilitation of affordable **rental** housing (single-family and/or multi-family); or the development of new affordable single-family and/or multi-family housing for first-time home **buyers**.

The maximum subsidy for the development of new, or the rehabilitation of existing, **rental** housing is \$25,000 per affordable unit. The maximum subsidy for the development of new single-family housing for first-time home **buyers** is \$50,000 per affordable unit.

The sources of these funds are \$1,000,000 from the City's General Fund, and \$600,000 from the City's State Housing Initiatives Partnership (SHIP) Program allocation. The \$600,000 covers SHIP Program Years 2023-2024, 2024-2025 and 2025-2026, of which, timing and funding allocations are subject to funding availability per year. Funding from the SHIP Program must be expended by certain dates contained in the City's Local Housing Assistance Plan (LHAP).

The requirements for recipients of this funding to subsidize the development and rehabilitation of affordable housing include, but are not limited to, the following:

- The project must be consistent with the City's current LHAP.
- The affordability period for subsidized **home ownership** units must be at least **10** years. During this period, the subsidized home ownership units must be owner-occupied by households that qualify as Very Low, Low, or Moderate Income, as defined by the US Department of Housing and Urban Development (HUD).
- During the affordability period, the **sales** price for subsidized units must be affordable for Very Low, Low, or Moderate income first-time homebuyers, as defined by HUD.
- The affordability period for subsidized **rental** units must be at least **15** years. During this period, the subsidized rental units must be occupied by households that qualify as Very Low, or Low Income, as defined by the HUD.
- During the affordability period, the **rent** for subsidized units must be affordable, as defined by HUD, to households whose income is Very Low or Low as defined by HUD.
- During the affordability period, developers will be required to meet the compliance reporting requirements necessary to meet statutory requirements for monitoring of SHIP rental units.

**Applicants for this funding may be required to present the project, either virtually or in-person. Funding awards are subject to approval by the City Commission and are based on funding availability.** Additional details (including evaluation and scoring criteria), and application forms are available on the City's website at <https://www.gainesvillefl.gov/Government-Pages/Government/Departments/Housing-Community-Development/>. If you have any questions, please contact John Wachtel at (352) 393-8565, or by email at [wachteljs@gainesvillefl.gov](mailto:wachteljs@gainesvillefl.gov).

The City will accept applications for this funding beginning **Monday, January 6, 2025. Applications must be submitted by 9:00 a.m. (local time), on Monday, February 10, 2025. Late applications will not be accepted. Applications will be accepted only by email** in the form of a full color PDF to [wachteljs@gainesvillefl.gov](mailto:wachteljs@gainesvillefl.gov). **The City WILL NOT accept applications submitted by mail or FAX. All signatures within an application packet must be in blue ink; and all attachments must be titled and labeled.** The City reserves the right to reject any and all applications.

*The City of Gainesville is an Affirmative Action/Equal Opportunity/Drug Free Workplace Employer. The City of Gainesville is committed to a policy of nondiscrimination in all City programs, services and activities, and will provide reasonable accommodations upon request. To request accommodations for non-English speaking persons, individuals with disabilities, and individuals with hearing impairments, please contact the City of Gainesville Office of Equity and Inclusion at (352) 334-5051 (voice) or (352) 334-2069 TDD; TTY users please call 711.*

**FAIR HOUSING/EQUAL OPPORTUNITY/DISABILITY ACCESS JURISDICTIONS**

