

NOTICE OF FUNDING AVAILABILITY

Local Government Contribution Low Income Housing Tax Credit Projects (RFA 2017-108)

The City of Gainesville (City) announces the availability of funds to provide a local government contribution for the development of affordable rental housing projects selected through the State of Florida's FY2017 Low Income Housing Tax Credit Program. The use and availability of these funds are subject to the Terms and Conditions of the Florida Housing Finance Corporation's Request for Applications (RFA 2017-108). The Low Income Housing Tax Credit Program is governed by the United States Department of Treasury to provide for-profit and non-profit organizations with a dollar-for-dollar reduction in federal tax liability in exchange for the acquisition and substantial rehabilitation, substantial rehabilitation, or new construction of low and very-low income rental housing units. More information regarding the Low Income Housing Tax Credit Program is available at the Florida Housing Finance Corporation website:

<https://www.floridahousing.org/programs/developers-multifamily-programs/low-income-housing-tax-credits>

The City's local government contribution is funded through the ConnectFree Program. The primary purpose of the ConnectFree Program is to provide financial assistance for the cost of extension and connection to the City's water and wastewater systems to eligible properties located within the Gainesville Regional Utilities (GRU) service area. Additionally, the ConnectFree Program funds a local government contribution for the development of affordable rental housing. The City will provide up to \$37,500 in ConnectFree Program funding as a local government contribution for eligible projects. Eligible projects must meet certain program criteria as outlined below:

1. The applicant must be the record title holder of the fee simple ownership in the property;
2. The applicant must demonstrate that at least 51% of the housing units will be occupied by households that meet the low-income guidelines determined by the U.S. Department of Housing and Urban Development (HUD);
3. The applicant must agree to lease and set rent limits in accordance with HUD Fair Market Rents for the Gainesville Metropolitan area;
4. The applicant must demonstrate management and financial capacity to develop and complete the rental housing project;
5. The applicant must receive approval for housing tax credits from the Florida Housing Finance Corporation; and
6. Other program criteria as determined by the City.

In addition to submitting application packets, applicants may be required to attend a meeting with City staff and an advisory committee to explain and answer questions about their project.

The City will accept applications from Friday, September 8, 2017, until 5:00 p.m. on Friday, September 22, 2017. **No late applications will be accepted.** Applications will be accepted **only** by hand-delivery to the City's Housing & Community Development Division Office in the Thomas Center, Building "B", 306 NE 6th Avenue, 2nd Floor, Room 245, Gainesville, Florida **or** by email as a full color PDF to wachteljs@cityofgainesville.org. The City **WILL NOT** accept applications submitted by mail or facsimile. **All signatures within an application packet must be in blue ink;** all attachments must be titled and labeled. **The City reserves the right to reject any and all applications.** Application forms are available from the City's website at <http://www.cityofgainesville.org/HousingCommunityDevelopment.aspx>. If you have any questions, please contact John Wachtel, at wachteljs@cityofgainesville.org.

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 Equal Opportunity at (352) 334-5051 (voice) or (352) 334-2069 TDD; or Neighborhood Planning Coordinator John Wachtel, at (352) 393-8565; TTY users please call 711.

FAIR HOUSING/EQUAL OPPORTUNITY/DISABILITY ACCESS JURISDICTIONS

