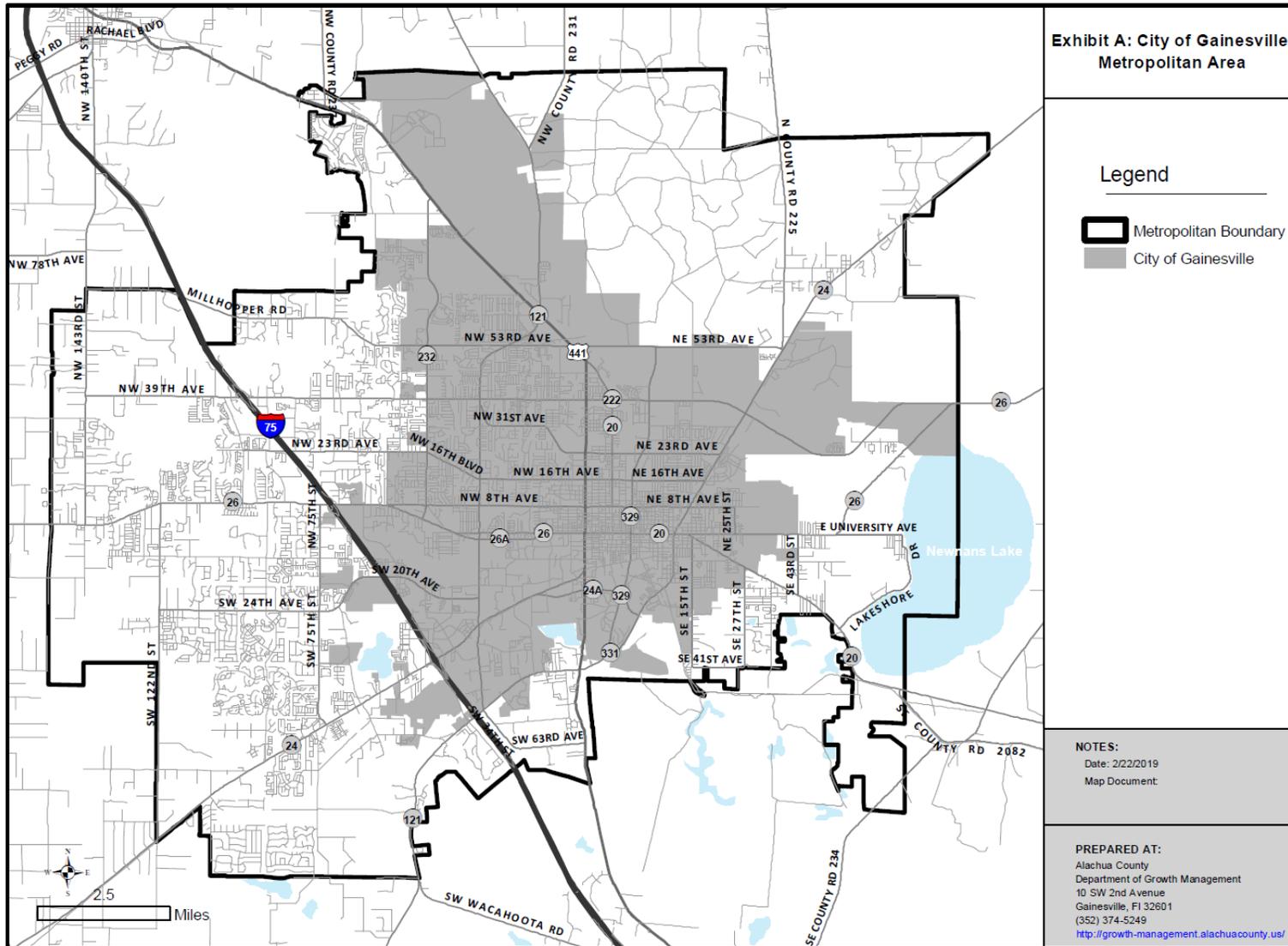


# Application Form for Community Redevelopment Grants for the Gainesville Metropolitan Area



FY2020  
Application  
The following items must

be included for a complete response. Incomplete applications will not be considered.

Date: 5/25/2020

Applicant Organization Name: Neighborhood Housing & Development Corporation

Business Address: 633 NW 8<sup>th</sup> Avenue Gainesville, FL 32601

Organization Website: [gnhdc.org](http://gnhdc.org)

Email Address: [charris@gnhdc.org](mailto:charris@gnhdc.org)

Phone Number: (352) 380-9119

Bios of Officers and Service Providers Names: See attachment

Please attach relevant 501C3 documentation: See attachment

Please attach documentation of liability insurance coverage meeting County requirements: See attachment

Background of applicant and service history in the community: Neighborhood Housing & Development Corporation (NHDC), formed in 1982, is a nonprofit agency providing quality, affordable housing options for low and moderate income households with a primary focus on 1<sup>st</sup> time home buyers. NHDC strongly believes that each individual and family unit regardless of his or her income deserves an equal opportunity to access safe and secure housing.

To address the needs of low and moderate income families throughout our service area, NHDC has designed programs and services to equip our families to make informed housing decisions. NHDC provides four lines of business to increase accessibility to adequate housing: Housing Development, Homeownership Promotion, Homeownership Preservation and Asset/Property Management. In addition, the organization has a small loan portfolio which we continue to service.

Executive Summary of the Grant Request: Our goal is to preserve neighborhoods, promote neighborhood stability, and provide quality, affordable housing options for low to moderate income households. NHDC request these funds in an effort to reduce blight and create new affordable housing options for our clients. The organization will purchase blight, dilapidated structures to demolish and build 2 new homes. Once demolition is complete, NHDC will prepare site(s) for new homes. NHDC will work with local contractors to design and build a new home to be marketed to low and moderate income families.

Timeframe of Service (months to deploy – service that can see immediate community benefits and deliver outcomes within the same fiscal year will have a higher funding priority)

1. Identify suitable property (within 30 days)
2. Demo blight structure (within 75 days)
3. Select building design (within 90 days)
4. Begin construction (within 100 days)
5. Completion construction (180 days)

Summary of Major Outcomes: In FY 2019, NHDC provided services to close over 500 families and help to facilitate a \$10,000,000 investment in our local community. NHDC was awarded Low Income Housing Tax Credit (9%) to construct a 62 unit, senior housing complex on NW 55<sup>th</sup> Blvd (adjacent to the Senior Center). Construction timeline for this project is commencing late fall of this year and concluding January 2022.

Total Funding Request (maximum \$50,000 per applicant, per fiscal year): \$50,000

Matching Funds (Maximum of 5 bonus points. One point will be allocated to the final score per every \$10,000 of match. projects that have in-kind or a hard match will have a higher funding priority) Please provide a detailed description on the nature of the match: NHDC anticipates that each project will cost around \$150,000 and the organization plans to complete the construction of 2 new homes. The organization will request funding from NeighborWorks America, congressional chartered nonprofit organization which provides funding for community development work. The organization will use private equity or fee generated income to complete the project. The total match is \$250,000 to \$50,000 or 5 to 1.

Per unit cost:

Acquisition \$15,000

Demolition \$10,000

Construction \$125,000

For Professional Service Grants applicants shall address the following issue areas:

*100 total points in this section plus a maximum of five bonus points per the matching funds option above. Total potential score of 105 per application.*

1. *(20 Points) Special 2020 Criteria: Demonstrate how will the grant address Covid-19 impacts in the community. Please provide a detailed response how your service grant will address the economic impacts to the targeted area and communities including specific outcomes. (300 words maximum)*  
*The medical professionals have indicated that COVID-19 is passed when an infected person is in close contact with another person without proper protective equipment. As statistics show minority and low income communities are at greater risk of contracting and dying from COVID-19. One contributing factor is the fact that a lot of low income persons reside in close quarters which we know this virus thrives in these types of environment. Our project will provide opportunities for low and moderate income households to move into a spacious home. These homes will not only provide shelter but it will help the families build wealth. One of the best opportunities to obtain and build wealth is through homeownership and it is a part of our mission to do so.*
  
2. *(20 Points) Service and Outcomes are located in a priority low to moderate income area. Define your clients and communities/neighborhoods being served by the grant. Please provide as much detail as possible on the demographic groups impacted by the grant request. Maps showing service areas would be appreciated. Make explicit how the application relates to the 2019 Gainesville Community Revitalization Area Agreement Excerpts listed in this document. Please reference Exhibit A in the packet to provide location information. (500 words maximum)*  
*NHDC has invested money in the redevelopment of East Gainesville for years. The organization has invested close to \$2,000,000 in our Lana's Place subdivision located off of SE 27<sup>th</sup> Street in East Gainesville. The organization is looking for other opportunities in the area to enhance the community by purchasing dilapidated and blight structures to redevelop into new homes. Once completed, NHDC will work with low and moderate income persons to secure mortgages that are sustainable and affordable.*
  
3. *(20 Points) Encourages job skills training, education and entrepreneurship*

*In addition to a detailed description of the services to be rendered per the points above, please also explicitly relate the training, education, and entrepreneurship outcomes to the relevant County Community Redevelopment Economic Development Related Policies and Objectives. (500 words maximum)*

*Building new homes is a valuable part of our service to the community and we take pride in the impact this has on the community as we have noticed the ripple effects of development in economically depressed communities. It is evident by the number of neighbors who make home improvements after seeing a new home constructed in the neighborhood. We also see this as an economic impact to the community through our collaboration with local contractors and vendors. NHDC encourages local contractors to bid on our project because we want to provide job training and opportunities to those who live in the community.*

4. *(20 Points) Provides expanded opportunities for education, including jobs-related skills training to increase workforce participation and better employment opportunities for populations that are experiencing economic disparities identified in the "Understanding Racial Inequity in Alachua County" Report (2018). (500 words maximum)*

*This section acts as a supplement to the points referenced in issue area 3, please make explicit how the outcomes relate to the "Understanding Racial Inequity in Alachua County" Report (2018).*

*Recently NHDC completed 5 projects in the Greater Duval Neighborhood and I am proud to say that all 5 projects were awarded to local minority contractors. NHDC continues to look for new ways to engage and provide opportunities to local minority contractors.*

5. *(10 Points) Increases economic opportunities in distressed and under-utilized areas that considers those area's per capita income, the percentage of persons living at or below poverty and unemployment rates. (300 words maximum)*

*Provide the economic opportunities, multiplier effects, and related outcomes in as much quantitative and qualitative detail as possible. NHDC provides housing opportunities for low and moderate income families through our array of programs and services. NHDC will produce two new homes that will be marketed for sale. NHDC will take potential homebuyers through our home ownership training program and work with client to secure an affordable mortgage product in effort to ensure sustainability. In addition, we will work with clients to secure down payment and closing cost assistance, if needed and available to offset the upfront capital needed to purchase the*

*unit. In the event, NHDC is unable to sale the unit(s), the organization will add the unit(s) to its rental portfolio. NHDC currently has 40 rental units in its portfolio. NHDC does accept government subsidies (e.g. vash, section 8, etc.).*

6. *(10 Points) Estimates the number of new jobs, and or the creation, retention, expansion of businesses as a result of the grant. (300 words maximum)*

*Provide the estimated impacts with supporting documentation and or outcomes.*

As a result of this funding, a number of tradesmen will benefit as NHDC will engage and hire: surveyor, architect, engineer, landscaper, plumber, framer, roofer, electrician, lender, attorney, etc. The development of housing provides a number of jobs which benefits our community. It is important that we hire local tradesmen in effort to keep the money flowing through the communities we serve.