

**Gainesville.**  
**Citizen centered**  
**People empowered**

180122B

CITY OF GAINESVILLE  
FIVE-YEAR CONSOLIDATED PLAN

2018-2022

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## **Executive Summary**

### **ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **Introduction**

This Consolidated Plan presents the City of Gainesville's strategic approach to housing and community activities over the next five years. Using the latest available data, the plan reviews priority needs in housing, homelessness, public housing, and non-housing community development. The plan also considers market conditions for a wide range of housing characteristics, including the number of available housing units, cost and condition of housing, homeless facilities and services, special needs facilities and services, and barriers to affordable housing.

In addition to a detailed review of needs and the market assessment, this Consolidated Plan presents a strategic set of goals that the City will pursue over a five-year time period. These goals target the City's most pressing needs in housing and community development, and will be used as a benchmark for performance evaluations over the five-year time period.

The goals established by the City represent a balanced approach to housing and community development. The City will pursue strategies focused on affordable housing, rehabilitation, relocation, and construction assistance; funding of organizations which support low-income and special needs populations; maintenance of affordable housing stock through code enforcement; and administration and operation of public service projects and programs. These strategies are intended to ensure the continuing success of the City of Gainesville's population, neighborhoods, and businesses.

#### **Summary of the Objectives and Outcomes**

After the citizen participation and stakeholder consultation process was completed, the City of Gainesville has identified the following four strategic objectives for the years covered by this Consolidated Plan (2018-2022).

##### Affordable Housing

The City will support the provision of decent housing by increasing the availability/accessibility of affordable housing. The City will address the priority need by funding activities including: moderate or substantial homeowner rehabilitation; relocation assistance; homeownership assistance; and new construction of affordable housing.

##### Public Services

The City will support availability/accessibility to decent housing and a suitable living environment by funding organizations providing essential services for low-income and limited clientele populations. The City will assist non-profit organizations in carrying out public service activities assisting low-income persons, youth, seniors, persons with disabilities, victims of domestic violence, and the homeless.

### Suitable Living Environments

The City will support a suitable living environment and help maintain the existing affordable housing stock through code enforcement activities.

### Planning and Administration

The City will support management and operation of tasks related to administering and carrying out HUD programs including CDBG and HOME.

### **Evaluation of Past Performance**

As reported in the PY 2016 CAPER, the City has continued to make substantial progress toward addressing the goals of the 2014-2018 Consolidated Plan by using a combination of CDBG, HOME, other available funding sources; and by creating and strengthening public/private partnerships. The City did face challenges in completing some housing goals because of significant budget decreases to HOME funding.

Goal	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete
Other	Other	1	1	100.00%
Rental units rehabilitated	Household Housing Unit	25	0	0.00%
Homeowner Housing Added	Household Housing Unit	10	5	50.00%
Homeowner Housing Rehabilitated	Household Housing Unit	400	121	30.25%
Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	65899	164.75%
Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	2000	3197	159.85%
Other	Other	10	0	0.00%
Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	1346	
Homeless Person Overnight Shelter	Persons Assisted	800	2913	364.13%
Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	49	
Homelessness Prevention	Persons Assisted	500	2072	414.40%

Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	850	236	27.76%
Homeowner Housing Added	Household Housing Unit	0	19	
Direct Financial Assistance to Homebuyers	Households Assisted	25	17	68.00%
Tenant-based rental assistance / Rapid Rehousing	Households Assisted	175	36	20.57%
Homelessness Prevention	Persons Assisted	100	1137	1,137.00%
Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	44	110	250.00%
Rental units rehabilitated	Household Housing Unit	4	0	0.00%
Homeowner Housing Rehabilitated	Household Housing Unit	15	13	86.67%

### Summary of Citizen Participation Process and Consultation Process

The City of Gainesville recognizes the importance of a robust, comprehensive, and effective citizen participation and stakeholder consultation process. The community insights and ideals gained from this outreach are invaluable resources to the development of an appropriate, comprehensive, and meaningful strategy set forth in this plan.

The City of Gainesville reached out to over 100 stakeholders during this consultation and participatory process. Three community participation and stakeholder meetings were held in the City, these meetings were conducted in accordance with 24 CFR Part 91, and the City's Citizen Participation Plan, to collect substantive feedback and input from the stakeholders. Their input was recorded and incorporated into this Consolidated Plan.

Concurrently, the City of Gainesville solicited public feedback through newspapers, local media outlets, official governmental websites, social media, and an online survey. These meetings were conducted to ensure inclusion of all residents of the region, target areas, beneficiaries of federal resources awarded through the public awards process, and public and private agencies operating in the region.

In addition, The City solicited comment during the 30-day public comment period from June 21, 2018 through July 23, 2018. Proper notices of public comment were published in a newspaper of general circulation, on the City's home website, and social media pages.

### Summary of Public Comments

The City of Gainesville hosted three public meetings during the citizen participation process for this Consolidated Plan. The following summary represents a broad overview of the comments and input

received during those meetings. For further details on comments received, attendance counts, and other details pertaining to the citizen input process, refer to section PR-15.

Public Meeting 1 - Senior Recreation Center, 5701 NW 34<sup>th</sup> Boulevard

- Need for Housing
- Homeless Services
- Housing for seniors
- Special Needs Housing
- Rental Assistance

Public Meeting 2 - Thelma Bolton Center, 516 NE 2<sup>nd</sup> Avenue

- Code Enforcement for Public Housing Units
- Vouchers dedicated to ESL persons,
- Shelter for Special Needs Populations
- Storm Water Management Projects.

Public Meeting 3 - Westside Recreation Center, 1001 NW 34<sup>th</sup> Street

- Streetscaping for Neighborhood Revitalization Efforts
- Construction of More Community Centers
- Shelters at Bus Stops
- Housing Counseling
- Educational Resources
- Provision of Child Care Services
- Micro-Enterprise Loans

**Summary of Comments or Views Not Accepted**

There were no comments, opinions, or statements rejected during the course of the public comment period, survey collection, stakeholder forums, or publicly available meetings

**Summary**

This Consolidated Plan consists of four parts including: a housing and community development needs assessment, a market analysis, a Strategic Plan, and the Annual Action Plan. The Strategic Plan is a key component of the Consolidated Plan, as this section outlines the City of Gainesville's objectives and outcomes to meet the needs identified in the assessment section. The Annual Action Plan, one of five annual plans, outlines how federal resources will be allocated. Each year after that an Annual Plan will be completed to communicate how these funds will be allocated to meet the objectives identified in the Consolidated Plan.



## THE PROCESS

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	City of Gainesville	Housing and Community Development Division
CDBG Administrator	City of Gainesville	Housing and Community Development Division
HOME Administrator	City of Gainesville	Housing and Community Development Division

**Table 1 – Responsible Agencies**

### Consolidated Plan Public Contact Information

John Wachtel  
 City of Gainesville  
 Neighborhood Improvement Department  
 Housing and Community Development Division  
 P.O. Box 490  
 Station 22  
 Gainesville, FL 32627-0490  
 Phone: (352) 393-8565  
 Email: [wachteljs@cityofgainesville.org](mailto:wachteljs@cityofgainesville.org)  
 Website: <http://www.cityofgainesville.org>

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **Introduction**

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

In accordance with 24 CFR Part 91, and the City's Citizen Participation Plan, the participants conducted a comprehensive community participation process in a manner to ensure inclusion of all residents of the region, target areas, beneficiary communities of federal resources awarded through the public awards process, and public and private agencies operating in the region.

The City advertised public meetings in newspapers of general circulation in the City, published an online survey, consulted directly with key stakeholders, and hosted public and stakeholder forums.

### Direct Agency Consultation

The City developed a list of over 100 stakeholders to provide outreach to during the Consolidated Plan process. Stakeholders were invited to participate in the public meetings, on-line survey, and comment period via direct email to organization contacts. Additionally, participants conducted interviews with pertinent stakeholders to gather supplemental information for the Consolidated Plan including broadband connectivity providers and emergency management departments.

### Advertisement of Outreach Activities

To maximize engagement, the City implemented various methods of advertisement for the outreach activities listed above. The City focused its efforts on reaching the broadest audience possible, while also employing methods specific to underserved populations.

The outreach approach included utilizing local media outlets. The City broadened outreach by utilizing their organizational websites, social media pages such as Facebook, publicizing the process in monthly newsletters, and delivery of regional media releases. It is important to note that the City made every effort to advertise flyers and notices in an alternate language newspaper, however there are no such publications currently serving the Gainesville/Alachua County region.

Flyers were created to advertise the public meetings, and on-line survey. Flyers were distributed electronically to stakeholders including organizations representing populations that are typically underrepresented in the planning process such as persons who reside in target areas, persons who are limited English proficient (LEP), and persons with a disability. Flyers were also distributed at public offices, public and university libraries, and City Hall.

Advertisement resources are listed below:

- Newspaper:
  - Gainesville Sun (published April 2, 2018)
  - The Guardian (published April 2, 2018)
- Websites/Social Media:
  - Official Website
    - [www.cityofgainesville.org/](http://www.cityofgainesville.org/)
- Facebook
  - <https://www.facebook.com/GainesvilleFL/?ref=ts>
- Media Release
  - <http://www.gainesville.com/news/20180404/city-seeks-input-at-public-meetings>

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Gainesville consulted with North Central Florida Alliance (NCFA), the CoC responsible for coordinating social service providers, homelessness outreach, and services targeted to persons experiencing homelessness in the City and the CoC at large.

Consultation with NCFA was conducted through multiple interactions, including direct engagement with NCFA. The City coordinated with NCFA through stakeholder interviews, phone calls, review of the City of Gainesville/Alachua County 10-Year Plan to End Homelessness and point-in-time (PIT) homeless counts. This consultation was pivotal in preparing the Needs Assessment and Strategic Plan components of the Consolidated Plan. In addition, through stakeholder interviews and review of the most recent Public Housing Authority Plan, the Gainesville Housing Authority also offered pivotal input in preparing the Needs Assessment and Strategic Plan components of the Consolidated Plan.

Officials from the City of Gainesville serve on NCFA board of directors, facilitating constant communication with NCFA and its efforts to address the needs of homeless persons in the City, and in surrounding regions.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.**

The City of Gainesville does not receive or administer an Emergency Solutions Grant (ESG). Consultation with the Continuum of Care included stakeholder meetings the NCFA could attend and direct

consultation via phone and email. The NCFA operates and administers the region's Homeless Management Information System (HMIS).

**Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.**

Agency	Type of Agency	Serves
Alachua Habitat for Humanity	Affordable Housing	LMI
Neighborhood Housing and Development Corporation	Affordable Housing	LMI
Rebuilding Together, North Central Florida	Affordable Housing -Home Repair	LMI, Seniors, Veterans
The Arc of Alachua County	Social Services	Developmentally Disabled
Alachua County Growth Management	Local Government	Alachua County Residents
ElderCare of Alachua County-University of Florida Health	Social Services - Health	Elderly
Alachua County Equal Opportunity Office	Local Government	Discrimination Complaints
Alachua County Social Services	Local Government	Alachua County Residents
Alachua County Emergency Management	Local Government	Alachua County Residents
Alachua County Foster Grandparent Program	Local Government	Elderly Foster Parents
Alachua County Veterans Services	Local Government	Veterans
Alachua County Victims Services	Local Government	Domestic Violence/ Victims of Crime
Christians Concerned for the Community	Religious	Alachua County Residents

United Way of North Central Florida	Social Services - Health, Income, Education	Alachua County Residents
Central Florida Community Action Agency	Social Services -Employment, Affordable Housing	LMI
North Central Florida Alliance for the Homeless and Hungry	Social Services	Homeless (CoC Lead)
Catholic Charities	Religious	Alachua County Residents
Gainesville Community Ministry	Religious	Alachua County Residents
St. Madeleine Community Outreach	Religious	Alachua County Residents
Library Partnership	Social Services	Alachua County Residents
Salvation Army	Social Services	LMI
Alachua County Community Stabilization Program	Local Government - Health, Employment, Affordable Housing	LMI
Milloy Transportation	Private For Profit - Transport Services	Elderly, Youth, Disabled
Alachua County Department of Community Support Services	Local Government - Health, Employment, Affordable Housing	LMI
Alachua County Court Services	Local Government	Alachua County Residents
Suskin Realty, Inc	Real Estate	Alachua County Residents
FBT Mortgage	Lender	Alachua County Residents
Alachua County School Board Parent Academy	Education	Public School Youth & Parents
Partnership for Strong Families	Social Services - Child Welfare	Children

City Office of Equal Opportunity	Local Government	Discrimination Complaints
NAACP	Social Services -Equal Rights	Raced Based Discrimination
Front Porch Florida—Duval	State Government	Gainesville Residents
Cultural Arts Coalition	Non-Profit	Gainesville Residents
Beta Pi	Nonprofit Service	Gainesville Residents
CRA Staff	CRA -Community Redevelopment	Gainesville Residents
Eastside CRA Advisory Board	CRA -Community Redevelopment	Gainesville Residents
5 <sup>th</sup> Avenue/Pleasant Street CRA Advisory Board	CRA -Community Redevelopment	Gainesville Residents
The Shimberg Center at UF	Affordable Housing	Gainesville Residents
Gainesville-Alachua County Association of Realtors (GACAR)	Real Estate	Gainesville Residents
Three Rivers Legal Services	Social Services -Legal	Discrimination Complaints
Black on Black Crime Task Force	Social Services	Gainesville Residents
Center for Independent Living	Social Services	Disabled
School Board of Alachua County	Education	Public School Youth & Parents
Regional Transit System	Transportation	Gainesville Residents
Alachua County Health Department	State Government -Health and Wellness	HIV/AIDS, Lead Based Paint, Drug Abuse
Alachua County Sheriffs Office	Law Enforcement	Crime Statistics
Blessed Hope Foundation of Newberry FL	Social Services	LMI, Homeless
Bread of Mighty Food Bank	Social Services	LMI, Homeless
Bridges of America	Private For-Profit	Re-entry for Inmates

Castillo Enterprises LLC	Private For-Profit	Consultant
Community Agency Partnership (CAPP)	Local Government	LMI
Compassionate Friends	Non-Profit	Grief Counseling
Displaced Homemaker Program- Santa Fe Community College	State Government-Employment Services	Alachua County Residents
Elder Options	Social Services	Elderly
Family Promise	Social Services	Homeless
Florida Home Builders Association	Private For-Profit	Affordable Housing
Florida Institutional Legal Services, Inc.	Legal	LMI
Florida Works/One-Stop Career Center	Social Services	Employment
Gainesville Job Corps Center	Social Services	Employment
GNV4ALL	Community Group	Racial and Social Inequalities
GHA Board of Commissioners	PHA	Public Housing
Continuum of Care	Non-Profit	Homeless
Meridian	Social Services	Homeless
Family Promise of Gainesville	Social Services	Homeless
DCF Community Partner	Social Services	Homeless
City of Gainesville	Local Government	Gainesville Residents
Alachua County	Local Government	Alachua County Residents
Bosshardt Realty	Real Estate	Gainesville Residents
Caring and Sharing Learning School	Charter School	Education
Boys and Girls Club of Alachua County	Social Services	Alachua County Residents
Pace Center for Girls	Social Services	Young Womens

		Education
Alachua County Charmettes	Non-Profit	Cancer Research
Connected Gainesville	Media/Broadband Company	Gainesville Residents
Cox Communications	Television/Internet Provider	Gainesville Residents

**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting.**

The City endeavored to consult with all agency types. No agencies were excluded during the consultation process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care Action Plan	NCFCHH	NCFCHH organizational mission overlaps with the City of Gainesville’s Strategic Plan and Action Plan goals through enhanced coordination between public and private social service providers, as well as community outreach on issues related to homelessness.
Gainesville Joint Assessment of Fair Housing	City of Gainesville	In coordination with Alachua County, the Gainesville Housing Authority and the Alachua County Housing Authority, the City of Gainesville prepared a Joint Assessment of Fair Housing (AFH) to meet its obligation to affirmatively further fair housing, and to identify barriers to fair housing choice in the region.



<p>Local Housing Assistance Plan</p>	<p>City of Gainesville</p>	<p>The City's Local Housing Assistance Plan (LHAP) includes goals related to homeownership and rental housing, both of which are identified as priority needs in this Consolidated Plan, particularly in terms of expanding the supply of affordable housing.</p>
<p>City of Gainesville Comprehensive Plan</p>	<p>City of Gainesville</p>	<p>The City's comprehensive plan includes a housing element with goals of special use for development of this Consolidated Plan. The housing element includes strategies for provision of affordable housing, mixed-income communities, adequate sites to accommodate housing needs, sustainability, preservation, and equity &amp; fair housing. These goals certainly align with those in this Consolidated Plan, and were invaluable in developing the priority needs and strategies contained here.</p>

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I)).**

The City actively partners with many local non-profit community agencies. The City also works with County committees to support the goals of the provision of affordable, safe and sanitary housing; a suitable living environment, and expanded economic opportunities for low and moderate-income persons within the City.

At a minimum, implicit in these goals is the City's commitment to providing coordinated community, housing and supportive services to its low-income residents. These services are provided through partnerships with government and quasi-government agencies, as well as respective planning efforts. The City of Gainesville will continue to encourage building partnerships between governments, lenders, builders, developers, real estate professionals, and advocates for low-income persons. The City of Gainesville will continue to work with the building industry, banking industry, real estate industry, social service providers and other community groups to promote the development of affordable housing and related housing services.

## PR-15 Citizen Participation

### Summary of citizen participation process/Efforts made to broaden citizen participation.

In accordance with 24 CFR Part 91, and the City's Citizen Participation Plan, the participants conducted a comprehensive community participation process in a manner to ensure inclusion of all residents of the region, target areas, beneficiary communities of federal resources awarded through the public awards process, and public and private agencies operating in the region.

The City advertised public meetings in newspapers of general circulation in the City, published an online survey, consulted directly with key stakeholders, and hosted public and stakeholder forums.

#### Public Meetings

The City facilitated three (3) public meetings for City of Gainesville residents and stakeholders.

The purpose of the public meetings was to inform residents and stakeholders about the Consolidated Plan and annual Action Plan, describe the process, solicit input on the development of the documents, and make available tables and maps to be analyzed for the Consolidated Plan.

The City considered times and locations that would be convenient for residents and stakeholders throughout the region. Meeting dates, times, and locations are detailed in the table below.

Community Participation Meetings	
Tuesday, April 17, 2018 at 6:30pm – 8:00pm	Senior Recreation Center, 5701 NW 34 <sup>th</sup> Boulevard
Wednesday, April 18, 2018 at 6:30pm – 8:00pm	Thelma Bolton Center, 516 NE 2 <sup>nd</sup> Avenue
Thursday, April 19, 2018 at 6:30pm – 8:00pm	Westside Recreation Center, 1001 NW 34 <sup>th</sup> Street

#### Online survey

To maximize engagement in the planning process, the City developed and published an on-line survey. Though public meetings can be effective, on-line surveys are convenient and confidential, both of which are appealing to residents and stakeholders. The survey gathered information related to priority needs in the City, including housing-specific needs, the degree of homelessness and needed services to address it, public infrastructure and facility needs, economic development needs, public service needs, and basic socio-demographic data for respondents. English and Spanish language versions of the online survey were made available upon request.

## Summarize citizen participation process and how it impacted goal-setting.

Goals were developed in accordance with feedback and input provided by citizens. Citizens provided comments and perspective on the highest priority needs in the community. These priorities were recorded and reviewed to ensure the consolidated plan and action plan each address the priority needs to the greatest extent feasible within the City's regulatory and funding frameworks.

Highest priority needs suggested by the public include those within the broader categories of housing, public facilities, public services, and economic development. As suggested by the public, priority needs within these broader categories are as follows:

### Housing

- Senior Housing
  - Increase number of affordable units
  - Retrofitting of senior homes
  - Rehabilitation
- Housing for Homeless
  - Increase housing for homeless youth
  - Increase support services
- Housing for the disabled
  - Increase affordable, accessible, inclusive housing
  - Aging caregivers so there is a need for additional housing for the disabled
  - Retrofitting for accommodations
- Public Housing
  - Decrease extensive waiting lists
  - Code enforcement for public housing
  - Vouchers dedicated to persons with limited English proficiency
  - Supportive housing
- Shelter for Special Needs populations
- Housing Disaster Policy

- Landlord Participation
  - Increase participation in voucher program
  - Landlord maintenance on rental homes
- Rental assistance
- Housing Rehabilitation

#### Public Facilities

- Storm water management
  - Neighborhood flooding is an issue due to old water sewer pipes.
- Neighborhood revitalization – Streetscaping
  - Sidewalks to accommodate disabled persons in NE Gainesville
  - Sidewalk repair and street maintenance on 16th Avenue
  - Street lighting, specifically on 2nd Street
- Community Centers
- Shelter at bus stops
- Code enforcement
- Demolition

#### Public Services

- Transportation
- Child Care
- Educational Resources
- After School Programs for Youth
- Housing counseling

#### Economic Development

- Micro-enterprise loans
- Employment training

The City of Gainesville responded to each of these, and incorporated the prioritization in its goal-setting and will consider these needs as projects are awarded in the fiscal years covered by the Consolidated Plan.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Minorities Non-English Speaking – Specify other language: Spanish Non-targeted/broad community Residents of Public and Assisted Housing	9 attendees	Attendees provided feedback on priority needs in the community, including needs for housing, homeless services, housing for seniors and the disabled, and rental assistance.	All accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Meeting	Minorities Non-English Speaking – Specify other language: Spanish Non-targeted/broad community Residents of Public and Assisted Housing	5 attendees	Attendees provided feedback on priority needs in the community, including code enforcement for public housing units, vouchers dedicated to ESL persons, shelter for special needs populations, and stormwater management projects.	All accepted	
3	Public Meeting	Minorities Non-English Speaking – Specify other language: Spanish	3 attendees	Attendees provided feedback on priority needs in the community, including streetscaping for	All accepted	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
		<p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>		<p>neighborhood revitalization efforts, construction of more community centers, shelters at bus stops, housing counseling, educational resources, provision of child care services, and micro-enterprise loans.</p>		
4	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking – Specify other language: Spanish</p>	61 Responses	<p>Respondents provided feedback on priority needs in the community. See survey results attached in an</p>	All accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
		<p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>		<p>appendices for further summary of comments received.</p>		
5	Public Hearing	<p>Non-targeted/broad community</p> <p>Other – Board of City Commissioners</p>	<p>City of Gainesville presented the draft consolidated Plan to Board of City Commissioners. During the presentation, City staff presented the overall funding amounts, steps taken to solicit public feedback, and answered questions from Commissioners and</p>		All accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
			attendees.			

**Table 4 – Citizen Participation Outreach**

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

The Consolidated Plan Needs Assessment is an example of the City of Gainesville’s communitywide needs for affordable housing, community development and redevelopment, homelessness, and non-homeless special needs. This Needs Assessment is the basis of the Strategic Plan and will assist the City of Gainesville in targeting limited housing and community development resources. The Comprehensive Housing Affordability Strategy (CHAS) Data Book, with accompanying data sources such as the United States Census information, and the American Community Survey data, were used to complete much of the Needs Assessment section of this Consolidated Plan. Further consultation with the Gainesville Housing Authority Plan, the Joint Assessment of Fair Housing, and other pertinent City documents were also considered in the development of this plan.

The Needs Assessment is divided into the following sections:

**Housing Needs Assessment** – The analysis of the data sources presented above as well as data from local sources indicate that there is a significant need for affordable housing in the City of Gainesville. The most common problem presented is that of housing cost burden, and severe housing cost burden (a household spending more than 30 and 50% of their income on housing costs, respectively) and specifically impacts extremely low-income household and renters at the greatest level. Another problem presented is that of overcrowding, and severe overcrowding (more than one person per room of a household, and more than 1.51 persons per room, respectively). Reviewing the housing needs of low- and moderate-income households by race and ethnic group indicates that American Indians, Asians, and Pacific Islanders experience disproportionately greater housing needs, however according to the 2016 American Community Survey, these groups represent 0.4% of the total population in Gainesville. Black/African American and Hispanic households have greater housing needs, when compared to White households across Gainesville. When looking at the Gainesville population compared to the rate of housing problems and housing burden by race or ethnicity, the groups with the highest rates of housing problem and severe cost burden are Hispanic and Black/African American households.

**Public Housing** – The Gainesville Housing Authority (GHA) provides decent, affordable housing for low income individuals and families including the elderly and persons with disabilities. As of 2018, the GHA owns and operates a total of 635 public housing units in eight developments. These units range from single-family homes, to duplexes, to apartment units. The GHA administers 1,581 housing vouchers comprising of 1,378 Section 8 Housing Choice Vouchers (HCV), and 203 HUD-Veteran Affairs Supportive Housing (HUD-VAS) vouchers. Approximately 18% of GHA residents are elderly, compared to 8% of the City’s total population. 27% of the units operated by GHA serve households that include a person with a disability, when only 10% of the City of Gainesville’s total population reports having a disability. Black/African American households are the primary occupants of GHA’s publicly supported housing.

Over 85% of GHA residents are Black/African American, a racial/ethnic group that represents 22% of Gainesville's total population. Concurrently, the GHA also provides services to its residents including the Job Training and Entrepreneurial Program (JTEP). According to GHA's 2017 PHA Annual Plan, GHA plans to become a Move to Work (MTW) Organization which is a program for public housing agencies intended to help residents find employment and become self-sufficient as well as increase housing choices for low income families.

**Homeless Needs Assessment** – The Continuum of Care (CoC) responsible for coordinating homelessness related activities in the City of Gainesville is the North Central Florida Alliance (NCFA). The NCFA has identified a total of 1,291 persons experiencing homelessness on a given night, of those, 512 are sheltered and 779 are unsheltered. Approximately 22% of the homeless persons identified are chronically homeless individuals, and 9.8% are veterans. Homelessness in the region by racial/ethnic group is largely dominated by either Whites (471 total persons experiencing homelessness) and Blacks/African Americans (301). Due to the discrepancy between sheltered (512) and unsheltered (779) homeless persons, it can be inferred that there is significant unmet demand for affordable housing in the region. The CoC continues to allocate resources to transitional housing, including three provider agencies (St. Francis House, VETSPACE, and Volunteers of America) operating transitional housing for adults and mixed populations. These programs represent a total of 74 beds in the CoC. Given the lack of shelter, programs with the lowest average lengths of stay should be prioritized, including emergency shelter and rapid re-housing programs.

**Non-Homeless Special Needs Assessment** – The City of Gainesville has identified several special-needs populations that require supportive services. These populations include, the elderly, persons with disabilities, persons suffering from substance abuse, persons with mental health needs, and victims of domestic violence. The needs of these populations include, programming and facilities such as community centers, nutrition assistance, rental assistance, housing rehabilitation, home maintenance, accessibility modifications, independent living skills education, residential, inpatient and out-patient counseling, crisis intervention programs, emergency shelters, transitional housing, victim advocacy programs, and, education and employment training opportunities.

**Non-Housing Community Development Needs** - Based on input received through the citizen participation process, stakeholder and community meetings, the City of Gainesville's non-housing community development needs include: Public Facilities (storm water management, neighborhood revitalization, such as streetscaping, community centers, shelters at bus stops, code enforcement, and demolition); Public Improvements (redevelopment of the "Eastside" of Gainesville, redevelopment near downtown Gainesville, emphasis on connectivity and multi-modal transportation facilities, and enhancements to the storm water system, to address flooding issues); and Public Services (transportation, child care, employment training, educational resources, after school youth programs, and, housing counseling).

The Needs Assessment section of the Consolidated Plan evaluates the City of Gainesville's current needs for the following income groups, categorized based on Area Median Income (AMI):

- Extremely Low Income (0-30% AMI)
- Very Low Income (30-50% AMI)
- Low Income (50-80% AMI)

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The type, size, composition, condition, and cost of Gainesville's households must be taken into consideration in developing housing goals for a five-year period. Knowledge of housing patterns within the City allows for a comprehensive strategy for addressing needs. Housing information collected enables the City to evaluate the type and condition of the City's current housing stock and the number and type of families or individuals in need of housing assistance. Data gathered will assist in identifying proper housing services that should be provided to sustain affordable housing and to address housing needs for all income levels and categories of persons affected.

HUD definitions of the categories analyzed are as follows:

- Housing Cost Burden – Households spending greater than 30% of their total gross income on housing costs.
- Severe Housing Cost Burden – Households whose housing cost burden is greater than 50% of housing income.
- Overcrowding – Households having more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Severe overcrowding – Households having more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Lacking complete kitchen facilities – Kitchen facilities lacking a sink with piped water, a range or stove, or a refrigerator.
- Lacking complete plumbing facilities – Households without hot or cold piped water, a flush toilet and a bathtub or shower.
- Small Family- 5 or less people residing in a household.
- Large Family- 5 or more people residing in a household.

As shown in Table 5, the median household income in 2016 was \$32,716. With a median home value of \$143,900, based on the industry standard of spending no more than 30% of gross income for housing costs, purchasing a home is only affordable for households earning about \$48,000. As for renters, the median contract rent in 2016 was \$708. Renter households earning at least \$28,320 would be able to afford a unit at that price. However, the housing needs summary tables below show that overall, there is a shortage of affordable housing to meet the needs of residents and that the affordable housing shortage is primarily affecting low income (0-80% AMI) households and especially renters. Almost 19,000 or 72% of the low- and moderate-income households are experiencing housing cost burden with 11,825 of those households experiencing severe cost burden. Of the households experiencing housing cost burden, 15,229 or 82% are renters.

Understanding housing problems faced by residents of various income levels enables the City to plan for and target housing assistance including future housing needs. The Florida Housing Data Clearinghouse provides data on the projected increase in the number of severely cost-burdened low-income

households. For the period 2020-2025 severely cost-burdened owner households is projected to increase by 148 households and renter households is expected to increase by 624 households.

Demographics	Base Year: 2010	Most Recent Year: 2016	% Change
Population	124,354	128,610	3%
Households	51,029	47,922	-6%
Median Income	\$30,036.00	\$32,716.00	9%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2010 Census (Base Year), 2012-2016 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	11,825	6,190	8,390	3,930	17,370
Small Family Households	2,135	1,155	2,620	1,315	7,620
Large Family Households	170	215	175	110	500
Household contains at least one person 62-74 years of age	550	690	965	435	3,000
Household contains at least one person age 75 or older	375	560	505	335	1,680
Households with one or more children 6 years old or younger	925	490	995	555	1,180

**Table 6 - Total Households Table**

**Data Source:** 2009-2013 CHAS



## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	155	110	25	45	335	45	80	10	0	135
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	135	90	55	0	280	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	15	100	50	60	225	15	45	0	0	60
Housing cost burden greater than 50% of income (and none of the above problems)	6,360	2,580	645	15	9,600	1,060	530	495	140	2,225
Housing cost burden greater than 30% of income (and none of the above problems)	520	1,395	3,160	545	5,620	105	275	705	445	1,530

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	2,525	0	0	0	2,525	305	0	0	0	305

**Table 7 – Housing Problems Table**

Data 2009-2013 CHAS

Source:

### 2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	6,665	2,875	775	120	10,435	1,120	650	510	140	2,420
Having none of four housing problems	1,060	1,900	5,250	2,050	10,260	150	760	1,855	1,625	4,390
Household has negative income, but none of the other housing problems	2,525	0	0	0	2,525	305	0	0	0	305

**Table 8 – Housing Problems 2**

Data 2009-2013 CHAS

Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,075	760	1,075	2,910	290	175	515	980
Large Related	95	65	70	230	50	105	65	220

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	334	380	310	1,024	360	469	305	1,134
Other	5,620	3,050	2,395	11,065	500	150	315	965
Total need by income	7,124	4,255	3,850	15,229	1,200	899	1,200	3,299

**Table 9 – Cost Burden > 30%**

Data 2009-2013 CHAS

Source:

## 4. Cost Burden &gt; 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	855	355	200	1,410	290	100	170	560
Large Related	95	15	0	110	40	35	35	110
Elderly	285	255	85	625	280	340	105	725
Other	5,330	2,085	360	7,775	485	95	185	765
Total need by income	6,565	2,710	645	9,920	1,095	570	495	2,160

**Table 10 – Cost Burden > 50%**

Data 2009-2013 CHAS

Source:

## 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	29	50	54	30	163	0	0	0	0	0
Multiple, unrelated family households	40	35	0	30	105	15	45	0	0	60
Other, non-family households	105	105	45	0	255	0	0	0	0	0
Total need by income	174	190	99	60	523	15	45	0	0	60

**Table 11 – Crowding Information – 1/2**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data 2009-2013 CHAS  
Source:

### Describe the number and type of single person households in need of housing assistance.

According to the 2016 ACS, there are 48,591 households in Gainesville of which 49.5% or 24,049 households are households living alone. Most single person households are between the ages of 15 and 34 years. Specifically, there are 10,552 (44%) single persons households between 15-34 years of age, 8,332 (35%) single person households between 35-64 years of age, and 5,165 (21%) of single persons households age 65 or older. Regarding housing tenure, 16,781 (70%) single person households are renters and 7,268 (30%) are owners.

HUD does not provide housing need data specifically for single person households however the cost burdened tables (Tables 9 and 10) display the number of households with housing cost burdens by household type including the category ‘other households’. ‘Other households’ is defined as all households other than small related, large related, and elderly households and includes single person households.

Based on the data in Tables 9 and 10, there are 12,030 low- and moderate-income households classified as ‘other households’ that are experiencing cost burden and need housing assistance. This represents approximately 46% of the total low-and moderate-income households in Gainesville. Of the 12,030 cost burdened households, 8,540 (71%) are severely cost burdened. A significant majority (92%) of ‘other households’ that are cost burdened are renters.

### Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

#### Disabled households in need of housing assistance

Community Housing Affordability Strategy (CHAS) data available from HUD is used to demonstrate the extent of housing problems and housing needs for low income households including disabled households. The 2010-2014 CHAS Table 6, provides information on disability status by household income, housing problem, and tenure. According to the CHAS data, there are 14,070 disabled households (a household with a disabled member) in Gainesville. More disabled households own their homes than rent with 7,695 (55%) owners and 6,375 (45%) renters.

There are 8,565 low- and moderate-income (0-80% AMI) disabled households and among this population, there are more disabled renter households at 5,025 (59%) households than disabled owner households at 3,520 (41%) households. Of the low-and moderate-income disabled households, 5,985 (70%) have one or more of the four housing problems, 2,240 (26%) have none of the housing problems, and cost burden was not calculated for 320 (4%) households who had none of the other housing problems, but still require housing assistance. Low- and moderate- income disabled households that rent have a higher incidence of housing problems than those that live in owner-occupied units with 4,020 (80%) disabled renter households needing housing assistance compared to 2,285 (65%) disabled owner households.

*Victims of domestic violence, dating violence, sexual assault and stalking in need of housing assistance*

The Florida Department of Law Enforcement (FDLE) collects and analyzes data on domestic violence-related offenses and arrests around the state. In 2017, there were 1,526 domestic violence offenses reported in Alachua County including 774 cases reported by the Gainesville Police Department and 18 cases reported by the University of Florida Police Department. These cases included 570 simple assaults, 177 aggravated assaults, 23 rapes, 12 cases of stalking, 5 cases of aggravated stalking, 4 cases of threat/intimidation, and 1 murder.

Domestic violence is a primary cause of homelessness for women and children and survivors of domestic and sexual violence often seek assistance from homeless service and housing providers. The Florida Coalition Against Domestic Violence (FCADV) was created to reduce and prevent domestic violence homicides in Florida. FCADV administers state and federal funding for Florida's 42 certified domestic violence centers including Peaceful Paths which serves Alachua, Bradford, and Union counties. Certified domestic violence centers are statutorily required to provide specific services including: information and referrals; counseling and case management; temporary emergency shelter; a 24-hour crisis hotline; and training for the community and law enforcement personnel. Peaceful Paths reports that since July 2017, 305 residents were served on their campus and of those who exited, 111 (57 families) were able to leave residential services and enter stable housing. The remaining households were not able to access independent housing due to the lack of affordable housing. These families had to move in with others, use another community program, or had to return home to their abuser.

The North Central Florida Alliance for the Homeless and Hungry (NCFA) serves as the Continuum of Care (CoC) for Alachua, Bradford, Gilchrist, Levy, and Putnam counties reported for the 2017 Point-in-time count that there were 213 homeless victims of domestic violence of which 92 were sheltered while 121 were unsheltered.

A 2006-2007 Florida Department of Children and Families report titled Florida's Domestic Violence Needs Assessment, provided the results of a survey about the needs of adult domestic violence victims and their children. Regarding housing needs, the survey showed that the most important unmet need was housing and in the northeast region of Florida, the housing need that is least likely to be met is transitional housing for homeless victims, public housing (including accessible housing), and home finding services for low income housing.

### What are the most common housing problems?

The most common housing problem residents of Gainesville face is housing cost burden. Table 7 shows that the number of households with severe housing cost burden and housing cost burden far exceed households living in substandard housing conditions or overcrowded living situations. Almost 19,000 households are experiencing housing cost burden with 11,825 of those households experiencing severe cost burden. Renters have a greater rate of cost burden than owners. Table 7 also shows that 470 households live in substandard housing, 565 households are overcrowded, and 2,830 households with zero or negative income, that cannot actually have a cost burden, still require housing assistance.

### Are any populations/household types more affected than others by these problems?

Tables 9 and 10 show the number of households with housing cost burdens more than 30% and 50%, respectively, by housing type, tenure, and household income. Households classified as 'Other' which includes single person households (discussed above) experience a higher level of need in terms of cost burden and severe cost burden. Approximately 12,000 'Other' households are cost burdened and 11,065 of these households are renters. Extremely low-income households (0-30% AMI), regardless of tenure, experience the greatest rate of cost burden when compared to all other income categories.

In regard to crowding, Table 11 shows that Other, non-family households, defined as households that are not families, such as a person living alone or with nonrelatives only, have the highest rate of overcrowding in relation to single family households and multiple, unrelated family households. Overcrowding impacts renters to a greater degree than it does owners. There are 523 renter households and 60 owner households that are overcrowded. Overcrowding affects households at all income levels however extremely low-income (0-30% AMI) and low-income (30-50% AMI) households experience overcrowding at a higher rate than other income categories.

### Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Table 6 shows that there are 6,470 low-income (0-80% AMI) small and large family households in Gainesville which includes 2,305 extremely low-income (0-30% AMI) households. In terms of housing need, Table 9 shows that 4,430 low-income small related and large related families are cost burdened of which 1,510 of these families are extremely low-income.

HUD also provides data via the AFFH Data and Mapping Tool that includes information on families with children experiencing housing need and severe housing cost burden. According to the AFFH data, 46% of families with 5 or more people (used to estimate the population of families with children) have at least one of the four housing problems and 32% of families with less than 5 people have one or more the four housing problems.

Rapid re-housing emphasizes housing search and relocation services and short- and medium-term rental assistance to move homeless people as rapidly as possible into permanent housing. NCFA did not provide statistics on the number of rapid re-housing beneficiaries that are near the end of their assistance however the 2016 CoC Action Plan stated that the CoC through its partners would prioritize the use of rapid re-housing programs. The 2017 Point-in-Time (PIT) summary explained that a change in rapid-rehousing capacity and the impact of housing first practices are two reasons for the decrease in the sheltered count from the previous year. According to the 2017 PIT count, regarding homeless families with children, there were 31 homeless households with at least one adult and one child and 49 homeless households with only children. Seven of these households were chronically homeless and 76 of these households were sheltered while four households were unsheltered.

As rapid re-housing participants transition to independent living, their needs consist of locating affordable housing including access to public housing. In order to remain stable in housing, other needs include job training and placement services to increase earning potential. Formerly homeless families and individuals may continue to need supportive services, such as counseling about tenant responsibility, and links to mainstream services and benefits like medical or mental health treatment, Medicaid, SSI, or TANF.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Although data is available regarding the number of low, very low and extremely low income households; and the number of cost-burdened households, the City does not maintain estimates of at-risk population(s).

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.**

Housing characteristics that indicate instability and increased risk for homelessness include a lack of affordable housing, housing cost burden especially for extremely low-income persons, elderly persons, and those living on SSI disability income, low vacancy rates that lead to more restrictive tenant screening criteria, overcrowding, and substandard housing conditions.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

HUD defines a disproportionately greater number of housing problems as the extent to which members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) in comparison to the needs of that income level as a whole. The tables below indicate housing problems per household by income category, race, and ethnicity. Housing problems consist of a lack of complete kitchen facilities, lack of complete plumbing facilities, overcrowding (more than one person per room), and cost burden greater than 30%.

Gainesville's 2018 Assessment of Fair Housing (AFH) included a similar analysis of housing problems. The AFH assessed disproportionate housing needs based on race/ethnicity by comparing the racial/ethnic groups experiencing housing problems to the total population with at least one of the four housing problems. The AFH data was used to determine the racial/ethnic groups experiencing higher levels of housing problems. The analysis found that Hispanic households and Black/African American households experience the highest rates of housing problems at 55.0% and 53.5% respectively, compared to 45.2% of the City's total population with a housing problem.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,840	555	2,520
White	5,050	285	1,380
Black / African American	2,000	210	365
Asian	510	25	305
American Indian, Alaska Native	40	0	0
Pacific Islander	10	0	0
Hispanic	1,230	35	470

**Table 12 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2009-2013 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%



### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,785	1,070	0
White	3,285	540	0
Black / African American	1,305	390	0
Asian	355	30	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	760	95	0

**Table 13 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2009-2013 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,914	3,185	0
White	2,794	1,520	0
Black / African American	1,325	835	0
Asian	305	375	0
American Indian, Alaska Native	45	0	0
Pacific Islander	25	0	0
Hispanic	380	345	0

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2009-2013 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,110	2,460	0
White	725	1,695	0
Black / African American	200	505	0
Asian	85	60	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	90	155	0

**Table 15 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2009-2013 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### Discussion

According to the data presented in the tables above, there are 20,914 households with incomes between 0-100% AMI experiencing a housing problem. These households fall within four income categories: 0-30% AMI – 9,105 households (43.5%); 30-50% AMI – 5,785 households (27.7%); 50-80% AMI – 4,914 households (23.5%); and 80-100% AMI – 1,110 households (5.3%).

For the income category 0-30% AMI, 9,105 (74.8%) of the 12,180 households within that income cohort have a housing problem with 5,050 (75.2%) White households, 2,000 (77.7%) Black/African American households, 510 (60.7%) Asian households, 40 (100.0%) American Indian households, 10 (100.0%) Pacific Islander households, and 1,230 (70.9%) Hispanic households having a housing problem. Based on this data, American Indian and Pacific Islander households are experiencing a disproportionately greater number of housing problems at the 0-30% AMI income level. However, the total population of these groups are small in absolute number, accounting for approximately 0.4% of the City's total population according to the 2016 ACS.

For the income category 30-50% AMI, 5,785 (84.4%) of the 6,855 households within that income cohort have a housing problem with 3,285 (85.9%) White households, 1,305 (77.0%) Black/African American households, 355 (92.2%) Asian households, 10 (100.0%) American Indian households, no Pacific Islander households, and 760 (88.9%) Hispanic households having a housing problem. American Indian households at the 30-50% income level experience a disproportionately greater number of housing problems.

For the income category 50-80% AMI, 4,914 (60.7%) of the 8,099 households in that income cohort have a housing problem with 2,794 (64.8%) White households, 1,325 (61.3%) Black/African American households, 305 (44.9%) Asian households, 45 (100.0%) American Indian households, 25 (100.0%) Pacific Islander households, and 380 (52.4%) Hispanic households having a housing problem. American Indian and Pacific Islander households are experiencing a disproportionately greater number of housing problems at the 50-80% AMI income level.

For the income category 80-100% AMI, 1,110 (31.1%) of the 3,570 households in that income cohort have a housing problem with 725 (30.0%) White households, 200 (28.4%) Black/African American households, 85 (58.4%) Asian households, no American Indian households, no Pacific Islander households, and 90 (36.7%) Hispanic households having a housing problem. Asian households are experiencing a disproportionately greater number of housing problems at the 80-100% AMI income level.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

HUD defines a disproportionately greater number of severe housing problems as the extent to which members of a racial or ethnic group at a given income level experience severe housing problems at a greater rate (10 percentage points or more) in comparison to the needs of that income level as a whole. The tables below indicate severe housing problems per household by income category, race, and ethnicity. Severe housing problems consist of a lack of complete kitchen facilities, lack of complete plumbing facilities, overcrowding (more than 1.5 persons per room), and cost burden greater than 50%.

The 2018 Gainesville AFH included an analysis of severe housing problems to identify the racial/ethnic groups experiencing higher rates of severe housing problems in the City. The data showed that 13,380 (28.1%) of all households in Gainesville experienced at least one of the four severe housing problems and that Hispanic households experienced a disproportionately higher rate of severe housing problems at 40.2%.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,490	1,185	2,520
White	4,805	525	1,380
Black / African American	1,710	500	365
Asian	495	35	305
American Indian, Alaska Native	40	0	0
Pacific Islander	10	0	0
Hispanic	1,185	80	470

**Table 16 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2009-2013 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,770	3,080	0
White	2,125	1,695	0
Black / African American	810	880	0
Asian	130	250	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	650	210	0

**Table 17 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2009-2013 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,235	6,855	0
White	765	3,550	0
Black / African American	245	1,915	0
Asian	185	495	0
American Indian, Alaska Native	10	35	0
Pacific Islander	0	25	0
Hispanic	25	705	0

**Table 18 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2009-2013 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	230	3,335	0
White	145	2,275	0
Black / African American	19	685	0
Asian	0	140	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	65	185	0

**Table 19 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2009-2013 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

The tables above present data on the number of households with severe housing problems by income, race, and ethnicity. Of the approximately 30,700 households with incomes between 0-100% AMI, 13,725 households have severe housing problems within four income categories: 0-30% AMI – 8,490 households (61.9%); 30-50% AMI – 3,770 households (27.5%); 50-80% AMI – 1,235 households (9.0%); and 80-100% AMI – 230 households (1.7%).

For the income category 0-30% AMI, 8,490 (69.6%) of the 12,195 households within that income cohort have a severe housing problem with 4,805 (71.6%) White households, 1,710 (66.4%) Black/African American households, 495 (59.3%) Asian households, 40 (100.0%) American Indian households, 10 (100.0%) Pacific Islander households, and 1,185 (68.3%) Hispanic households having a severe housing problem. Based on this data, American Indian and Pacific Islander households are experiencing a disproportionately greater number of severe housing problems at the 0-30% AMI income level.

For the income category 30-50% AMI, 3,770 (55.0%) of the 6,850 households within that income cohort have a housing problem with 2,125 (55.6%) White households, 810 (47.9%) Black/African American households, 130 (34.2%) Asian households, 10 (100.0%) American Indian households, no Pacific Islander households, and 650 (75.6%) Hispanic households having a severe housing problem. American Indian households and Hispanic households at the 30-50% income level are experiencing a disproportionately greater number of severe housing problems.

For the income category 50-80% AMI, 1,235 (15.3%) of the 8,090 households within that income cohort have a housing problem with 765 (17.7%) White households, 245 (11.3%) Black/African American households, 185 (27.2%) Asian households, 10 (22.2%) American Indian households, no Pacific Islander households, and 25 (3.4%) Hispanic households having a severe housing problem. Asian households are experiencing a disproportionately greater number of severe housing problems at the 50-80% AMI income level.

For the income category 80-100% AMI, 230 (6.5%) of the 3,565 households within that income cohort have a housing problem with 145 (6.0%) White households, 19 (2.7%) Black/African American households, no Asian households, no American Indian households, no Pacific Islander households, and 65 (26.0%) Hispanic households having a severe housing problem. Hispanic households are experiencing a disproportionately greater number of severe housing problems at the 80-100% AMI income level.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

HUD defines a disproportionately greater number of cost-burdened households as the extent to which members of a racial or ethnic group at a given income level experience cost burden (30-50% of gross income) or severe cost burden (50% of gross income) at a greater rate (10 percentage points or more) than the income level as a whole.

The Gainesville AFH established that Hispanic households and Black/African American households are the racial/ethnic groups experiencing the highest rates of housing problems and severe housing problems in the City. Usually the most common housing problem residents face is cost burden and the data below shows that both these racial/ethnic groups are disproportionately cost-burdened. The data also indicates that American Indian and Pacific Islander households are disproportionately cost-burdened however, because these populations are small in absolute numbers, the cost burden will be high when compared to larger populations and this should be considered when interpreting the data.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	22,625	8,539	13,285	2,605
White	15,630	4,825	7,830	1,440
Black / African American	3,710	2,420	2,585	390
Asian	1,505	494	685	305
American Indian, Alaska Native	20	35	65	0
Pacific Islander	25	25	10	0
Hispanic	1,450	635	1,860	470

**Table 20 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2009-2013 CHAS

### Discussion

The table above shows that there are 47,054 households in Gainesville and that 8,539 households (18.1%) are cost-burdened and 13,258 households (28.2%) are severely cost-burdened.

Among cost-burdened households, American Indian (29.2%) and Pacific Islander (41.7%) households are disproportionately cost-burdened and among severely cost-burdened households, American Indian (54.2%) and Hispanic (42.1%) households have the greatest need.



## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

All the income categories examined have racial or ethnic groups that have a disproportionately greater need. The racial or ethnic groups experiencing disproportionately greater need in Gainesville based on income level are American Indians, Pacific Islanders, Asians, and persons of Hispanic ethnicity. It is important to note that American Indian, Pacific Islander, and Asian households comprise a small segment of Gainesville's population and although the data indicates that these groups are experiencing disproportionately greater housing needs, care should be given when interpreting the data and developing strategies to address housing needs.

- In the 0-30% AMI income category, American Indian and Pacific Islander households have a disproportionately greater number of housing problems.
- In the 30-50% AMI income category, American Indian households have a disproportionately greater number of housing problems and Hispanic households have a disproportionately greater number of severe housing problems.
- In the 50-80% AMI income category, American Indian and Pacific Islander households have a disproportionately greater number of housing problems and Asian households have a disproportionately greater number of severe housing problems.
- In the 80-100% AMI income category, Asian households have a disproportionately greater number of housing problems and Hispanic households have a disproportionately greater number of severe housing problems.

In regard to housing cost burden, American Indian and Pacific Islander households have a greater rate of cost burden and American Indian and Hispanic households have a greater rate of severe cost burden.

### **If they have needs not identified above, what are those needs?**

The assessment of housing needs in the previous sections of this plan includes an analysis of specific needs of racial or ethnic groups that have a disproportionately greater need in comparison to others in the same income category. However, when looking at the Gainesville population as a whole compared to the rate of housing problems and housing burden by race or ethnicity, the groups with the highest rates of housing problem and severe cost burden are Hispanic and Black/African American households.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

According to 2010 census data available through the HUD AFFH Mapping Tool (Data version 4; retrieved 4/25/2018) there are three main areas within the City where households with the highest percentage (53.1-100%) of housing problems reside. The areas are predominantly low and moderate-income areas and include two areas that were identified in the AFH as racially or ethnically concentrated areas of poverty (R/ECAPs). The three areas are as follows:

1. The Waldo Road Corridor R/ECAP. This R/ECAP is located in the NE section of the City and comprised of census tract 19.02. The area is predominantly occupied by Black/African American individuals.
2. An area in Downtown Gainesville including University Heights.
3. An area in the southern portion of Gainesville including the SW Student Housing Corridor R/ECAP. This R/ECAP is a grouping of three census tracts – 15.15, 15.17, and 15.19 – bounded on the north by Archer Rd., on the south by Williston Rd., on the west by I-75, and on the east by SW 23rd Terrace.

The two latter areas surround the University of Florida campus and is comprised of a diverse population from all racial or ethnic groups but is predominantly White.

## **NA-35 Public Housing – 91.205(b)**

### **Introduction**

The Gainesville Housing Authority (GHA) was established in 1966 to provide decent, affordable housing for low income individuals and families including the elderly and persons with disabilities. GHA owns and operates 635 public housing units in eight developments that are located citywide and include a mix of single family homes, duplexes, and high-rise apartments of various unit sizes. The developments are Caroline Manor (28 units), Eastwood Meadows (50 units), Forest Pines (36 units), Lake Terrace (100 units), Oak Park (101 units), Pine Meadows (80 units), Sunshine Park (70 units), and Woodland Park (170 units). GHA also administers 1,581 housing vouchers comprised of 1,378 Section 8 Housing Choice Vouchers which allows eligible households to find their own housing in the private market, and 203 HUD-Veterans Affairs Supportive Housing (HUD-VASH) vouchers which combines rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).

The tables below provide information on the number of public housing units and vouchers that are in use and the characteristics of public housing residents and housing choice voucher holders. Like most public housing agencies (PHAs) around the country, GHA programs have a high utilization rate with approximately 97% occupancy (617 units) in public housing developments and a 74% utilization rate (1,176 units) for the voucher programs. The vacancy rate in the public housing program is attributable to the redevelopment of the Woodland Park property and the reconstruction of some of the units. GHA is currently in Phase one of three of the Woodland Park Redevelopment Plan.

Gainesville's publicly supported housing residents (public housing development and housing choice voucher holders) have demographic characteristics that are significantly different than the City's population as a whole but similar to beneficiaries of the City's CDBG and HOME programs. Public housing residents and voucher holders are extremely low-income with an average annual income of between \$9,310 and \$11,298 to support a household with 2-3 members depending on the program type. About 18% or 326 of GHA residents are elderly compared to 8% of the City's total population and approximately 27% of housing units operated by GHA serve 491 households that include a person with a disability when only 10% of Gainesville's population report having a disability. Of the disabled families, 98 families have requested project-based units with accessibility features.

Black/African American households are the primary occupants of the publicly supported housing and are also overrepresented when compared to the general population. Over 85% of GHA residents are Black/African American, a racial/ethnic group that represents 22% of Gainesville's total population.

In addition to providing affordable housing, GHA also provides services to its residents including the Job Training and Entrepreneurial Program (JTEP). According to GHA's 2017 PHA Annual Plan, GHA plans to become a Move to Work (MTW) Organization which is a program for public housing agencies intended to help residents find employment and become self-sufficient as well as increase housing choices for low income families.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
			Veterans Affairs Supportive Housing				Family Unification Program	Disabled *	
# of units vouchers in use	0	0	617	1,176	0	1,009	167	0	0

**Table 21 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
			Veterans Affairs Supportive Housing				Family Unification Program		
Average Annual Income	0	0	10,286	11,298	0	10,473	9,310	0	
Average length of stay	0	0	6	4	0	4	1	0	
Average Household size	0	0	2	3	0	3	1	0	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	2	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	121	205	0	152	53	0
# of Disabled Families	0	0	220	271	0	191	80	0
# of Families requesting accessibility features	0	0	98	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

### Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	50	212	0	118	94	0	0
Black/African American	0	0	565	959	0	886	73	0	0
Asian	0	0	0	0	0	0	0	0	0

American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	1	1	0	1	0	0	0
Other	0	0	2	3	0	3	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 23 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	16	53	0	41	12	0	0
Not Hispanic	0	0	601	1,123	0	968	155	0	0

**Table 24 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Section 504 of the Rehabilitation Act of 1973 (Section 504) prohibits disability discrimination in programs receiving HUD funds or financial assistance including HUD funded public housing agencies. The regulations require that there must be sufficient accessibility so that persons with disabilities have an equal opportunity to participate and benefit from the program and the same range of choices and amenities as those offered to others. There are 98 GHA families that have requested accessibility features.

GHA's 2016 5-Year PHA Plan includes a goal to address the needs of families with disabilities. The proposed actions include (a) carrying out modifications needed in public housing based on the Section 504 Needs Assessment for public housing; (b) applying for special purpose vouchers targeted to families with disabilities, should they become available; (c) affirmatively marketing to local non-profit agencies that assist families with disabilities; and (d) targeting announcements and outreach to individuals least likely to apply. According to the progress update in the 2017 PHA Annual Plan, GHA is continuing its focus on accessibility and plans to apply for vouchers to meet the needs of the disabled and non-elderly living in Sunshine Park and Oak Park.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders.**

The most immediate need of residents of public housing and housing choice voucher holders is the availability of affordable, accessible housing and the quality of the assisted housing stock. GHA, like most public housing agencies has an extensive waiting list that is an indication of the need for affordable rental housing. As for the public housing that does exist, the majority of GHA's developments are in need of upgrades as most of the properties were built in the 1970s. According to GHA, all of its developments that are targeted to families are in need of redevelopment. As an example of the need, the Woodland Park development which is currently undergoing reconstruction was built between 1968 and 1972 and according to GHA, the complex was functionally obsolete and had significant deficiencies including deficiencies with the mechanical systems, heat pumps and electrical wiring, underground sewers, and accessibility design. Residents of public housing are also in need of supportive services that will help them achieve self-sufficiency in order to move to market-rate housing or areas with better opportunities. These services include job training and educational resources as well as housing/financial literacy counseling.

In regard to the needs of housing choice voucher holders, generally, landlord perceptions of voucher holders are known to have an impact on Section 8 and HUD-VASH voucher utilization rates and this is no different for Gainesville. Additionally, there are concerns about the quality of the affordable housing units, the landlords' prompt maintenance of the units to meet housing quality standards, and to address code violations. Participants in the Consolidated Plan community meetings also raised the availability of Section 8 vouchers to persons with limited English proficiency as a concern. This may be a valid concern as persons of Hispanic ethnicity are underrepresented in GHA publicly assisted housing when compared to the total population (approximately 4% utilization rate for both public housing units and vouchers

compared to 10% of Gainesville's total population). GHA has employed affirmative marketing strategies to address this disparity. GHA has also adopted a goal to increase the supply of affordable housing for voucher holders while encouraging integration. The actions that GHA has taken include adopting higher payment standards to enable families to rent throughout the City including neighborhoods of opportunity, marketing the program to owners outside minority and poverty concentrated areas, and effectively screening housing choice voucher applicants to increase owner acceptance of the program.

### **How do these needs compare to the housing needs of the population at large?**

Input from the community meetings held for the purpose of this Consolidated Plan suggest that the housing needs of the population at large are not significantly different from the needs of residents of public housing and housing choice voucher holders. The high priority housing needs identified in the community meetings include a need for affordable housing including housing for the elderly and for persons with disabilities that are accessible or have accessibility features. Rental assistance was also identified as a high priority need.



## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Homelessness is a particularly troublesome and complex issue that plagues communities across the nation. Often, persons experiencing homelessness face multiple and overlapping challenges, which presents real challenges to local jurisdictions, social service providers, and Continuums of Care (CoC) working to address homelessness. This reality is no different in the City of Gainesville. Beyond persistent challenges in addressing the varied needs of individuals, the region faces an increasingly expensive housing market. The economic realities of the housing market at the time this plan was written imposes constant pressure on the supply of housing, particularly for those most vulnerable to homelessness.

The Stewart B. McKinney Homeless Assistance Act defines the ‘homeless’ or ‘homeless individual’ or ‘homeless person’ as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The CoC responsible for coordinating homelessness related activities in the City of Gainesville is the North Central Florida Alliance (NCFA). The NCFA coordinates the activities of social service providers, government entities, philanthropies, and other for-profit and non-profit agencies serving the region. The CoC covers the City of Gainesville, Alachua County, and Putnam County.

At the time data was collected for this report, discussions within the CoC and regional partners was ongoing related to nomination of a new CoC lead agency. Preliminary talks indicated the new CoC lead agency would be the local chapter of the United Way. Given the transitional nature of leadership in the CoC, the City of Gainesville anticipates it will engage in outreach and coordination with the new CoC lead agency once it has been officially designated.

The NCFA is also responsible for coordinating the annual point-in-time (PIT) count. The PIT Count estimates the number of homeless individuals and families in the CoC region on a given night, typically held in January.

The table below summarizes the data reported by the NCFA. No data was available for estimates on the number of persons experiencing homelessness each year, the estimate of the number becoming homeless each year, an estimate for the number exiting homelessness each year, or an estimate for the number of days persons experience homelessness.

Population	Estimate the # of persons experiencing homelessness on a given night	
	Sheltered	Unsheltered
Persons in households with adults and children	115	5
Persons in households with only children	55	5
Persons in Households with only adults	203	436
Chronically homeless individuals	22	262
Chronically homeless families	7	0
Veterans	68	58
Unaccompanied Child	42	7
Persons with HIV	0	6

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Because NCFA was unable to provide data on the number of persons becoming and exiting homelessness each year or collect average data on the number of days that persons experience homelessness, it is difficult to sufficiently describe these characteristics.

The NCFA PIT count does describe conditions for certain homeless sub-populations. A discussion of each is included below:

*Chronically homeless individuals and families*

The NCFA PIT count reports a total of 284 chronically homeless individuals in the community, with 262 of those unsheltered. There is a total of 7 chronically homeless families, with all of those families sheltered.

*Families with children*

The NCFA PIT count reported a total of 120 persons in households with adults and children, with 115 of those living sheltered and the remaining 5 unsheltered. Child-headed households account for a total of 60 households, with five living unsheltered. Child-headed households are those households headed by an individual under the age of 18 who is responsible for the household.

*Veterans and their families*

The NCFA PIT count reported a total of 126 veteran homeless in the region. Of the total 126 veteran homeless individuals, 68 were sheltered and 58 were unsheltered. NCFA also reports that 19 veterans were sheltered in emergency shelter and 49 in transitional housing.

*Unaccompanied youth*

The NCFA PIT count reports a total of 52 homeless youth (a combination of both unaccompanied youth statistics and parenting youth statistics). Of the 52 persons, 3 were parenting youth and 49 are unaccompanied youth. Of the 3 parenting youth, all 3 were sheltered, with two persons sheltered in emergency shelter. Of the 49 unaccompanied youth, 40 were sheltered and 7 unsheltered. NCFA reported that of the 49 unaccompanied youth, 36 were under the age of 18, and 13 were between the ages of 18 and 24.

### Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	196	275
Black or African American	168	133
Asian	4	2
American Indian or Alaska Native	1	10
Pacific Islander	0	17
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	22	10
Not Hispanic	351	436

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The NCFA PIT count reported a total of 120 persons in households with adults and children, with 115 of those living sheltered and the remaining 5 unsheltered. Child-headed households account for a total of 60 households, with five living unsheltered. Child-headed households are those households headed by an individual under the age of 18 who is responsible for the household.

The NCFA PIT count reported a total of 126 veterans. Of this total, 122 were considered single individuals without a familial association. Of this total, there was a relatively even split between sheltered and unsheltered veterans, with 68 living sheltered in either emergency shelter or transitional housing, and 58 persons living unsheltered.

In the City of Gainesville and surrounding areas, the two operating housing authorities in the region (the Alachua County Housing Authority and the Gainesville Housing Authority) administer HUD-VASH vouchers. The HUD-VASH program combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).

### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Homelessness in the region by racial/ethnic group is largely dominated by either Whites (471 total persons experiencing homelessness) and Blacks/African Americans (301). The remaining persons experiencing homelessness are composed of Asians (6), American Indians (11), Pacific Islanders (17), and Hispanics (32).

In discussions with the Executive Director of the North Central Florida Alliance to End Homelessness, race/ethnicity was not reported as a determining or predictive factor of homelessness in the region.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

There is a significant population of unsheltered homeless persons in the CoC. NCFA reported a total of 512 sheltered persons in its annual PIT count, and 779 unsheltered persons. This indicates there is significant unmet demand for housing in the region.

According to the CoC's Housing Inventory Count (HIC) report, there are multiple emergency shelters operating in the CoC, including:

- Family Promise (ES for Families)
- Another Way (ES)
- Lee Conlee House (ES)
- Palatka Christian Service Center (ES)
- Peaceful Paths (ES)
- St. Francis House (ES)
- Alachua Coalition for the Homeless and Hungry (ES Adults)
- CDS Family & Behavioral Health Services, Inc. (ES Youth)

The CoC continues to allocate resources to transitional housing, including three provider agencies (St. Francis House, VETSPACE, and Volunteers of America) operating transitional housing for adults and mixed populations. These programs represent a total of 74 beds in the CoC. Given the lack of shelter, programs with the lowest average lengths of stay should be prioritized, including emergency shelter and rapid re-housing programs.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

Beyond the populations experiencing homelessness, there are a number of populations living in the City of Gainesville with special needs, many of which make those individuals particularly susceptible to housing insecurity and requiring additional care from the City's housing and social services departments. This section reviews the latest data from the ACS and other data sources, to ensure the City has an accurate representation of the extent of non-homeless special needs in the area.

### Describe the characteristics of special needs populations in your community:

#### Elderly

For the purposes of this report, persons 65 years of age and older are considered elderly. According to the 2012-2016 ACS, the City of Gainesville has a total of 12,344 persons at or above the age of 65, with a median age of 74 years old. This represents approximately 9.5% of the total City population of 128,610. Predictably, 60% of the total 12,344 elderly persons are female.

The elderly population in Gainesville is vulnerable to housing insecurity. Nearly 8% of the elderly population collects food stamps, 89.4% collect social security, and only 34.8% of the population are households with earnings. Nearly 10% of the population is living under the poverty level. Further, while the elderly population of the City are typically owners (77.4% of the population lives in an owner-occupied housing unit), nearly 22% of the owner-population is considered housing cost burdened (spending more than 30% of household income on housing costs). Further, of the elderly households living in a rental unit, 57% of the population spends 30% or more of household income on rental costs.

In terms of special needs for the elderly population in Gainesville, 37.3% of the population has a disability (of any kind), 3.2% of the elderly population lives with a grandchild in the home, and 23.2% of the foreign born elderly population is not a U.S. citizen.

#### Persons with Disabilities

According to the 2012-2016 ACS, the City of Gainesville has a total of 12,712 persons with a disability of any kind. This represents 10.0% of the total civilian non-institutionalized population. Of the total 12,712 persons with a disability, a majority are female (6,997 total, or 10.6% of the total female population in the City).

The ACS provides details on the type of disability for the population. For the population with a disability in Gainesville, the following figures represent each type of disability.

- 2.6% of total population has a hearing difficulty
- 1.6% with a vision difficulty
- 4.5% with a cognitive difficulty
- 5.2% with an ambulatory difficulty
- 2.2% with a self-care difficulty

- 4.1% with an independent living difficulty.

The breakdown of population by disability type is heavily represented in the elderly population, those over the age of 65. 24.3% of the population with a disability are between 65 and 74 years of age, and 54% of the population is over the age of 75. The population with a disability between 5 and 17 years of age is only 4.5% of the total disabled population.

#### Substance Abuse and Mental Health (SAMH)

The Department of Children and Families (DCF) is the lead agency administering the Substance Abuse and Mental Health (SAMH) Program, which oversees a statewide system of care for prevention, treatment, and recovery. According to DCF and the Central Florida Behavioral Health Network (CFBHN), 2016/17 unduplicated data shows 26,566 adults and 8,151 children received substance abuse services. It should be noted that not all of these cases were for individuals living in the City of Gainesville, but it does represent the degree of substance abuse services needed in Central Florida.

In terms of mental health, CFBHN reported a total of 61,914 adult mental health cases in central Florida, and 18,319 child mental health cases.

#### Victims of Domestic Violence

According to the Florida Department of Law Enforcement (FDLE) UCR Domestic Violence Report for 2016 (the most recent year available), there were a total of 709 reported domestic violence offenses, with 705 reported to the Gainesville Police Department and 4 offenses reported to the University of Florida Police Department. For the data reported to the Gainesville Police Department, 16 were rape reports, 156 were aggravated assault, 8 were aggravated stalking, 513 were simple assault, 1 was threat/intimidation, and the remaining 11 were classified as stalking cases.

In addition to crime data, the NCFCHH PIT count reported significant rates of domestic violence victim-related homelessness. NCFCHH reported a total of 213 victims of domestic violence in its CoC region, with 83 of those victims living in emergency shelter, 9 in transitional housing, and the remaining 121 individuals living unsheltered.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

The housing and supportive service needs of the special needs populations are determined through the public participation component of this report, as well as through direct consultation with provider agencies working with the special needs populations. This outreach resulted in identification of housing and service needs for these populations, as well as an inventory of organizations offering services to the special needs populations listed before. This section reviews organizations and services offered by agencies operating in the City of Gainesville and neighboring communities.

#### Elderly

Within the City of Gainesville, much of the elderly population is concentrated in low- and moderate-income neighborhoods. During the citizen participation process, the elderly and frail elderly were identified as needing assistance with housing rehabilitation and home maintenance. Additionally, the elderly were identified as needing facilities and programming, such as those provided at local community centers. The elderly are also susceptible to financial difficulties as well as to health problems, including those caused by poor nutrition. As discussed earlier, a significant portion of the elderly are non-US citizens, indicating a higher level of need for those individuals to enjoy self-sufficiency and financial/housing security.

For many years, the City of Gainesville has supported elderly nutrition services with CDBG funds through non-profit organizations including, but not limited to, Eldercare of Alachua County, hosted out of the University of Florida Academic Health Center.

### Persons with Disabilities

According to the Agency for Persons with Disabilities (APD), a statewide advocacy, services provider, and education authority on the issue of disability in Florida, there is a significant unmet need for services, housing, and resources to meet the need for persons with a disability, of all types. In particular, APD cites the rising elderly population in Florida, and Alachua County (including Gainesville) as a primary concern related to meeting the need for persons with a disability. APD cites the need for increased access to transportation, employment opportunities, case management, and access to intensive case management services to address the unmet need of persons with disabilities.

There are several agencies within the community providing services for people with disabilities. Included among these is the Center for Independent Living of North Central Florida (CILNCF), a local non-profit which serves the needs of people with disabilities in a regional, multi-country area. The agency aims to help people with disabilities to live as independently as possible, make personal life choices and achieve full community inclusion. The services include community advocacy, information and referral, peer support, and independent living skills education.

The ARC of Alachua County provides a number of services for people with developmental disabilities in the City of Gainesville and Alachua County. ARC-administered apartments and group homes in the City have a total capacity of 70, with additional capacity provided in leased homes located in Alachua County.

### Substance Abuse and Mental Health

According to the May, 2018 Patterns and Trends of Substance Use report by the Florida Alcohol and Drug Abuse Association (FADAA), the Northeast Region (which includes Alachua County and Gainesville), the drug Fentanyl represents a particularly acute challenge for the region. The report suggests increased funding and treatment efforts focused on this drug, particularly in urban areas of the Northeast Region.

There are multiple organizations/agencies with services oriented to assisting persons with a substance abuse or mental health disorder. Primary amongst these service providers for mental health is Meridian



Behavioral Healthcare, Inc. Meridian provides services through residential, inpatient and out-patient counseling, case management, and crisis intervention programs.

There are several agencies in the community offering services to persons with a substance abuse disorder. Metamorphosis, a program administered by Alachua County, offers counseling and treatment beds. Meridian offers programs for persons who are mentally ill and dual-diagnosed. The CDS Family and Behavioral Health Services, Inc., a local non-profit organization, offers counseling and referral services for children and youths. The Chrysalis Community, Inc. offers shelter, counseling, and rehabilitation for women who are recovering from prostitution and substance abuse.

### Victims of Domestic Violence

According to the Florida Coalition Against Domestic Violence (FCADV), between 2016 and 2017, reported domestic violence cases dropped by 1.9%, with a total of 105,668 domestic violence offenses reported to law enforcement statewide. Similarly, over the same time period, FCADV reports the overall number of reported domestic violence cases reported in Alachua County specifically remained relatively flat. FCADV reports the greatest need for domestic violence victims is resources and programming for case management, rental assistance, and greater community awareness of availability of domestic violence-specific resources in local communities.

Victims of domestic violence are particularly vulnerable to experiencing homelessness and housing insecurity. These persons, typically women, require support both financial and psychological, particularly in the days and months following a separation from the abuser. Currently there are several organizations in the City of Gainesville offering services to victims of domestic violence. These programs are as follows:

- Peaceful Paths is the certified domestic abuse network that serves survivors of domestic violence in Alachua, Bradford, and Union counties. Peaceful Paths provides a wide range of services including emergency shelter, transitional housing, crisis hotline, victim advocacy, children's programming, education and training, counseling and support groups, community awareness and intervention, violence prevention programs, and batterer's intervention programming. Peaceful Paths is a member of the Florida Coalition Against Domestic Violence (FCADV).
- Meridian Behavioral Healthcare offers services to victims of domestic violence and sexual assault.
- The Alachua County Victim Services and Rape Crisis Center offers 24-hour response crisis counseling, information on case status, information regarding the judicial process and victim's rights throughout this process, community resource information and referral services, and accompaniment and support through criminal proceedings. Victim Services also offers assistance in filing for Crime Victim Compensation where crime compensation funds may be available for medical treatment, dental treatment, counseling services, lost wages and emergency funds.
- Alachua County Community Support Services provides advocates to accompany victims of sexual battery to the hospital during the initial rape examination and evidence collection.

Counselors respond to request from law enforcement for assistance to victims of domestic violence, homicide survivors, robbery and other violent crimes. They are also able to provide face-to-face or telephone counseling, a variety of support groups, accompaniment through the criminal justice procedure, transport to legal proceedings, confidential HIV testing, valuable referral information, and access to a computer workstation.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the Florida Department of Health's FL Health Charts, there were 16.3 cases of HIV per 100,000 people in Alachua County as of 6/30/2017. Overall, over the last 20 years, the rate of HIV cases per 100,000 population in Alachua County has remained relatively stable, peaking at 36.5 in 1998, with a peak again in 2008 at 28.6. It should be noted that the reported rate of 16.3 in Alachua County is significantly lower than Miami-Dade County (highest in the state with 46.8), Broward County (41.4), and Orange County (35.6), and lower than the statewide rate of 24.6.

These figures are adjusted dependent on the race/ethnicity of the HIV population in Alachua County. In 2016, the rate for whites was 8.1, Blacks 46.4, and Hispanics 17.0 in 2016. The rate for Blacks/African Americans is particularly concerning and indicates a high need for direct services and stable living environments.

## NA-50 Non-Housing Community Development Needs – 91.215 (f)

### Describe the jurisdiction's need for Public Facilities:

Non-Housing Community Development is a broad category of spending that covers many types of public facilities such as community centers and parks that benefit low- or moderate-income neighborhoods. Based on the needs assessment, input received through the citizen participation process, including stakeholder and community meetings, the following public facility needs were identified:

- Storm water management;
  - Neighborhood flooding is an issue due to old water sewer pipes.
- Neighborhood revitalization – Streetscaping;
  - Sidewalks to accommodate disabled persons in NE Gainesville.
  - Sidewalk repair and street maintenance on 16<sup>th</sup> Avenue.
  - Street lighting, specifically on 2<sup>nd</sup> Street.
- Community Centers;
- Shelter at bus stops;
- Code enforcement; and
- Demolition.

Additionally, the City of Gainesville Community Redevelopment Agency (CRA) has four Redevelopment Plan areas. The four areas are Fifth Avenue/Pleasant Street, College Park/University Heights, Downtown, and Eastside. These areas are located fully within low- and moderate-income areas of the City. The redevelopment plans for each of these areas provide the basis to promote redevelopment within the respective area and establish objectives for the implementation of public and private projects through the CRA. In discussion with the City's CRA staff, it was determined there is a need to coordinate with the CRA on city-planned projects.

### Describe the jurisdiction's need for Public Improvements:

Non-Housing Community Development is a broad category of spending that covers many types of public improvements such as roads, water/sewer improvements, lighting, drainage, and other capital projects that benefit low- or moderate-income neighborhoods. Based on the needs assessment and input received through the citizen participation process, including stakeholder and community meetings, the following public improvements needs were identified:

- Public improvements that support redevelopment on the “Eastside” of Gainesville, including street improvements, sidewalks, and bus stops in order to promote additional public and private investment.
- Public improvements that support redevelopment near “Downtown” Gainesville, including projects that respect the historic integrity and affordability of low- and moderate-income neighborhoods while capitalizing on nearby economic growth.
- Emphasis on connectivity and multimodal facilities such as sidewalks, trails and linear parks to connect low- and moderate-income neighborhoods with urban amenities.
- Public improvements that involve enhancement to the City’s stormwater system, in coordination with citywide master planning efforts, to address specific flooding issues in low- and moderate income neighborhoods, which directly affect resilience to natural hazards.

In order to enhance the quality of life for people living in low- and moderate income neighborhoods, the needs assessment revealed the need for a coordinated effort to develop public improvements that not only mesh with Gainesville’s historic and integrated neighborhoods, but that also connect low- and moderate-income neighborhoods to urban amenities such as downtown, employment centers and commercial opportunities.

In discussion with the City’s CRA staff, it was determined there is a need to coordinate with the CRA on city-planned projects. Some of these public improvement needs within the CRAs include, but are not limited to: stormwater systems improvements, parking improvements, sidewalks/trails, pedestrian lighting, bus shelters, streetscape enhancement, and utility improvements.

### **Describe the jurisdiction’s need for Public Services:**

Public Services is a broad category that applies to any population that is presumed to be low to moderate income and in need of public services. Public services address the mentally ill, developmentally disabled, elderly, and other groups such as persons with HIV/AIDS. These public services are often provided by non-profit agencies, usually in coordination with the City of Gainesville, Alachua County or the State of Florida. Based on the needs assessment and input received through the citizen participation process, including stakeholder and community meetings, the following public services needs were identified:

- Transportation;
- Child Care;
- Employment Training;
- Educational Resources;
- After School Programs for Youth; and

- Housing counseling.

In addition, the City has identified public service needs specific to:

- Capacity to facilitate systems of care for all non-homeless special needs populations, including the need for a single portal to avoid duplicative steps and delayed service.
- Family safety and advocacy for both adults and children, including the potential for a family safety center (see Public Facility Needs) that provides access to diverse but related services in one location.
- Healthcare and mental health counseling for persons with mental, behavioral, physical, or development disabilities and/or persons with alcohol and drug addictions.
- Youth and young adult services, including educational programming, job skill training, and programs to prevent recidivism.
- Employment, housing and legal assistance for Veterans.

During the citizen participation process, stakeholders identified the need to improve access to public services through better capacity to facilitate systems of care. There was an apparent need to connect those with special needs to the appropriate provider and program, organize service among multiple providers, and maintain communication for the duration of their care. There was also a need for programs to address a wide-range of special needs; however, programs addressing healthcare, mental health counseling, youth and young adults, and Veterans stood out as the greatest needs for public services within the City of Gainesville.

### How were these needs determined?

These needs were determined through an approach that included a citizen participation process and review of other plans and documents. The citizen participation process was conducted through a series of three community/stakeholder meetings and direct consultation with agencies. The community/stakeholder meetings presented an educational PowerPoint to provide the background on the purpose of a Five-Year Consolidated Plan and which activities and areas are eligible for funding. This forum provided an open discussion where participants shared their opinions regarding the needs of the City. In addition, the Gainesville City Commission held a public hearing to receive public input and provide the City Commission's input on the needs to be addressed in the development of the Consolidated Plan and the public provided input during a 30-day comment period. The City of Gainesville has a strong planning program within its organization. Consequently, the City has several adopted plans that provide support and identify needs for the development of the Consolidated Plan. The following City plans were considered in the development of the needs:

- City of Gainesville Comprehensive Plan;
- Fifth Avenue/Pleasant Street Community Redevelopment Area Plan;

- College Park/University Heights Community Redevelopment Area Plan;
- Downtown Community Redevelopment Area Plan;
- Eastside Community Redevelopment Area Plan;
- Parks, Recreation and Cultural Affairs Master Plan;
- Plan East Gainesville; and
- Southeast Gainesville Renaissance Initiative (SEGRI).

## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which the City of Gainesville must administer its programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered.

The Housing Market Analysis is comprised of seven sections and based on the regulations of HUD, these sections, summarized below, cover the following topics:

**General Characteristics of the Housing Market** – The City of Gainesville housing stock comprises of a total of 57,867 housing units, of which 47,922 (82.8%) are occupied housing units, meaning there are 9,945 (17.2%) housing units which are vacant. The median home value as of 2016, is \$143,900 with a median contract rent of \$708. Approximately 39% of occupied housing units are owner-occupied thus, conversely, 61% of occupied housing units are renter-occupied. When considering the housing stock, 59% of owner-occupied housing units and 45% of renter-occupied housing units were built prior to 1980. The older housing stock and vacancy rates indicated the need to rehabilitate and maintain affordable housing units while promoting safe standards of living, and reducing exposure to health risks, and hazards associated with older homes.

**Public and Assisted Housing** – The Gainesville Housing Authority, or GHA, owns and operates a total of 635 housing units across eight housing developments and 1,581 housing vouchers. These public housing units were constructed primarily in the 1970s and all the public housing properties are in need of redevelopment and rehabilitation. Based on analysis by the Real Estate Assessment Center, two of the eight developments (Woodland Park, and Eastwood Meadows) need substantial rehabilitation, receiving an inspection score of 61. During 2017, GHA began Phase I of the redevelopment of Woodlake Park. The project will be completed over three phases. Phase I is scheduled to be completed and occupied by December 2018. GHA's Physical Work Statement included in the 2017 Annual PHA plans identifies over \$22 million in physical improvements needs at GHA properties for the period 2018 to 2021 (Years 2-5 of the PHA 5-Year Plan). The major work categories include modernization of all eight GHA properties. To improve the living environment for public housing residents, a national objective of the CDBG program, GHA carries out several projects and activities to create a suitable living environment for low- and moderate-income persons including, smoke-free initiatives, mobility-based housing voucher choice opportunities, empowerment events, and job training programs.

**Facilities, Housing and Services for Homeless Persons** – In the FL-508 CoC reporting area, there were 1,254 total year-round beds available (inclusive of emergency shelters, transitional housing and supportive housing beds), 1,022 total beds available for households with children, and 232 total beds for only adults. There are many organizations in Gainesville which provide shelters and services for the

homeless population. The services offered to the homeless population include, child and parenting services, crisis and transitional counseling services, dental services, employment and jobs skills training, and legal services. These services are primarily conducted through non-profit, and faith-based organizations and a comprehensive list of these service providers can be found in the Community Resource Guide (published in 2017 by the North Central Florida Alliance for the Hungry and Homeless).

**Special Need Facilities and Services** – The City’s goal for non-homeless special needs is to, “Promote access to public services for special needs populations generally assumed to be low- and moderate-income including, but not limited to, programs addressing at-risk youth, seniors/elderly and frail elderly, veterans, and persons with mental, physical or developmental disabilities, alcohol or drug addiction, HIV/AIDS or other special needs.” The City of Gainesville has the opportunity to conduct the following activities to address these issues, based on funding availability, these services include: securing housing for disabled individuals, incentivizing affordable housing development for special needs populations, establishing additional beds in foster homes, continuing support of victims of domestic violence, pregnant/teen mothers, and persons with substance abuse conditions, funding service providers that offer transportation, nutrition, recreational and counseling services, establishing a single portal for case management, promoting family safety and advocacy, funding non-profit services for veterans, and funding services for at-risk youth.

**Barriers to Affordable Housing** – According to the City’s recent Assessment of Fair Housing, most of the barriers to fair housing are related to the shortage of affordable housing and included policies and practices that increased the cost of housing such as high development fees, lengthy permitting process, and unnecessary regulations and procedures. Since the AFH was prepared, the City has taken several actions to address the public policies that negatively impacted affordable housing. As part of the LHAP, the City of Gainesville has adopted an Affordable Housing Incentive Plan, which is a requirement to participate in State Housing Initiatives Partnership (SHIP) programs. The City has adopted two incentives concurrent with the SHIP program which are, expedited permitting for affordable housing projects, and the review of regulatory actions that may impact the cost of housing in the City of Gainesville. In conjunction, Gainesville has also implemented additional incentives recommended by its Affordable Housing Advisory Committee (AHAC), these include: allowance of flexibility in densities for affordable housing, reduction of parking and setback requirements for affordable housing, flexible lot configurations, modification of street requirements for affordable housing, inventory of local lands suitable for affordable housing projects, and support of affordable housing development in transit-centers, and employment hubs.

**Economy** - The major employment sectors in the City of Gainesville are Education and Health Care Services (22,684 total workers and 48,044 jobs), followed by Arts, Entertainment, Accommodations (8235 workers and 2010 jobs). It is not surprising that the education and health care sector is the largest industry in the City of Gainesville, due to the University of Florida being located in the municipality. The university represents a significant employer in the region, attracting a diverse range of professions and a highly skilled and educated workforce. While the City has enjoyed a renaissance and increased economic activity in recent years, there continue to be challenges in workforce training, workforce-education, and meeting labor demand for high-skill economic sectors. In particular, there is considerable



demand for a higher-educated, and skills-ready workforce in Gainesville, particularly in East Gainesville that is historically populated with minorities and under-educated households. East Gainesville remains an area with a need for increased service levels for its public transportation, and increased access to job training and workforce development programs.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The Housing Supply Analysis provides an estimate of the current supply of housing in the City of Gainesville. In this section the existing housing inventory is examined, including the type and size by tenure (owners/renters).

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	22,714	39%
1-unit, attached structure	3,666	6%
2-4 units	6,904	12%
5-19 units	14,185	25%
20 or more units	8,954	15%
Mobile Home, boat, RV, van, etc	1,444	3%
<b>Total</b>	<b>57,867</b>	<b>100%</b>

**Table 25 – Residential Properties by Unit Number**

Data Source: 2012-2016 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	18	0.1%	1,061	3.6%
1 bedroom	222	1.2%	6,892	23.4%
2 or 3 bedrooms	13,906	75.3%	18,998	64.5%
4 or more bedrooms	4,321	23.4%	2,504	8.5%
<b>Total</b>	<b>18,467</b>	<b>100%</b>	<b>29,455</b>	<b>100%</b>

**Table 26 – Unit Size by Tenure**

Data Source: 2012-2016 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Gainesville will assist various household types during the Consolidated Plan period utilizing CDBG and HOME federal allocations. These programs may also be supplemented by using State Housing Initiatives Partnership (SHIP) funds.

Housing services the City will provide include: housing rehabilitation; relocation assistance; homeownership assistance; and new construction. The City estimates to serve approximately 330 households during the five-year term.

The City targets extremely-low, low, and moderate income families and individuals whose incomes are at or below 80% AMI. Household types targeted include family, elderly, disabled, homeless or at-risk of becoming homeless, and special needs households.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

The Gainesville Housing Authority (GHA) has received Low Income Tax Credits which has enabled the agency to embark on a public/private partnership to redevelop Phase I of the Woodland Park Housing Development. The existing 170 unit public housing development will be demolished and replaced with new energy efficient units and state of the art community facility in a mixed income/mixed use community. As part of the revitalization project, all current residents of Woodland Park will be required to relocate temporarily to other GHA housing communities or by using Housing Choice Vouchers.

The project will be developed in three stages. Residents in 91 units for Stage I will be relocated. During Stage II, the remaining residents will be moved into the newly built units completed during Stage I or to other GHA properties. Phase I will produce 96 dwelling units. The remaining 74 units will be redeveloped during Phase II, meaning that affordable units will temporarily be lost during the project. Upon completion of all three stages, all 170 affordable units will be available once again.

**Does the availability of housing units meet the needs of the population?**

Though the City of Gainesville has designed its programs to increase efforts to provide affordable housing, availability of units does not meet the needs of the population. This is demonstrated by extensive waiting lists for public housing and for housing choice vouchers. Until this list has been exhausted, the waitlist for rental assistance will remain closed and may only open sporadically in the next few years. Lack of funding does not allow the City to address all affordable housing needs. Additionally, as the population increases and development continues, the availability of developable land for affordable housing will decrease.

As of 2016, the median home value for a single-family home in the City of Gainesville was estimated at \$143,900. The median household income for the City of Gainesville is \$32,716. Taking into consideration interest rates, taxes, and insurance costs, purchasing a home at the median value would be an estimated monthly mortgage payment of \$1,025 (Zillow mortgage calculator), not including utilities. Compared to the median income for Gainesville, housing costs would exceed 30% of income. This limits homeownership options for single income individuals or households. In addition, monthly debt obligations, and closing costs of the borrower would all have to be considered in determining affordability.

Mortgage lending requirements that focus on high down payments and excellent credit, act to block low-income and minority families from home ownership. Lenders do offer mortgage products intended to promote affordability. USDA loans offer 100% financing with zero down-payment and FHA loans offer terms requiring only 3.5% down-payment. Barriers to qualifying for these affordable products include credit score qualification and the buyer being responsible for providing closing costs up to 6% of the purchase price. If purchase terms include seller paid closing costs or lenders have in house programs to supplement closing costs, these loans can be considered affordable mortgage products.

Development costs and tax credit restrictions can exclude affordable housing entirely or limit it to certain areas. In addition, many households are cost burdened, paying over 30-50% of their wages in rent or mortgage, and have incurred debt and credit issues just out of the necessity of having a place to live.

### **Describe the need for specific types of housing:**

Affordable housing units in general are a large need in the City of Gainesville. As identified through the Tampa Housing Authority, a specific type of housing need is public/assisted housing units. This has to do with the high demand and the volume of the waiting list to get into those units. GHA utilizes 100% of their vouchers. As identified through public input, senior housing, housing for persons with disabilities and, housing for the homeless are also priority needs. Many elderly and frail elderly are aging out of their homes. In addition, aging caregivers for persons with disabilities is of great concern as individuals with intellectual and developmental disabilities may be forced from their homes and into group homes or facilities already at maximum capacity.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

### Cost of Housing

	Base Year: 2010	Most Recent Year: 2016	% Change
Median Home Value	168,400	143,900	-15%
Median Contract Rent	683	708	4%

**Table 27 – Cost of Housing**

Data Source: 2010 Census (Base Year), 2012-2016 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,334	15%
\$500-999	18,337	62%
\$1,000-1,499	4,625	16%
\$1,500-1,999	843	3%
\$2,000 or more	532	2%
No Cash Rent	784	2%
<b>Total</b>	<b>29,455</b>	<b>100.0%</b>

**Table 28 - Rent Paid**

Data Source: 2012-2016 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,545	No Data
50% HAMFI	5,460	1,440
80% HAMFI	18,440	4,420
100% HAMFI	No Data	6,765
<b>Total</b>	<b>25,445</b>	<b>12,625</b>

**Table 29 – Housing Affordability**

Data Source: 2009-2013 CHAS (Most Recent Data Available)

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	648	725	894	1,174	1,326
High HOME Rent	648	725	894	1,172	1,288
Low HOME Rent	625	669	802	927	1,035

**Table 30 – Monthly Rent**

Data Source: 2018 HUD FMR and HOME Rents

### **Is there sufficient housing for households at all income levels?**

Overall, there is more sufficient housing for persons with higher income ranges than persons of low income. For low-income renters, there seems to be more sufficient housing in the 51-80% income range. For owners, the majority of sufficient housing is available to persons earning 81-100% of the HAMFI. As suspected, renters and owners earning over 100% of the HAMFI have the most access to affordable units, this is because their incomes are higher so they can afford higher costs units. Trends suggested by the data above indicate that homeownership opportunities for persons earning incomes below 50% HAMFI are limited. There are affordable units available to prospective homebuyers in the 51-80% income range, however, this may be because loan products such FHA and USDA target these income ranges and help subsidize down-payment and closing costs.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

The current real estate market is a seller's market and home values are consistently rising. The financing terms available during the recession are no longer, especially after the sub-prime lending disaster. There is no indication that housing prices are going to fall any time soon. In addition, the supply of available homes for purchase is limited and what inventory there is sells almost immediately. Some banks do offer FHA and USDA loans, but even those programs require a credit rating of 640 or above to qualify. FHA has lowered credit limits to as low as 580, but USDA and FHA still require adequate trade lines and debt-to-income ratio. Many low-income persons cannot meet these criteria.

According to the data above, there is a larger supply of rental units than owner-occupied units. Florida has a lower cost of living than many other states, however, when you reside in larger populated areas such as the City of Gainesville, rental rates tend to increase. For Gainesville renters, 77% pay up to \$1,000 for rent. A three-bedroom apartment at fair market rent costs \$1,174. There is a large demand for rental units in the \$800-950 price range due to the fact that rental rates above \$1,000 are not reasonably affordable to low-income families. Majority of families who have children require a three-bedroom unit, however, this does not mean that low-income families can afford to live in those units, forcing many to reside in units not conducive to family size which results in overcrowding. In addition, hefty deposits, moving costs, and utility costs continue to pose a challenge in finding affordable rental housing.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The area median rent as of 2016 seems to be consistent with HUD's published HOME/Fair Market rents, but rents are continually rising in the current market and may fall within an unaffordable range for low-income families. In Gainesville, 77% are paying rents of up to \$1,000 per month and 16% pay between \$1,000 and \$1,500 in rent not including utilities. Though GHA provides Housing Choice Vouchers and has several subsidized housing developments, high median rents may indicate the need to involve more

landlords in the City's housing assistance programs. Landlord participation in subsidized housing programs is essential in maintaining affordable rental housing.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

This section of the Gainesville housing market analysis examines the condition of the existing housing stock in the city. According to the 2016 ACS, there are 57,867 total housing units in Gainesville of which 47,922 (82.8%) are occupied housing units. Approximately 39% of the occupied housing units are owner-occupied and 61% are renter-occupied. Based on the ACS data, 9,945 (17.2%) housing units are vacant. The United States Postal Service (USPS) provides data on long-term vacancy status and for the quarter ending March 2018, USPS reported 1,949 vacant housing units.

The quality of the housing stock varies depending on several factors including housing condition, age of the structure, and the risk of lead-based paint in the unit. These factors assist in determining the need for housing rehabilitation for owners and renters.

### Definitions

One of the goals of the City is to increase the availability of permanent housing in standard condition. To ensure the housing projects and activities the City funds meet this goal, it is important to define the terms standard condition, substandard condition but suitable for rehabilitation.

- Standard condition – A housing unit that meets the HUD Housing Quality Standards (HQS) and all applicable state and local codes.
- Substandard condition but suitable for rehabilitation – A housing unit that contains one or more housing conditions (defined below), contains a lead-based paint hazard, and/or is deemed a dilapidated or dangerous structure under Chapter 16, Article II of the Code of Ordinances of the City of Gainesville, but which is structurally and financially feasible to rehabilitate.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,271	23%	15,343	52%
With two selected Conditions	34	1%	466	2%
With three selected Conditions	17	0%	32	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	14,145	76%	13,614	46%
<b>Total</b>	<b>18,467</b>	<b>100%</b>	<b>29,455</b>	<b>100%</b>

**Table 31 - Condition of Units**

Data Source: 2012-2016 ACS



## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,107	11%	5,599	19%
1980-1999	5,738	31%	10,888	37%
1950-1979	9,023	49%	11,818	40%
Before 1950	1,599	9%	1,150	4%
<b>Total</b>	<b>18,467</b>	<b>100%</b>	<b>29,455</b>	<b>100%</b>

**Table 32 – Year Unit Built**

Data Source: 2012-2016 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	10,685	59%	13,110	45%
Housing Units build before 1980 with children present	1,175	7%	1,325	5%

**Table 33 – Risk of Lead-Based Paint**

Data Source: 2010-2014 ACS (Total Units) 2010-2014 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1,852	97	1,949
Abandoned Vacant Units	1,469	77	1,546
REO Properties	51	3	54
Abandoned REO Properties	0	0	0
<b>Alternate Data Source Name:</b> 2012-2016 ACS; Gainesville-Alachua County Association of Realtors (GACAR), USPS Aggregate Vacant Data			

**Table 34 - Vacant Units**

## Need for Owner and Rental Rehabilitation.

The need for rehabilitation can be determined by the condition of the housing units and the year the unit was constructed. Table 37 displays the number of housing units by tenure, based on the number of “conditions”. Conditions are similar to housing problems – lacking complete plumbing or kitchen facilities, more than one persons per room, or cost burden greater than 30%. Based on the ACS data, the majority of owner-occupied units have no housing conditions. Of the 18,467 owner-occupied units, 4,322 (24%) have at least one condition. Conversely, of the 29,455 renter-occupied units, 15,841 (54%) have at least one housing condition. Although renter-occupied units are three times as likely to have a

housing condition than owner-occupied units, the needs assessment section of the Consolidated Plan, showed that renters are experiencing higher rates of cost burden than owners and this may explain the significant difference between the number of owner-occupied units with a housing condition. Therefore, the need for rental rehabilitation may not be as great as this data indicates and the year the structure was built and the actual physical condition should also be considered when determining the need for rehabilitation.

Table 38 shows the number of housing units by tenure, based on the year built. Most of the housing units in Gainesville, regardless of tenure, were built between 1950 and 1980. The age of a structure may be an indicator of housing quality as older properties may be more likely to need repairs. Of the 18,467 owner-occupied units, 9% were built before 1950, 80% were built between 1950 and 1980, and 11% were built in 2000 or later. Of the 29,455 renter-occupied units, 4% were built before 1950, 77% were built between 1950 and 1980, and 19% were built in 2000 or later.

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards.**

Lead-based paint is highly toxic and can cause health problems, especially in young children. The use of lead-based paint was banned in 1978. However, for purposes of this plan, the number of units built before 1980 and occupied by households with children serves as a baseline for estimating the number of housing units occupied by LMI families with lead-based paint hazards. Based on 2014 CHAS data, there are 2,500 housing units that were built before 1980 and have children present in the household. This is comprised of 1,175 owner-occupied units and 1,325 renter-occupied units.

Regarding the risk for lead-based paint exposure for lower income families, 1,435 housing units containing lead-based paint hazards are occupied by low- and moderate-income families: 570 are extremely low-income, 335 are low-income, and 530 are moderate-income families. Approximately 77% of low-mod housing units with lead-based paint hazards are renter-occupied.

### **Discussion**

According to the Consolidated Plan Desk Guide provided by HUD, a vacant unit includes those units for lease and those for sale without occupants. Based on 2016 ACS data, there are 9,945 vacant units in Gainesville and 5,114 have been offered for rent or for sale. Another source of vacancy data is the United States Postal Service (USPS) Vacant Address dataset. HUD entered into an agreement with the USPS to receive quarterly aggregate data on addresses identified by the USPS as having been vacant. The USPS data may be more reliable than ACS data and is more recent and was used for the estimate for the number of vacant units in Table 40.

The USPS vacancy data for the Quarter ending March 31, 2018, indicates that there are 1,949 vacant residential addresses in Gainesville. Abandoned properties are unoccupied properties that have lapsed on mortgage, lease, or tax payments for some time. Long term vacancy status can be an indicator of abandonment. Utilizing the USPS data, there are 1,546 units that have been vacant for more than 12

months and are considered abandoned. The percentage of housing units built before 1950 (6%) was used to determine the number of units not suitable for rehabilitation.

Real estate owned (REO) properties are properties owned by lenders as a result of a foreclosure. According to real estate statistics available from RealtyTrac.com, as of March 2018, there were 315 properties in Gainesville in some stage of foreclosure (default, auction, or bank-owned) and 17.1 % or 54 properties were bank-owned. The same assumption was used to determine the number of REOs not suitable for rehabilitation.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

As stated in NA-35, Public Housing section of the Needs Assessment, GHA owns and operates eight public housing developments and administers over 1,500 housing choice vouchers. The public housing units were primarily constructed in the 1970s and all the properties are in need of redevelopment with some properties having a higher priority based on their physical condition scores. The tables below provide information on the total number of units and the condition of the public housing units.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project – based	Tenant – based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			635	1,581		1,378	203	0	0
# of accessible units									

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 35 – Total Number of Units by Program Type**

Data PIC (PIH Information Center)

Source:

### Describe the supply of public housing developments: Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

GHA owns and operates 635 public housing units in eight developments. The developments are Caroline Manor (28 units), Eastwood Meadows (50 units), Forest Pines (36 units), Lake Terrace (100 units), Oak Park (101 units), Pine Meadows (80 units), Sunshine Park (70 units), and Woodland Park (170 units). GHA also administers 1,581 housing vouchers comprised of 1,378 Section 8 Housing Choice Vouchers and 203 HUD-VASH vouchers.

Table 42 identifies each public housing development and provides the Real Estate Assessment Center (REAC) average inspection score which is an indicator of the physical condition of public housing units. HUD's REAC conducts physical inspections of public and assisted multifamily housing. Scores range from 0 to 100 and all properties start with 100 points. Each observed deficiency reduces the score by an amount dependent on the importance and severity of the deficiency. The score helps to understand the physical condition of the public housing stock, as well as changes in the stock over time; hold providers

accountable for housing quality; and plan for future affordable housing needs. Woodland Park and Eastwood Meadows have the lowest average inspection score of all GHA properties.

### Public Housing Condition

Public Housing Development	Average Inspection Score
Pine, Lake, Forest, Caroline	82
Oak Park, Sunshine Park	92
Woodland Park, Eastwood Meadows	61

**Table 36 – Public Housing Condition**

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Based on the REAC scores in Table 42, the Woodland Park and Eastwood Meadows properties require substantial rehabilitation. During 2017, GHA began Phase I of the redevelopment of Woodlake Park. The project will be completed over three phases. The 170-unit development will be demolished and replaced with new energy efficiency units. Phase I is scheduled to be completed and occupied by December 2018.

GHA's Physical Work Statement included in the 2017 Annual PHA plans identifies over \$22 million in physical improvements needs at GHA properties for the period 2018 to 2021 (Years 2-5 of the PHA 5-Year Plan). The major work categories include modernization of all eight GHA properties.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

One of the national objectives of the CDBG program is to create a suitable living environment for low- and moderate-income persons. A suitable living environment refers to activities that are designed to benefit communities, families, or individuals by addressing a wide range of issues faced by LMI persons, from physical problems with their environment to social issues.

To improve the living environment for public housing residents, GHA carries out several projects and activities, some of which are summarized below.

- GHA began implementation of a Smoke-Free Initiative in 2016 to create a smoke free environment on all its properties. The goal is to prevent youth and young adults from starting to use tobacco products, to protect residents from involuntary exposure to secondhand smoke, and provide support for current tobacco users who want to quit.
- GHA encourages mobility of voucher holders who choose to move to higher opportunity areas where they have access to better educational, health, and economic opportunities.
- GHA conducts several resident empowerment events annually including: Celebrating Fatherhood, Spelling Bee, Digital Divide program, Gator Bootcamp for Entrepreneurs, and a program to bring healthy food to GHA residents.
- GHA ensures that all residents are linked to the critical support services that will provide opportunities for self-sufficiency and/or independent living. This includes the implementation of

the Job Training and Entrepreneurial Program (JTEP) and the launch of a Job Training and Entrepreneurial Youth Program (YJTEP) in 2017 to empower youth to explore, develop, and express their capabilities.

## MA-30 Homeless Facilities and Services – 91.210©

### Introduction

According to the 2016 Homeless HIC report, in the FL-508 CoC reporting area, there were 1,254 total year-round beds available (inclusive of emergency shelters, transitional housing and supportive housing beds), 1,022 total beds available for households with children, and 232 total beds for only adults.

As members of the FL-508 CoC adjust programming and services away from transitional housing operations, it is expected that the overall composition of emergency shelter, transitional housing and permanent supportive housing beds will change over the course of this consolidated plan's coverage. This shift away from transitional housing beds is reflective of shifts in overall policy and prioritization by HUD, based on best practices in addressing homelessness.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	164	97	18	840	0
Households with Only Adults	143	97	56	33	0
Chronically Homeless Households	0	0	0	0	0
Veterans	10	0	56	682	0
Unaccompanied Youth	32	0	0	0	0

**Table 37 – Facilities and Housing Targeted to Homeless Households**

## **Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.**

In the City of Gainesville, there is strong diversity in the service providers and service types offered to persons experiencing homelessness, including services beyond those meant for persons experiencing homelessness specifically. This section details some of the services available to persons experiencing homelessness, although the list does not include all agencies or service types.

### Child and Parenting Services

There are multiple agencies that offer child and parenting services, including Catholic Charities, Children's Home Society of Florida, the Early Learning Coalition of Alachua County, Episcopal Children's Services, Healthy Families, Inc., MomCare Program and the Partnership for Strong Families. These agencies offer a variety of services related to children and parenting, including adoption services, foster care supervision, case management, Medicare pregnancy options, WIC benefits administration, parenting education, nutritional guidance, home visitation programs, aftercare, daycare, and parental services.

### Crisis and Transitional Counseling Services

There are multiple agencies that offer crisis and transitional counseling services in the area, including Catholic Charities, the Alachua County Crisis Center, CDS Family and Behavioral Health Services, Haven Hospice, and Meridian Behavioral Healthcare, Inc. These agencies offer a wide range of counseling and crisis services for persons experiencing homelessness and the general public.

### Dental Services

There are multiple agencies that provide low-cost dental services to low- and moderate-income persons in the general public, not just those individuals experiencing homelessness. These organizations include ACORN Clinic, Gainesville Community Ministry Dental Clinic, Santa Fe Community College Dental Clinic, and the WIC Dental Clinic. These agencies offer dentist and hygienist services for a reduced or zero-cost, emergency referrals, dental cleanings, extractions, fillings, and examinations.

### Employment Services and Job Skills Training

Action Labor, The Dignity Project, Displaced Homemaker Program, FloridaWorks, Gainesville Community Ministry, Gainesville Job Corps Center, Kelly Services, and Goodwill all offer career and employment services to the public, including those experiencing homelessness. Collectively, these agencies offer vocational training services, career counseling, character development, job placements, facilities to assist in job searches, and auto mechanic training.

### Legal Services

Community Legal Services of Mid-Florida, Florida Institutional Legal Services, and Three Rivers Legal Services offer free or reduced cost legal services to low- and moderate-income persons living in the City of Gainesville. These agencies offer assistance filing for injunctions, dissolution of marriage, assistance in



receiving public assistance, civil and legal representation for persons in state custody, eviction protection, consumer complaints, and family law matters.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Several non-profit providers and faith-based organizations offer services to the homeless population, including emergency shelter, transitional housing, and permanent supportive housing. The providers are listed in the Community Resource Guide (published in 2017 by the North Central Florida Alliance for the Hungry and Homeless) and include the following organizations:

#### Chronically Homeless

- Alachua Coalition for the Homeless and Hungry (pavilion 60 total beds)
- St. Francis House – Emergency shelter, transitional housing, permanent supportive housing, support services (Emergency Shelter/Cold Night Shelter: 89 beds, Transitional Housing: 18 beds; Permanent Housing: 33 beds)
- Red Cross of Alachua County – Temporary shelter for homeless, support services (Emergency Shelter: 14 beds, 43% utilized)

#### Families

- Another Way – Domestic violence shelter (Emergency Shelter: 35 beds)
- Family Promise – Shelter, care, meals and case management for homeless families with children (Emergency Shelter: 17 beds, 65% utilized)
- Joy in the Morning – Shelter for women with children (Emergency Shelter: 5 beds, 80% utilized)
- Lazarus Restoration Ministries, Inc. – Transitional housing, emergency shelter, case management and other support services to homeless families (Housing: 6 beds; 67% utilized)
- Lee Conlee House – Domestic violence shelter (Emergency Shelter: 34 beds)
- Peaceful Paths – Domestic Violence Shelter (Emergency Shelter: 40 beds; Housing: 8 beds, 100% utilized)
- Pleasant Place – Shelter for women and children (Housing: 16, 44% utilized)

#### Veterans

- Veterans Affairs Supportive Housing (HUD-VASH) – Housing choice vouchers with supportive case management, including Alachua County Housing Authority and Gainesville Housing Authority (682 total PSH beds)
- Management Healthcare for Homeless Veterans (VA-HCHV) – Temporary shelter and transitional housing (Emergency Shelter: 45 beds; Transitional Housing: 12 beds)
- VETSPACE, Inc. – Transitional housing and permanent supportive housing with support services; no emergency shelter (Transitional Housing: 26 beds)

- Volunteers of America (VOA) – Transitional housing, employment assistance, case management and medical/mental health services in conjunction with the VA (Transitional Housing: 30 beds; Rapid ReHousing: 38 beds)

#### Unaccompanied Youth

- CDS Family and Behavioral Health Services, Inc. (Project Safe Place) – Temporary shelter for runaway youth ages 10-17, crisis stabilization, case-planning and counseling services (Emergency Shelter: 32 beds)

#### Other

- Alachua County Housing Authority – Shelter vouchers and housing (Emergency Shelter: 31 vouchers; Housing: 29 beds, 86% utilized)
- Meridian Behavioral Healthcare, Inc. – Emergency shelter and transitional housing for the homeless and mentally ill (Emergency Shelter: 36 beds, 100% utilized; Housing: 58 beds; 90% utilized)

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

This section offers a brief outline of the facilities and services available to the special needs population in the City of Gainesville. The City does not receive HOPWA or ESG funding. Through interagency coordination and collaboration, the CoC provides homeless people with effective services and helps them obtain affordable housing. Additionally, there are several other organizations that serve special needs populations and the City of Gainesville does support non-profit agencies that serve special needs populations.

### HOPWA Assistance Baseline Table

The City of Gainesville does not receive HOPWA or ESG funds.

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	N/A
PH in facilities	N/A
STRMU	N/A
ST or TH facilities	N/A
PH placement	N/A

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.**

For the elderly/frail elderly living independently in their homes, a priority need is housing rehabilitation to retrofit their homes to be ADA accessible. A lot of the housing stock in Gainesville was built prior to 1950 and now requires rehabilitation to eliminate hazardous conditions and physical barriers. The costs of repairs for older substandard housing stock is prohibitive to those living on a fixed-incomes. The cost of retrofitting the home is high and unaffordable, forcing many elderly/frail elderly to transition to adult care facilities. The elderly persons who are able to remain in their homes will require an increased need for in home care programs.

The housing needs of the disabled, mentally ill, those suffering from substance abuse, and the dually diagnosed vary widely depending upon the extent of the disability and individual needs and preferences. Whereas, the physically disabled many only require structural modifications for accessibility, persons with developmental disabilities, severe mental illness, alcohol and/or drug addiction, or the dually diagnosed often require housing with more intensive supportive services.

Persons with disabilities (mental, physical, developmental) and victims of substance abuse often have supportive housing needs including access to essential services including healthcare, treatment, and counseling services. Healthcare is a costly expense, specifically for low-income persons.

Persons living with HIV/AIDS have numerous supportive housing needs including short-term rent, mortgage, utility assistance; permanent housing placement; supportive housing services; resources identification; and housing case management to eligible individuals with HIV/AIDS.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.**

The Florida Statutes set forth state discharge guidelines and notes that the intent of the Legislature is to ensure that persons leaving care and custody are not discharged into homelessness. The Florida State Department of Corrections requires contracted halfway houses in order to secure full employment for clients and to discharge clients into transitional or permanent housing residence. The Federal Bureau of Prisons Halfway House Program has the same requirements.

To facilitate discharge or transfer, the hospital is expected to assess the patients' needs, and link them to appropriate aftercare to ensure continuity of care, which may include medical follow-up, including mental health or substance abuse treatment. Homeless persons may be referred to NCFCHH for placement in housing or support services upon release from an institutional setting.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e).**

The City's goal for non-homeless special needs is to, "Promote access to public services for special needs populations generally assumed to be low- and moderate-income including, but not limited to, programs addressing at-risk youth, seniors/elderly and frail elderly, veterans, and persons with mental, physical or developmental disabilities, alcohol or drug addiction, HIV/AIDS or other special needs."

Depending on funding availability, the City may undertake the following activities toward its goal:

- Assisting the disabled to obtain decent, safe and affordable housing by funding accessibility retrofits and identifying housing units suitable for disabled families.
- Providing incentives to developers of affordable housing projects for the creation of housing units accessible to special needs populations such as the elderly and disabled.
- Establishing additional beds in foster homes for use by at-risk youth.
- Continuing to support transitional housing for victims of domestic violence, pregnant women or teen mothers, and persons with alcohol or drug addictions.
- Funding non-profit service providers offering transportation, congregate meals, social and recreation activities, healthcare or mental health counseling, and other forms of assistance to special needs populations.

- Supporting efforts to increase the capacity to facilitate systems of care for all non-homeless special needs populations by establishing a single portal for case management, looking to the Continuum of Care for homelessness and other agencies for examples.
- Promoting family safety and advocacy for both adults and children by establishing one-stop locations for assistance and direction to other related services.
- Supporting programs that provide assistance to veterans, including employment and legal guidance.
- Funding non-profit service providers offering programs for at-risk youth and young adults, including educational activities, life skills training, and programs to prevent recidivism.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215€ with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Not applicable. The City of Gainesville is not part of a Consortium. Please see information in previous question.

## **MA-40 Barriers to Affordable Housing – 91.210€**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment.**

Government regulations including land use/zoning codes and building codes adopted by a jurisdiction have the potential to impact the cost of housing and limit the supply of affordable housing. Gainesville's affordable housing policies are addressed in the city's Comprehensive Plan, the Assessment of Fair Housing (AFH), and the Local Housing Assistance Plan (LHAP).

The Housing Element of the City's Comprehensive Plan includes several goals to encourage the development of a range of housing options throughout the City. In regards to the provision of affordable housing, the City's objective is to provide additional housing units to serve low- and moderate income households to meet current and future demand for housing affordable to those populations. This will be accomplished through partnerships with non-profit agencies and public organizations, increasing rehabilitation efforts to maintain the existing affordable housing stock, utilizing state and federal resources to fund the development of multifamily housing, and providing development incentives to encourage mixed-income projects.

The City's AFH identified impediments to fair housing choice and goals to overcome each of the barriers. Fair housing and affordable housing are related concepts because the population in need of affordable housing oftentimes overlaps with the population protected by fair housing laws. Most of the barriers to fair housing in the AFH are related to the shortage of affordable housing and included policies and practices that increased the cost of housing such as high development fees, lengthy permitting process, and unnecessary regulations and procedures. Since the AFH was prepared, the City has taken several actions to address the public policies that negatively impacted affordable housing:

- The City adopted an Affordable Housing Incentive Plan as part of their LHAP. The LHAP is required to participate in the State Housing Initiatives Partnership (SHIP) program. The SHIP program requires that the City adopt two incentives – expedited permitting for affordable housing projects and the regular review of regulatory actions that may impact the cost of housing. In addition to these two incentives, the City also adopted other incentives recommended by its Affordable Housing Advisory Committee (AHAC). The additional incentives include allowance of flexibility in densities for affordable housing in some multifamily zones, developing form based land development codes in some areas of the City, reduction of parking and setback requirements for affordable housing, allowance of flexible lot configurations, modification of street requirements for affordable housing, preparation of an inventory of locally owned public lands suitable for affordable housing, and support for development of affordable housing near transportation hubs and major employment centers.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The City of Gainesville recognizes the vital importance of promoting economic development through workforce development, non-housing community revitalization strategies, and private sector incentives to encourage business investment in the region. The City also recognizes the critical importance of approaching economic development from a regional perspective and through a collaborative approach. To that end, the City looks to regional organizations for leadership and direction on the non-housing community development aspect of this work.

Following the economic recession starting in 2007, the Gainesville area experienced. While this certainly applies pressure to housing costs, it does represent a significant opportunity for job growth, industry development, and ensuring all citizens of the City have an opportunity for hard work, and the benefits of that labor. Through its economic development strategies, the City will focus on building a diverse, equitable and vibrant economy.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	300	1338	.5	1.3	0.8
Arts, Entertainment, Accommodations	8235	2010	14.3	1.9	-12.4
Construction	1369	4972	2.4	4.8	2.4
Education and Health Care Services	22684	48044	39.3	23.2	-16.1
Finance, Insurance, and Real Estate	2756	6732	4.8	3.2	-1.6
Information	948	1942	1.6	1.9	0.3
Manufacturing	2074	4817	3.6	4.6	1
Other Services	2797	3120	4.8	3.0	-1.8
Professional, Scientific, Management Services	5030	6016	8.7	5.8	-2.9
Public Administration	1991	7091	3.5	6.8	3.3
Retail Trade	7230	12681	12.5	12.2	-0.3
Transportation and Warehousing	1493	2591	2.6	2.5	-0.1
Wholesale Trade	773	2386	1.3	2.3	1
Total	57680	103740	99.9	73.5	

**Table 38 - Business Activity**

Data 2012-2016 ACS, Table DP03 (workers); LEHD QWI 2016 Q4 (jobs)

Source:

## Labor Force

Total Population in the Civilian Labor Force	114,128
Civilian Employed Population 16 years and over	57,680
Unemployment Rate	8.4%
Unemployment Rate for Ages 16-24	16.6%
Unemployment Rate for Ages 25-65	6.4%

**Table 39 - Labor Force**

Data Source: 2012-2016 ACS, Table S2301

Occupations by Sector	Number of People
Management, business and financial	6,470
Farming, fisheries and forestry occupations	189
Service	12,205
Sales and office	14,442
Construction, extraction, maintenance and repair	1,971
Production, transportation and material moving	2,960

**Table 40 – Occupations by Sector**

Data Source: 2012-2016 ACS, Table S2401

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	46,974	86.8
30-59 Minutes	6,007	11.1
60 or More Minutes	1,137	2.1
<b>Total</b>	54,118	100

**Table 41 - Travel Time**

Data Source: 2012-2016 ACS, Table S0801

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1436	328	1990



Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	6455	811	4209
Some college or Associate's degree	11137	832	3289
Bachelor's degree or higher	18446	608	4764

**Table 42 - Educational Attainment by Employment Status**

Data Source: 2012-2016 ACS, Table B23006

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	345	207	141	1006	838
9th to 12th grade, no diploma	1486	714	374	1312	794
High school graduate, GED, or alternative	4674	3329	2613	5533	2579
Some college, no degree	27227	3366	1944	4519	2410
Associate's degree	5251	2091	1229	2109	807
Bachelor's degree	5731	6236	2281	3769	2078
Graduate or professional degree	689	5483	2318	3777	2838

**Table 43 - Educational Attainment by Age**

Data Source: 2012-2016 ACS, Table B15001

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	11733
High school graduate (includes equivalency)	23290
Some college or Associate's degree	26854
Bachelor's degree	35182
Graduate or professional degree	46952

**Table 44 – Median Earnings in the Past 12 Months**

Data Source: 2012-2016 ACS, Table S2001

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in the City of Gainesville are Education and Health Care Services (22,684 total workers and 48,044 jobs), followed by Arts, Entertainment, Accommodations (8235 workers and 2010 jobs). It is not surprising that the education and health care sector is the largest industry in the City of Gainesville, due to the University of Florida being located in the municipality. The university

represents a significant employer in the region, attracting a diverse range of professions and a highly skilled and educated workforce. In fact, other economic indicators as represented in the tables above all demonstrate the influence of the University on the City's industries and economy.

In addition to education, there are also a significant number of workers in the Retail Trade industry (7,230) and the Professional, Scientific, Management Services sector (5,030 workers, 6,016 jobs). It is likely these two employment sectors are integrated or dependent upon one another, given the natural need for management within the retail trade sector. Additionally, the professional and scientific industries are also supported by the University of Florida, further indicating the importance of the University to the City's economy.

### **Describe the workforce and infrastructure needs of the business community:**

While the City has enjoyed a renaissance and increased economic activity in recent years, there continue to be challenges in workforce training, workforce-education, and meeting labor demand for high-skill economic sectors. In particular, there is considerable demand for a higher-educated, and skills-ready workforce in Gainesville, particularly in East Gainesville that is historically populated with minorities and under-educated households. East Gainesville remains an area with a need for increased service levels for its public transportation, and increased access to job training and workforce development programs.

In terms of housing infrastructure, there is considerable demand for subsidized/affordable housing in many areas of the City, particularly in East Gainesville. The business community requires greater transparency and communication on available sites for affordable housing and economic development projects, especially in low-income communities.

### **Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

As a component of the North Central Florida Regional Planning Council's (NCFRPC) Comprehensive Economic Development Strategy (CEDS), described in more detail later in this section, the City of Gainesville's Florida Innovation Hub located in the University of Florida in Gainesville has attracted significant economic investment and spurred demand for high-skilled labor. In particular, the Innovation Square project in Gainesville has been highly successful as an economic development magnet, based in part on tax incentives as a state-designated Enterprise Zone, its proximity to the University of Florida and to downtown Gainesville.

In addition to the Innovation Hub mentioned above, the City is also pursuing multiple redevelopment initiatives through its Community Reinvestment Areas (CRA). Of note amongst these redevelopment efforts is the Cornerstone Redevelopment, with approximately \$1,500,000 in funding available to redevelop the old Gainesville Technology Entrepreneurship Center into a state of the art business incubator. The CRA is leading design of the 13.6 acre lot into a mixed-use commercial and housing

development. It is anticipated this investment will result in new jobs, new housing opportunities, and possible increased demand for housing in nearby neighborhoods.

As the economy continues to strengthen over the course of this Consolidated Plan, the City of Gainesville anticipates a continued shortage of high-skill labor, and continued demand for infrastructure in and near the economic development zones designated by the City. Affordable housing and community development resources should be allocated to these areas.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

As demonstrated in the educational attainment table by employment status table in this section, educational attainment is highly correlated with employment rates. Of the population with less than a high school degree (1,764 in labor force), 328 of those were unemployed. Compare that rate to the population with a high school degree (7,266 in labor force, 811 unemployed), with some college or an associate's degree (11,969, 832 unemployed) or with a Bachelor's degree or higher (19,054 in labor force, 608 unemployed), and it becomes clear that promoting educational attainment is a critical component to a thriving local economy.

The City of Gainesville faces a shortage of workers in key industries, including health care and professional services. These industries require workers with significant educational attainment, including Bachelor's degrees or higher in many instances. In addition to facing shortages in these industries, those same industries represent a significant share of the local economy. This represents a profound opportunity for workforce development and education for the City's workforce.

### **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

CareerSource North Central Florida (formerly FloridaWorks) provides career counseling, resume/interview assistance, and job training, which include:

- Business Service Team – Employee matching, skill testing
- Employ Florida Marketplace – Job postings
- Florida Ready to Work – Work-based skills and aptitude testing
- CONNECT – Networking
- Healthcare & Bio-manufacturing Occupational & Technology Training (HBOTT) – Occupational training in fields of healthcare, bioscience manufacturing and technology.
- Quick Response Training – Customized training for new or expanding businesses
- Incumbent Worker Training – Customized training for existing for-profit businesses
- On-the-Job Training – Training for participants while on the job

The CareerSource center in Gainesville is located at 4800 S.W. 13<sup>th</sup> Street, accessible to a wide cross-section of the City by public transit. The CareerSource initiative is intended to ready low-income and under-skilled populations to achieve economic self-sufficiency and reliable income. These efforts

support the City's Consolidated Planning by equipping families with the skills and connections necessary to strengthen household income and simultaneously reduce the City's overall need for subsidized housing and economic development initiatives.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City of Gainesville participates in the North Central Florida Regional Planning Council's Comprehensive Economic Development Strategy (CEDS), including the latest plan for the years 2018 – 2022. The CEDS has multiple goals, with those directly applicable to this Consolidated Plan listed below:

1. Connect and align education and workforce development programs
2. Expand access to education and training
3. Modernize the region's infrastructure
4. Coordinate investments regionally
5. Increase resilience to natural disaster
6. Support and sustain regional partnerships

Each of these initiatives must involve the City of Gainesville, as one of the region's largest municipalities by population, land area, and economic leverage. The City of Gainesville also recognizes the power of leveraging resources generated through the CEDS process, with HUD grants administered to the City. The City will endeavor to inform CEDS partners of the Consolidated and Action Planning process, and inform all partners of available resources from HUD and eligible uses of those funds.

## MA-50 Needs and Market Analysis Discussion

### Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")?

According to 2010 census data available through the HUD AFFH Mapping Tool there are three main areas within the City where households with the highest percentage (53.1-100%) of housing problems area concentrated. The areas are predominantly low and moderate-income areas and include two areas that were identified in the AFH as racially or ethnically concentrated areas of poverty (R/ECAPs). The three areas are as follows:

1. The Waldo Road Corridor R/ECAP. This R/ECAP is located in the NE section of the City and comprised of census tract 19.02. The area is predominantly occupied by Black/African American individuals.
2. An area in Downtown Gainesville including University Heights.
3. An area in the southern portion of Gainesville including the SW Student Housing Corridor R/ECAP. This R/ECAP is a grouping of three census tracts – 15.15, 15.17, and 15.19 – bounded on the north by Archer Rd., on the south by Williston Rd., on the west by I-75, and on the east by SW 23rd Terrace.

The two latter areas surround the University of Florida campus and is comprised of a diverse population from all racial or ethnic groups but is predominantly White.

The City of Gainesville defines “concentration” using the HUD definition of a racially or ethnically concentrated area of poverty (R/ECAP). HUD defines R/ECAP as “a geographic area with significant concentrations of poverty and minority concentrations” (24 C.F.R. § 5.152). HUD uses a formula to calculate which census tracts are R/ECAPs.

### Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")?

The City of Gainesville recently completed an Assessment of Fair Housing which outlined census tracts that meet the criteria for Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs). The Affirmatively Furthering Fair Housing rule defines a racially or ethnically concentrated area of poverty as “a geographic area with significant concentrations of poverty and minority concentrations”. R/ECAPs must have a non-White population of 50% or more and have an individual poverty rate (percentage of individuals living below the poverty line) of 40% or more or a poverty rate that is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. The following identifies R/ECAP areas where racial or ethnic minorities or low-income families are concentrated in Gainesville:

- Waldo Road Corridor – located in the NE section of the City and is comprised of census tract 19.02. This R/ECAP is bounded on the north by NE 53<sup>rd</sup> Ave., on the south primarily by NE 39<sup>th</sup> Ave. with a portion extending to NE 16<sup>th</sup> Ave., on the west by NW 13<sup>th</sup> St. and the railroad tracks,

and on the east by NE 39<sup>th</sup> Blvd. This R/ECAP includes two small unincorporated areas: an area east of the Ironwood Golf Course, south of NE 53<sup>rd</sup> Ave. and an area southeast of the Gainesville Regional Airport, north of NE 39<sup>th</sup> Ave.

- SW Student Housing Corridor - a grouping of three census tracts (15.15, 15.17, and 15.19). This R/ECAP is bounded on the north by Archer Rd., on the south by Williston Rd., on the west by I-75, and on the east by SW 23<sup>rd</sup> Terrace.

In addition to these two HUD-identified R/ECAPs, local knowledge – including input from residents and stakeholders in the community participation process, identified East Gainesville as an area of concentrated poverty. The East Gainesville R/ECAP is nearby the Waldo Road Corridor R/ECAP and the boundaries are as follows:

- East Gainesville – includes portions of three census tracts (5, 6, and 7) and is bounded on the north by NE 15<sup>th</sup> Ave., on the south by SE 41<sup>st</sup> Ave., on the west by Main Street, and on the east by SE 43<sup>rd</sup> St.

### What are the characteristics of the market in these areas/neighborhoods?

There are three primary zip codes associated with the R/ECAP areas. The Waldo Road Corridor and some of East Gainesville target area is located in zip code 32609. This area has an estimated population of 18,231. It contains 8,295 houses or condos with an estimated value in 2016 of \$105,885 and of which 46% are renter-occupied. This R/ECAP has a mixed racial and ethnic profile with it divided evenly between African American and Caucasian. The estimated median household income in 2016 was \$31,091 with 29% of residents living below the poverty level and 11% have incomes at 50% below the poverty level. The median monthly owner costs for units with a mortgage is \$996. The majority of residential structures in this area were built between 1970 and 1979 and are suspected to need moderate rehabilitation because of age and condition of the home.

Sections of the East Gainesville target area are also located in zip code 32641 which has an estimated populations of 13,958. There are 5,409 houses or condos with a median value of \$106,329 in 2016 and of which 39% are renter-occupied. The racial/ethnic composition of this area is primarily African American with a median household income of \$32,415 in 2016. Of the residents in this market area 29% are living below the poverty level and 16% have incomes at 50% below the poverty level. The majority of residential structures in this area were built between 1960 and 1969 and are suspected to need substantial rehabilitation due to age and condition of the home.

The SW Student Housing Corridor is located in zip code 32608 which has an estimated population of 47,836. This area is primarily comprised of student housing which is why there are more units and higher rates of renter-occupied units. There are 23,282 houses or condos with a median value of \$242,404 in 2016 and of which 62% are renter-occupied. The racial/ethnic composition of this area is primarily Caucasian with a median household income of \$44,170 in 2016. Of the residents in this market area 27% are living below the poverty level and 8% have incomes at 50% below the poverty level. The

majority of residential structures in this area were built between 1990 and 1999 and are suspected to need limited rehabilitation due to age and condition of the units.

### Are there any community assets in these areas/neighborhoods?

The City's Community Redevelopment Agency exists to help underserved regions attract private investment through community partnerships, competitive economic development incentives and improved public infrastructure. Through research, surveys, and interviews, the 2016-2017 Vitality Report identified six project principles that, from our community's perspective, produce successful redevelopment initiatives. Redevelopment efforts are targeted in four core urban areas: Downtown (DRA), Eastside (ERA), Fifth Avenue/Pleasant Street (FAPS) and College Park/University Heights (CPUH). After strategic goals in a district are achieved, the CRA steps out of the way and lets the private sector do the rest. The CRA is devoted to helping Gainesville achieve its full potential as a vibrant, diverse community.

A majority of the R/ECAP areas coincide with the designated redevelopment areas so CRA projects directly impact the R/ECAP areas. CRA projects result in new assets for the community as detailed by the following:

- The Fifth Avenue Pleasant Street redevelopment area is home to some the finest historical examples of residential, religious, and educational buildings in Gainesville. These neighborhoods, rooted in a vibrant and colorful past, promise opportunity where a mix of uses can occur in a single corridor, in a manner sensitive to residential occupancy and scale so that residential and commercial uses can exist and thrive together. Additionally, Fifth Avenue Pleasant Street contains an invaluable inventory of some of the most striking styles of vernacular Gainesville architecture found the city. Pleasant Street in particular boasts such a fine collection of historic structures that it has been placed on the National Register of Historic Places. These neighborhoods contribute enormously to Gainesville's arts and culture with their annual activities and festivals, location within the City, and rich local history.
- Downtown Gainesville combines the best of the city's southern charm and modern sophistication. The district offers abundant traditional downtown features such as historic architecture, cobblestone streets, public plazas, old-fashioned storefronts, and a pedestrian-friendly street grid. However it also provides an eclectic array of cafes, restaurants, art and theater venues, clothing stores, cycling shops, salons, and exciting nightlife destinations. Conveniently located in-town neighborhoods, such as the Porters community, provide an important residential base for the redevelopment area. Additionally, large-scale redevelopment opportunities at the soon-to-be-vacated GRU site promise to enhance downtown and further establish its status as a local and regional destination center through residential development, business attraction, and retention.
- With established tree-canopied neighborhoods, proximity to downtown and the University of Florida, minimal traffic congestion, and varying land options for housing and retail, beautiful

wetlands and other natural resources, eastern Gainesville offers significant opportunity for reinvestment. With the help of the CRA, this area is experiencing exciting new opportunities such as redevelopment planning for the former Kennedy Homes site, and other coordinated economic development efforts. The CRA's redevelopment of a café along the major Hawthorne Road corridor will provide a refreshing new option for tenants and visitors at the Gainesville Technology Enterprise Center (GTEC). East Gainesville's past is also being preserved, while new cultural amenities are attracted to the area. With so much opportunity and potential, the Eastside will continue to become a place in which to reinvest and to call home.

- The identity and future of the College Park/University Heights Community Redevelopment Area is intertwined with the University of Florida. As more students opt to walk and cycle to class, living close to campus becomes increasingly appealing. The diverse residential base and proximity to a center of higher education infuse an aura of freshness and activity in this district. Luxury row houses, apartments, and condominiums with attention to design are being constructed alongside established historic residences in these conveniently located neighborhoods. Perhaps the most exciting opportunity for College Park/University heights is the redevelopment of under-utilized commercial and industrial districts, and the potential infusion of technology and medical-related spin-offs from the University. A mix of technology research and enterprise is planned for areas south and east of campus, providing jobs and support for additional mixed-use development. This would also encourage new and unique housing options for professionals and entrepreneurs who want to live, work, and play in College Park/University Heights.

### Are there other strategic opportunities in any of these areas?

The CRA has several current and future projects in the redevelopment and R/ECAP areas that provide additional strategic opportunities including:

#### **Fifth Avenue and Pleasant Street**

- A. Quinn Jones Museum & Cultural Center
- Former Seminary Lane site
- Fifth Avenue / Pleasant Street Heritage Trail
- NW 3rd Avenue Sidewalks
- 802 NW 5th Avenue Commercial Building
- Model Block Program (Fifth Avenue)
- Model Block Program (Pleasant Street)
- NW 5th Avenue Streetscape Project Phase II



- NW 5th Avenue Streetscape Project Phase I

#### **Downtown**

- Bo Diddley Plaza Improvements
- Depot Park
- Depot Park – Cade Museum for Creativity and Invention
- Power District Redevelopment Plan
- Power District Catalyst Warehouse
- Bethel Station cafe
- Porter’s SW 3rd Street Improvements
- Depot Building Rehabilitation and Adaptive Reuse
- Hampton Inn Recruitment
- Depot Avenue Hardscaping and Lighting
- The Palms
- Jefferson on 2nd
- Lynch Park
- University Ave Hardscape Improvements
- SW 5th Avenue Streetscape

#### **College Park & University Heights**

- South Main Street Improvements
- NW 1st Avenue Streetscape
- Innovation Square
- Depot Rail Trail Improvements
- Helyx Bridge (13th Street Pedestrian Overpass Enhancement)
- Innovation Square Parking Analysis + Strategy Plan
- SW 5th Avenue Pocket Park

- SW 7th Ave Reconstruction Project
- University Ave. Medians
- SW 8th Avenue
- NW 5th Avenue Streetscape
- College Park Neighborhood Improvements

### **Eastside**

- Heartwood Neighborhood at 1717 SE 8th Avenue
- Cornerstone Redevelopment
- Cotton Club/Perryman's Grocery Revitalization & Farmer's Market
- Hawthorne Road Cafe Project (Southern Charm Kitchen)
- Citizens Field Youth Triathlon
- Eastside Gateway
- University Avenue Renaissance Lighting

### **Additional Discussion**

#### **Broadband Connectivity**

As the internet continues to grow, connection for essential needs like information regarding employment opportunities, transportation access, affordable housing, and service providers is now something communities must consider when analyzing the housing market. It is important for communities to understand the broadband needs of housing occupied by low- and moderate-income, the need for broadband wiring and for connection to broadband service in the household unit, and the need for increased competition by having more than one Internet service provider serve the jurisdiction. Local data on this issue is limited however, communities are starting to take initiatives towards this topic.

The Gainesville Sun cites FCC data from 2014 that 22% of the Alachua County population does not have adequate broadband internet access. A WUFT Report indicates that percentage had fallen to 15% by 2017. In both cases, most of that population is believed to live outside the City of Gainesville. According to the website of Connected Gainesville, a private organization, Gainesville has standard rates and modem rental costs that are among the highest in the state.

Cox Communications is Alachua County's largest Internet Service Provider, although AT&T and GRUCom also hold a small presence in Gainesville. Most of GRUCom's service is to businesses and large apartment developments. Cox provides internet packages starting at \$9.95 a month for K-12 families on reduced lunch.

Most who examine Broadband Connectivity and internet access in Gainesville, believe that while access is available, some choose not to connect due to costs.

The City Commission has formed a Broadband Connectivity Sub-Committee to study these issues. As a result, the City has issued an Invitation to Negotiate for a study and recommendations regarding these issues. That study is anticipated to be completed in the Spring of 2019.

### **Resilience and Natural Hazards**

Disaster planning is becoming increasingly necessary over the past five years and understanding the vulnerability of housing occupied by low- and moderate-income households to increased natural hazards associated with climate change is now something that communities have to seriously consider.

Again, local data on this topic is limited but some studies indicate that climate change could increase the intensity of hurricane seasons and the amount of rain in some areas. Both of those changes could also lead to flood hazards. In Gainesville, housing occupied by low- and moderate-income households is particularly vulnerable to these natural hazards. There are several reasons for that increased vulnerability.

1. Low- and moderate-income households are less likely to have the means to afford adequate insurance for flood or wind damage.
2. Low- and moderate-income households are more likely to live in older homes. Such homes are less likely to have been built to current wind resistance standards. Additionally, older homes are more likely to have structural issues due to age, particularly given the fact that low- and moderate-income households are less likely to have the means to afford needed maintenance.
3. Low- and moderate-income households are less likely to have the means to afford the costs of properly trimming trees. Given the risk of falling tree limbs in hurricanes, untrimmed trimmed or improperly trimmed trees can be a significant hazard.

## **Strategic Plan**

### **SP-05 Overview**

The City of Gainesville's Strategic Plan will serve as a guide for addressing needs throughout the community for PY 2018-2022. Utilizing data gathered from the Housing Needs Assessment, Market Analysis, citizen participation process, and agency consultation the City has identified its priorities for allocating funds for the next five years. The Strategic Plan outlines goals and measurable outcomes for addressing priority needs during the Consolidated Plan period.

### **Strategic Plan Overview**

The City of Gainesville will fund projects that will target low- and moderate-income residents and will benefit the greatest number of people. The City will utilize its CDGB and HOME funds to address issues delegated as the highest priority. The City of Gainesville expects to have available approximately \$6,736,425 in CDBG funds and \$3,090,370 in HOME funds. For PY 2018-2022, Gainesville anticipates receiving a total of \$9,826,795 from HUD through the CPD programs to address the priority needs, goals, and objectives identified in this Consolidated Plan. These issues include addressing: housing rehabilitation; new construction; relocation assistance; homeowner assistance; code enforcement; and public services.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

### General Allocation Priorities

1	<b>Area Name:</b>	City Wide
	<b>Area Type:</b>	City Wide
	<b>Other Target Area Description:</b>	N/A
	<b>Identify the neighborhood boundaries for this target area.</b>	City of Gainesville boundaries.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The needs assessment, market analysis, and community meetings determined that various areas throughout the City suffer from a lack of affordable housing and that homeless and special needs populations require public/social services to reduce poverty.
	<b>Identify the needs in this target area.</b>	The City of Gainesville, overall, needs an increased supply of affordable housing, improved homelessness assistance, and improved social services to youth, elderly, and special needs populations.
	<b>What are the opportunities for improvement in this target area?</b>	Opportunity to increase affordable housing and the provision of services to provide decent housing and a suitable living environment for all Gainesville residents.
2	<b>Area Name:</b>	East Gainesville
	<b>Area Type:</b>	Local Target area
	<b>Revital Type:</b>	Comprehensive
	<b>Are there barriers to improvement in this target area?</b>	The City of Gainesville, overall, faces a shortage in funding and financing available for the types of revitalization and housing projects needed to address priority needs. There are also significant barriers related to Not In My Backyard concerns across the City, particularly in high opportunity neighborhoods.

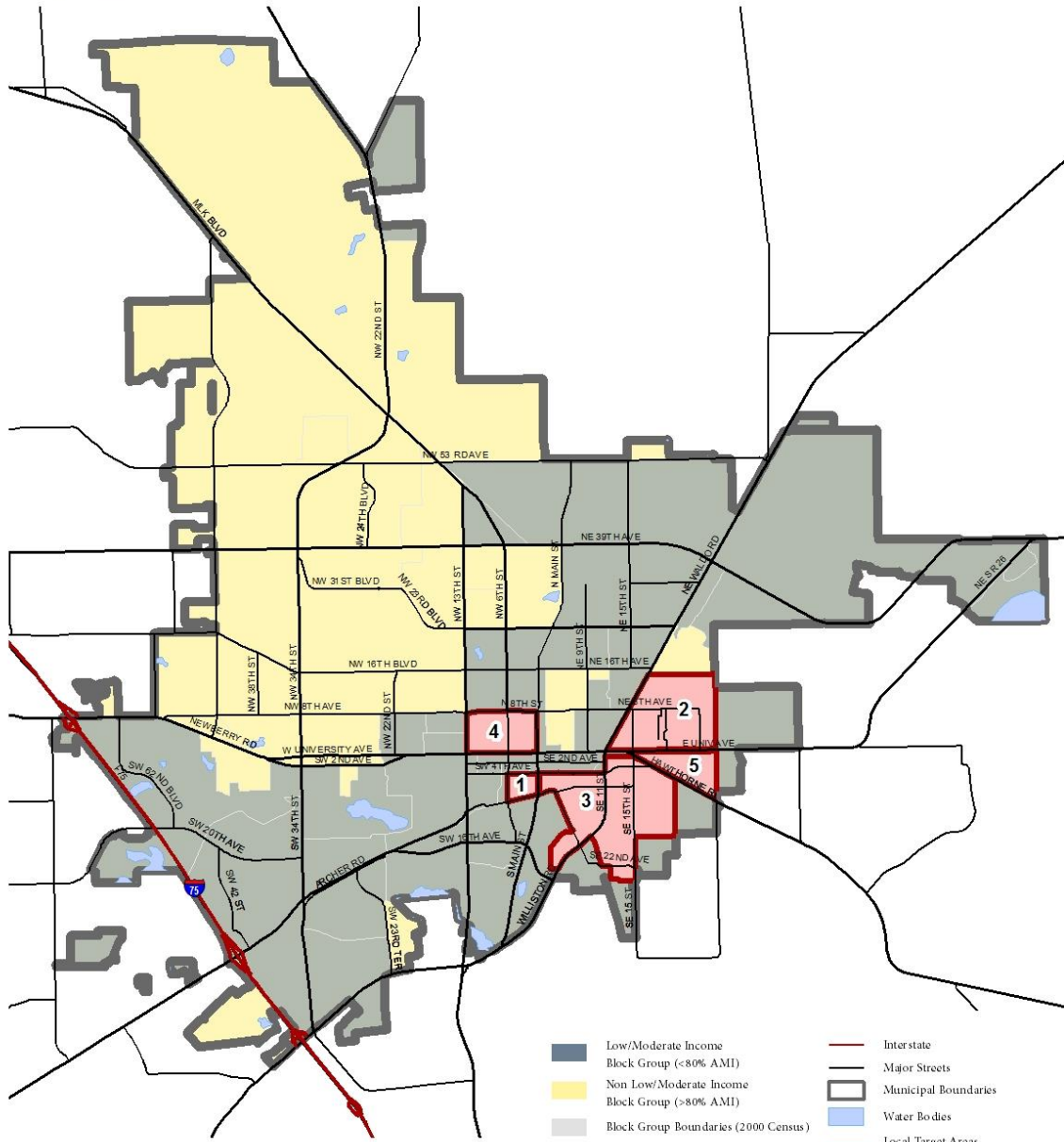
<p><b>Identify the neighborhood boundaries for this target area.</b></p>	<p>The East Gainesville target area includes five focus areas, which are also Gainesville’s CDBG target areas: (1) Porters Community, (2) Duval, (3) Southeast/Five Points, (4) 5<sup>th</sup> Avenue/Pleasant Street, and (5) University Avenue/Hawthorne Road Corridor. Includes portions of three census tracts (5, 6, and 7) and is bounded on the north by NE 15<sup>th</sup> Ave., on the south by SE 41<sup>st</sup> Ave., on the west by Main Street, and on the east by SE 43<sup>rd</sup> St.</p>
<p><b>Include specific housing and commercial characteristics of this target area.</b></p>	<p>The East Gainesville target area is characterized by high levels of poverty, high housing cost burden and poor economic prospects. The percentage of low and moderate income households in each of the census tracts are as follows: census tract 5 - 61%; 6 - 75%; 7 - 61% (LMISD FY2017).</p>
<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>The needs assessment, market analysis, and community meetings determined that East Gainesville suffers from a lack of affordable housing and is in significant need of comprehensive revitalization. The specific census tracts identified for the East Gainesville target area are also identified as racially/ethnically concentrated areas of poverty (R/ECAPs). During this process, the City engaged with residents, public housing residents, neighborhood leaders, social service providers, and adjacent and regional government entities to identify needs in the target area.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>The East Gainesville target area requires considerable investment in rehabilitation, new construction, economic development projects, quality of life improvements, infrastructure improvements including sewer and sidewalks, and transportation services.</p>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunity to improve infrastructure to provide a suitable living environment and increase affordable housing through new construction or rehabilitation of existing units to maintain affordable housing stock.</p>

	<b>Are there barriers to improvement in this target area?</b>	The City of Gainesville, overall, faces a shortage in funding and financing available for the types of revitalization and housing projects needed to address priority needs. There are also significant barriers related to Not In My Backyard concerns across the City, particularly in high opportunity neighborhoods.
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**Table 45 – Geographic Priority Areas**



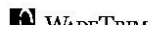
# Local Target Areas



- Low/Moderate Income Block Group (<80% AMI)
- Non Low/Moderate Income Block Group (>80% AMI)
- Block Group Boundaries (2000 Census)
- Interstate
- Major Streets
- Municipal Boundaries
- Water Bodies
- Local Target Areas**
- 1 - Porters Community
- 2 - Duval
- 3 - Southeast / Five-Points
- 4 - Fifth Avenue / Pleasant Street
- 5 - University Avenue / Hawthorne Road Corridor

Base Source: Florida Geographic Data Library v10a;  
 Block Group Source: 2000 US Census Tiger Line Files;  
 CDBG Eligibility Source: US Dept. of Housing and Urban  
 Development FY 2012 Low/Moderate Income (LMI) Data;  
 LMI is defined as having a household income less than  
 80% of the Area Median Income;

June 2013





## SP-25 Priority Needs – 91.215(a)(2)

### Priority Needs

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	<p>Extremely Low  Low  Moderate  Large Families  Families with Children  Elderly  Public Housing Residents  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Victims of Domestic Violence  Veterans  At-Risk Youth  Homeless Persons</p>
	<b>Geographic Areas Affected</b>	City Wide
	<b>Associated Goals</b>	<p>Housing Rehabilitation  Relocation Assistance  Homeowner Assistance  New Construction</p>
	<b>Description</b>	Support the provision of decent housing by increasing the availability/accessibility of affordable housing. The City will address the priority need by funding activities including: moderate or substantial homeowner rehabilitation; relocation assistance; homeownership assistance; and new construction of affordable housing.

	<b>Basis for Relative Priority</b>	The City conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.
2	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Homeless Persons
	<b>Geographic Areas Affected</b>	City Wide
	<b>Associated Goals</b>	Public Service Assistance
	<b>Description</b>	Support availability/accessibility to decent housing and a suitable living environment by funding organizations providing essential services for low-income and limited clientele populations. The City will assist non-profit organizations in carrying out public service activities assisting low-income persons, youth, seniors, persons with disabilities, victims of domestic violence, and the homeless.
	<b>Basis for Relative Priority</b>	The City conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.

3	<b>Priority Need Name</b>	Suitable Living Environment
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	East Gainesville Target Area
	<b>Associated Goals</b>	Code Enforcement
	<b>Description</b>	Support a suitable living environment and help maintain the existing affordable housing stock through code enforcement activities.
	<b>Basis for Relative Priority</b>	The City conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.
4	<b>Priority Need Name</b>	Planning and Administration
	<b>Priority Level</b>	High
	<b>Population</b>	N/A
	<b>Geographic Areas Affected</b>	City Wide
	<b>Associated Goals</b>	Planning and Administration
	<b>Description</b>	Management and operation of tasks related to administering and carrying out HUD programs including CDBG and HOME.
	<b>Basis for Relative Priority</b>	The City conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.

Table 46 – Priority Needs Summary

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Renters make up 61% of Gainesville’s housing market and scarce resources should be allocated equitably between homeowners and renters to address housing needs especially for those with the lowest incomes. Renters are struggling to find affordable rental units and cost-burdened renters are one unexpected expense away from homelessness. Existing rental assistance programs, such as the Section 8 Housing Choice Voucher Program, public housing, and programs available to homeless persons through the CoC and its partners, are overextended with either long or closed waiting lists. GHA administers 1,581 vouchers and over 74% are in use by tenants. The need for rental assistance far exceeds GHA’s capacity as there are 15,229 low-income (0-80% AMI) cost-burdened renters (7,124 extremely low-income, 4,255 low income, and 3,850 moderate-income). Cost-burdened renters include 3,140 small related and large related households.
TBRA for Non-Homeless Special Needs	The special needs population includes the elderly, persons with disabilities, persons with drug addictions, persons with /and their families, and public housing residents. The growing number of persons with special needs require affordable housing since some of them are unable to work or have lower earning potential. To enable special needs persons to live independently they may also require accessible housing and/or permanent supportive housing. There are 1,024 elderly low-income renter households that are cost-burdened and 4,020 low-income renter households with a disabled member have a housing problem and require housing assistance. The market characteristics for general TBRA described above also substantiates the need for this type of program.
New Unit Production	Low income households, including both renters and owners, face a shortage of affordable and available housing which has resulted in severe housing cost burdens. Increasing the production of housing would reduce housing cost burdens for owners and renters including extremely low-income renters that have the highest rate of cost burden. With a projected growth in both cost-burdened renters and owners, new unit production could meet the growth in low-income households to keep the affordable housing shortage from worsening. New unit production, including infill housing, may be needed in areas that the City has targeted for revitalization, to bring about long-term transformation. The loss of affordable rental housing all justifies funding this program type.
Rehabilitation	Gainesville has an older housing stock with over 49% of the units built before 1980. This includes, 2,500 housing units with children present that have an increased risk of exposure to lead-based paint. In addition, 42% of all housing units have at least one housing condition meaning it either lacks complete plumbing or kitchen facilities, is overcrowded, or the occupants are cost-burdened. Improving the existing housing stock will improve living conditions, increase demand for units, and strengthen neighborhoods that are undergoing revitalization. The need for housing accessibility modifications also substantiates this program type.

Acquisition, including preservation	Rising home prices have presented a challenge for low income households to afford to purchase a home and lower income mortgage applicants may also have a more difficult time qualifying for a mortgage. Buyers may also be disinclined to purchase homes in distressed neighborhoods. Funding for this type of program can enhance affordability, increase homeownership, and support revitalization efforts through coordination with other investments occurring in targeted neighborhoods.
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**Table 47 – Influence of Market Conditions**

## SP-35 Anticipated Resources – 91.215(a)(4), 91.220(c)(1,2)

### Introduction

During PY 2018-2019 the City will receive annual allocations of \$1,347,285 in CDBG funds and \$613,074 in HOME funds. Program income for the HOME program is expected to be approximately \$5,000 annually. The City expects the level of funding for each year covered by the Consolidated Plan to be approximately the same therefore, during the Consolidated Plan period, the City of Gainesville expects to have available approximately \$6,736,425 in CDBG funds and \$3,090,370 in HOME funds. For PY 2018-2022, Gainesville anticipates receiving a total of \$9,826,795 from HUD through the CPD programs to address the priority needs, goals, and objectives identified in this Consolidated Plan.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Affordable Housing; Public Services; Code Enforcement; Planning & Administration.	\$1,347,285	\$0	\$0	\$1,347,285	\$5,389,140	The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	Federal	Affordable Housing; Planning & Administration	\$613,074	\$5,000	\$0	\$618,074	\$2,472,296	HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions

**Table 48 – Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

The City will use the federal funds to support projects and programs implemented by City staff as well as non-profit organizations, developers, and other partners. For the projects to be successful, other funding sources including in-kind resources are often added to the federal funding in order to have sufficient resources to benefit the population to be served as well as to cover expenditures that may not be allowable under the CPD programs or to cover indirect costs. The source of these additional funds will depend on the nature of the activity. For example, funds provided for public service activities will be matched by the agencies receiving funding from other sources including public and private sources as well as foundations and fundraising.

The HOME program requires a 25% match which may be reduced by HUD if the City is distressed or suffered a presidentially declared disaster. Currently, the City of Gainesville was granted a 100% match reduction due to fiscal distress and is not required to provide match.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

Florida Statutes Section 166.0451, Disposition of municipal property for affordable housing, requires that cities create an inventory list of real property with fee simple title appropriate for affordable housing. The City of Gainesville maintains the inventory of City-owned surplus land that are potential properties for the development of permanent affordable housing. The City of Gainesville has created a partnership with nonprofit organizations that develop affordable housing for low income households. However, the disposition of any of these properties for affordable housing is subject to the discretion of the City of Gainesville.



## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Gainesville	Government	Ownership Public Services Planning	Jurisdiction
Gainesville Housing Authority	PHA	Public Housing	Jurisdiction
Neighborhood Housing & Development Corporation	CHDO	Ownership	Jurisdiction
Alachua Habitat for Humanity	Non-Profit Organization	Ownership	Jurisdiction
Center for Independent Living, Inc.	Non-Profit Organization	Ownership Non-Homeless Special Needs	Jurisdiction
Central Florida Community Action Agency	Non-Profit Organization	Ownership	Jurisdiction
Gainesville Housing Development Management	Non-Profit Organization	Ownership	Jurisdiction
Building Together North Central Florida	Non-Profit Organization	Ownership	Jurisdiction
Public Service Agencies	Non-profit Organizations	Homelessness Non-homeless special needs public services	Jurisdiction
North Central Florida Alliance	Other	Homelessness	Jurisdiction

**Table 49 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System.

The City's Housing and Community Development (HCD) Division is the lead agency responsible for the administration of the federal CPD funds. HCD works with several City departments, nonprofit organizations, and community organizations to implement the programs and projects identified in the Strategic Plan. The City also maintains a close relationship with Alachua County, the Gainesville Housing Authority, and the Alachua County Housing Authority.

The main strength of the institutional delivery system in Gainesville is the large number of public and private organizations that participate in meeting the needs of residents. These organizations are experienced and have the capacity to serve the low- and moderate-income individuals and families in the City, including specific populations such as the elderly, youth, homeless persons, and persons with disabilities.

Regarding CHDOs that receive funding under the HOME program, the City evaluates the CHDO each time it plans to award CHDO set-aside funds. The evaluation includes a review of the CHDO's capacity including experience carrying out projects like the one to be funded and the CHDO staff experience.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	

Child Care	X	X	
Education	X	X	
Employment & Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			
Food Banks/Nutrition Programs	X	X	
Youth Programs	X	X	

**Table 50 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).**

Homelessness is a multi-faceted and challenging issue at the individual-, family-, and community-level. In its current incarnation, the service delivery system in the City of Gainesville for persons experiencing homelessness is primarily centered on emergency shelter and short-term assistance. This is principally served through the Grace Marketplace and other emergency shelters operating in the City. Grace Marketplace is an emergency shelter operated by the North Central Florida Alliance to End Homelessness, and funded in part by the City and Alachua County. This emergency shelter includes services in addition to beds.

Beyond emergency shelter, the institutional service delivery system includes rent and utility assistance to persons experiencing homelessness, as well as a broad range of supportive services available to address alcohol and substance abuse disorders, child care needs, education and workforce training needs, healthcare at a free or reduced cost, and mental health counseling. There are also food banks operating in the service delivery system that provide free meals to persons experiencing homelessness.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.**

The service delivery system in the City features significant investment and service options for emergency shelter, substance abuse and mental health, and counseling. There are notable gaps in the service delivery system, however. In particular, mobility subsidies in the forms of transportation options for persons experiencing homelessness is a cause for concern, as well as a lack of HIV/AIDS support services, particularly for Blacks/African Americans living in East Gainesville.

In previous Consolidated Planning exercises conducted by the City, a lack of mobile clinics was identified as an impediment in the service delivery structure. Addressing this need, the Gainesville Opportunity Center operates a mobile health clinic that serves the general public and persons experiencing homelessness. The mobile clinic has significantly expanded access to health services in the City, particularly for target populations.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.**

Support non-profit service providers that offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent and reduce homelessness.

- Assist the United Way of North Central Florida, as the lead agency for the Continuum of Care, in their efforts to improve coordination between service providers.
- Continue to support programs that assist the homeless or those at risk of becoming homeless.
- Promote and encourage the development of programs that facilitate the transition from homelessness into permanent housing, in particular through rapid rehousing.
- Coordinate with the Continuum of Care, non-profit service providers, and other organizations to establish additional permanent supportive housing options
- Support the establishment of additional permanent supportive housing options through identification of funding sources, technical assistance with applications, and other means of support.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2018	2022	Affordable Housing	City Wide	Affordable Housing	*CDBG: \$3,270,665  **HOME: \$2,108,245	Homeowner Housing Rehabilitated: 125 Units Rehabilitated
2	Homeowner Assistance	2018	2022	Affordable Housing	City Wide	Affordable Housing	HOME: \$125,000	Direct Financial Assistance to Homebuyers: 15 Households Assisted
3	Relocation Assistance	2018	2022	Affordable Housing	City Wide	Affordable Housing	CDBG: \$75,000	Direct Financial Assistance for Relocation Costs: 15 Households Assisted
4	New Construction	2018	2022	Affordable Housing	City Wide	Affordable Housing	*CDBG: \$50,000  HOME: \$550,500	Homeowner Housing Added: 25 Units Constructed
5	Public Service Assistance	2018	2022	Homeless; Non-Homeless Special Needs; Non-Housing Community Development	City Wide	Public Services	CDBG: \$1,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 3,875 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Code Enforcement	2018	2022	Non-Housing Community Development	City Wide	Suitable Living Environment	CDBG: \$993,475	Housing Code Enforcement/Foreclosed Property Care: 5,200 Units
7	Planning and Administration	2018	2022	Planning and Administration	City Wide	Planning and Administration	CDBG: \$1,347,285  HOME: \$306,535	N/A

**Table 51 – Goals Summary**

\*Includes Program Delivery Costs

\*\* Includes Program Income

**Goal Descriptions**

1	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	Maintain the existing affordable housing stock through housing rehabilitation of owner-occupied housing units. Rehabilitation of deteriorated housing will support access and availability to decent and affordable housing by alleviating or eliminating hazardous and costly living conditions. The City will also use CDBG funds for housing rehabilitation program delivery activity.
2	<b>Goal Name</b>	Homeowner Assistance
	<b>Goal Description</b>	Support homeownership opportunities by providing direct financial assistance to potential homeowners for down-payment costs.

3	<b>Goal Name</b>	Relocation Assistance
	<b>Goal Description</b>	Providing relocation assistance to persons and families temporarily displaced due to housing rehabilitation activities. Rehabilitation of units helps to maintain the existing affordable housing stock and low-income persons are able to return to a safe, decent, and affordable home.
4	<b>Goal Name</b>	New Construction
	<b>Goal Description</b>	Provide affordable housing opportunities through the construction of new affordable units. The City will also use CDBG funds to support new construction program delivery activity.
5	<b>Goal Name</b>	Public Service Assistance
	<b>Goal Description</b>	Promote a suitable living environment through funding public service activities including: homeless services; elderly services; and at-risk youth services.
6	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	Support code enforcement activities in the East Gainesville target area including five focus areas, which are also Gainesville's CDBG target areas: (1) Porters Community, (2) Duval, (3) Southeast/Five Points, (4) 5 <sup>th</sup> Avenue/Pleasant Street, and (5) University Avenue/Hawthorne Road Corridor. Code enforcement in these low income areas will reduce slum/blight, stabilize neighborhoods, create a safe environment for residents, and preserve the City's affordable housing stock. This program includes all quality of life ordinance enforcement activities such as minimum housing codes; demolish unsafe, non-compliant structures, clean-up debris and overgrown lots, and abandoned/junk vehicles.
7	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Operate HUD programs and manage activities to carry out the CDBG and HOME grants. Activities include staff salaries; financial responsibility; and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Analysis of Impediments.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).**

The City of Gainesville will utilize its CDBG and HOME funds to provide affordable housing opportunities for 330 extremely low, low, and moderate income families or households during the Consolidated Plan period through: housing rehabilitation (235 HH); homeowner assistance (15 HH); relocation assistance (15); and new construction (65 HH). Affordable housing activities are targeted towards extremely low, low, and moderate-income individuals and families. In addition, the City will fund public service activities targeting the homeless population to assist the homeless or at-risk of becoming homeless to obtain stable and affordable housing. The City will allocate approximately \$650,000 during the Consolidated Plan period towards homeless services benefitting more than 3,280 persons.



## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement).**

Currently, there is no Section 504 Voluntary Compliance Agreement (VCA) between HUD and GHA. However, on July 18, 2006, HUD issued a Corrective Action Order (CAO) to GHA to remedy its noncompliance with fair housing laws and regulations. HUD found GHA to be in noncompliance with Title VI of the Civil Rights Act, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act, and had charged GHA with violating the Fair Housing Act by failing to make a reasonable accommodation for a married couple with disabilities.

GHA entered into a Voluntary Compliance Agreement (VCA) in 2008 to remedy the fair housing deficiencies. The VCA was completed and closed in October 2016. Since then, GHA has adopted a goal to target available resources to families with disabilities and to continue its focus on meeting the accessibility needs of residents and applicants.

### **Activities to Increase Resident Involvement.**

HUD promotes resident participation and the active involvement of residents in all aspects of a public housing authority's overall mission and operation. One way to achieve this is by recognizing resident councils, establishing a working relationship with resident councils, and supporting the resident council's activities. A resident council has been formed at the Oak Park development to help foster the relationship with GHA, promote resident initiatives, self-sufficiency, various programs and activities, and to build a stronger sense of community pride.

To encourage participation of public housing residents in homeownership, GHA operates a Family Self-Sufficiency Program and Homeownership Voucher Program that provides HCV program participants access to supportive services that will help them to become free of public assistance and eventually enable them to purchase a home. In the Homeownership Voucher Program, the vouchers are used to make mortgage assistance payments directly to lenders on behalf of the program participants.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

Not applicable.

### **Plan to remove the 'troubled' designation.**

Not applicable.

## SP-55 Barriers to Affordable Housing – 91.215(h)

### Barriers to Affordable Housing

The City of Gainesville recognizes that there can be institutional, regulatory, or policy barriers to development and promotion of access to affordable housing. Some of these barriers are at the discretion of City policymakers, including the permitting, zoning, and housing & community development offices. The following barriers may impact the development of affordable housing:

- Development approvals process. The development approval process can be time- and resource-intensive, particularly for developers of affordable housing.
- Density restrictions. Depending on the maximum allowable density in any given zoning category, higher density housing developments may be prohibited. Higher density housing is typically able to absorb more income-restricted housing and still maintain profitability for the developer, in addition to naturally enhancing the availability of housing overall in the City.
- Parking and setback requirements. Depending on the restrictions of parking and setbacks in the local land use code and comprehensive plan, these requirements may prohibit development of affordable housing.
- Affordable housing accessible to transit. Low-income households are more likely to depend on public transportation as a means of mobility. A lack of affordable housing near public transportation networks places an inherent restriction on a family's ability to reasonably access housing.
- Not In My Back Yard (NIMBY) Syndrome. The social and financial stigma of affordable housing can lead to significant resistance from surrounding properties.

### Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City has taken several actions to address public policies that are a barrier to affordable housing. The City began the process of developing a regional Assessment of Fair Housing (AFH) in collaboration with Alachua County, the Gainesville Housing Authority, and the Alachua County Housing Authority. The AFH process requires that the City assess fair housing issues and identify their contributing factors, including barriers to affordable housing. Additionally, the rule governing the AFH requires that the goals and priorities be incorporated into subsequent planning documents including this Consolidated Plan.

As part of the AFH process, the City reviewed the rules, regulations, development processes, and standards that have been adopted to assess their impact on the supply of affordable housing. At the time of this writing, the AFH program was suspended by HUD, but the lessons, research, and findings of the City's AFH can be applied to this Consolidated Plan and subsequent Action Plans.

In addition to the AFH process and identification of barriers to affordable housing, the City has identified a number of incentive strategies to reduce or ameliorate the burden of regulatory and policy barriers to affordable housing, as listed in its Local Housing Assistance Plan (LHAP). These LHAP strategies include:

- Expedited processing of development orders or permits.

- Allowance of flexibility in densities for affordable housing.
- Consideration of the feasibility of Accessory Residential Units in single family zoned areas of the City.
- Support for Community Land Trusts (CLT).
- Reduction of parking and setback requirements for affordable housing.
- Modification of street requirements for affordable housing.
- Preparation of an inventory of locally owned public lands suitable for affordable housing.
- Support of affordable housing development near transportation hubs and major employment centers and mixed-use developments.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

The City of Gainesville recognizes the importance of addressing homelessness. A primary approach to addressing homelessness is to take proper inventory of the scale of the issue by reaching out to homeless persons and assessing their individual needs. By doing so, not only will the City have a better understanding of needs for the homeless, but service and housing providers will also have greater insight into the particular needs of the homeless population. The City will continue to engage with the CoC lead agency on outreach efforts.

The CoC lead agency maintains an active roster of organizations responsible for outreach in the region, including in Gainesville. This collection of organizations, known as the CoC Outreach Committee, meets every month to coordinate efforts around outreach, and conducts at least one community outreach effort each month in target areas in the region.

The City will continue to serve on the CoC lead agency board of directors, and will maintain coordination with the lead agency on the annual point in time count. The City of Gainesville will also ensure providers working with persons experiencing homelessness enjoy an active and recognized voice in funding decisions and prioritization of activities for each year's allocations, and for the duration of the Consolidated Plan.

### **Addressing the emergency and transitional housing needs of homeless persons.**

The City of Gainesville understands that in many cases, persons require emergency and transitional housing under dire and time-limited circumstances. Consultation with stakeholders revealed the importance of these resources, particularly for domestic violence victims and single mothers with children, whose need to find shelter is extreme, and in limited supply.

It must also be recognized that HUD has adopted a generally unfavorable funding prioritization for strictly transitional housing shelter operations, and this shift in strategy is reflected in changes on the ground in Gainesville and Alachua County. Specifically, service providers that were previously offering predominantly transitional housing services have begun adjusting operations to focus on rapid rehousing services. The City of Gainesville supports this adjustment in approach to the provision of services and shelter needs of the general homeless population.

While the need for emergency and transitional housing certainly outstrips current funding available to the City of Gainesville, every effort will be made to maximize return on investment of the limited resources that are available.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The City of Gainesville recognizes the critical importance of reducing the time spent homeless, as research shows that the longer a family lives without a home, the more deleterious the effects. For that reason, the City of Gainesville works to the best of its ability to support services aimed at shortening the period of time that individuals and families experience homelessness, and facilitate individuals in accessing affordable housing units.

Historically, the City of Gainesville has utilized federal funding to support transitional housing and services designed to shorten the length of time spent homeless. Continued efforts in this manner will focus on building service provider capacity to deliver individualized counseling services – one on one counseling to help persons experiencing homelessness with housing searches, integrating into the community, job readiness, and securing permanent housing. The City of Gainesville will also support short-term rental assistance, security deposit and utility assistance programs to lower barriers for persons experiencing homelessness to access a safe, stable living environment.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.**

One of the most effective approaches to addressing homelessness in a community is to support a strong local economy and a job-ready workforce, particularly for extremely low- and low-income persons living paycheck to paycheck. The City of Gainesville has a long history of supporting career counseling centers, educational services, economic development projects, and service providers building independent living skills amongst high-risk populations. These measures are considered proactive efforts to address a significant subset of the population not officially characterized as being homeless, per the annual point-in-time count, but facing serious challenges related to securing long-term, stable housing.

In addition to the efforts described above, the City of Gainesville will work to:

- Increase access to free medical services and facilitate medical stabilization and reduce inappropriate use of emergency room services.
- Increase capacity of local free clinics and programs that provide access to healthcare.
- Improve public safety services for homeless persons and reduce associated public expenditures.

- Improve discharge planning and housing location assistance to homeless individuals prior to discharge from services.
- Support non-profit service providers that offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent and reduce homelessness.

Assist the lead agency for the Continuum of Care, in their efforts to improve coordination between service providers.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Based off current housing conditions (see MA-20) we see that about 58% of owner-occupied units and 44% percent of renter-occupied housing units were constructed before 1978. Housing units constructed before 1980 are shown to have a higher propensity for lead-based paint use, and therefore these housing units are considered to be at a greater risk for lead-based paint hazards than those housing units built after 1980. While the actual number of housing units with lead-based paint is unknown, we consider these properties at greater risk for the negative health externalities associated with LBP hazards.

The City of Gainesville will continue to implement measures to address lead-based paint hazards in CDBG- and HOME-assisted housing. Through its homeowner and rental rehabilitation programs, the City is able to directly impact this problem by identifying and mitigating lead-based paint hazards and providing appropriate notices to owners, tenants, and purchasers of rehabilitated units.

The City of Gainesville will implement numerous strategies to mitigate lead-based paint issues. All contracts specify agreement and compliance with Lead Safe Work Practices. Rehabilitation projects conducted on properties built before 1978 will be tested for lead, with results shared with each homeowner and any lead found mitigated prior to work on the home if applicable. The City's Housing Rehabilitation Specialist is trained and certified in Lead Safe Work Practices. The Housing Rehabilitation Specialist will also provide lead information to all homeowners that receive residential rehabilitation services, and the City requires that all contractors and subcontractors receive Lead Safe Work Practices training and certification.

The City of Gainesville requires inspection of units undergoing rehabilitation through the Housing and Community Development Division's many housing programs. This inspection includes documentation of the year built, names and ages of the children living in the unit (if under 7 years), and whether or not the children have symptoms of elevated blood lead levels (EBL). If any child has symptoms, then all chewable surfaces up to five feet from the ground will be tested and abated (i.e., covered or removed).

For every rehabilitation project, the resident is given an educational pamphlet on the dangers of lead-based paint, including the age of homes affected, age group most susceptible, symptoms of EBL and whom to contact if symptoms are evident. Children residing in rehabilitation projects found to have lead-based paint hazards are referred to the Alachua County Health Department for screening and treatment.

Each substandard housing unit to be rehabilitated is inspected and tested by a licensed inspector to identify lead-based paint hazards. A report with the rehabilitation approach and strategy to eliminate lead hazards is issued to the City's Housing & Community Development Division and the homeowner by the inspector(s).

Additionally, the City will continue to support agencies in Gainesville that screen residents for elevated blood lead levels (EBL) and inspect housing units for lead-based paint hazards, including:

*Alachua County Health Department*

A primary health care provider for the City's low-income residents, the Health Department screens low income children who have symptoms of lead poisoning through the Florida Healthy Homes and Lead Poisoning Prevention Program. Services provided through this program include education, screening and treatment for lead poisoning.

*Gainesville Housing Authority (GHA)*

GHA has tested for lead-based paint hazards in its public housing units. As part of ongoing education, residents are advised of the dangers associated with lead-based paint and directed to resources for screening if symptoms of lead poisoning are observed.

Furthermore, sub-recipients of the City's CDBG and HOME funding devise their own lead-based paint hazard programs to comply with HUD regulations for rehabilitation projects.

**How are the actions listed above related to the extent of lead poisoning and hazards?**

Lead is a toxic metal that was used for many years in paint and was banned for residential use in 1978. Exposure to lead can result in health concerns for both children and adults. Children under six years of age are most at risk because their developing nervous systems are especially vulnerable to lead's effects and because they are more likely to ingest lead due to their more frequent hand-to-mouth behavior. The strategy above, which is followed by the City of Gainesville in the implementation of its programs, helps to reduce lead hazards in the City's affordable housing stock.

The federal funding available to the City that can be used to address lead hazards is not sufficient to create enough lead-based paint free housing for families that may be at risk of exposure to lead-based paint. A key factor to reducing lead hazards and eliminating lead poisoning in children is public education to increase awareness of lead hazards and how to prevent lead poisoning in the first place. The City increases public awareness of lead hazards by following the notification and disclosure requirements of 24 CFR Part 35. In all housing built pre-1978 that is to be acquired or rehabilitated with CDBG or HOME funding, the City provides the potential buyer or tenant with the HUD pamphlet "Protect Your Family from Lead in Your Home" and a disclosure with a lead warning statement.

**How are the actions listed above integrated into housing policies and procedures?**

The City of Gainesville has written policies for its rehabilitation program and also follows HUD regulations for lead-based paint best practices. Some policies include:

- The City's Housing Rehabilitation Specialist will inspect/test any rehabilitation projects where lead safe regulations are triggered by the homes age or scope of work.
- Contracts for rehabilitation where a home is pre-1978 will only be awarded to a contractor,



or subcontractor with a Lead: Renovation, Repair and Painting certification.

- When federal funds are being used, an Environmental Review Worksheet to include a Lead Safe Housing Rule checklist is included. If any items are triggered a decision is made on whether to mitigate or look for other funding sources for the project.
- The Housing Rehabilitation program provides the general rehabilitation necessary to bring the structure into compliance with applicable building codes, rehabilitation standards, and lead-based paint regulations.
- Costs of inspecting, testing, and abatement of lead-based paint and asbestos containing materials pursuant to applicable regulations are eligible program costs.
- Homeowner will be provided with the requisite brochure and homeowner must sign a certification that they have reviewed and understand the lead paint information.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City of Gainesville will continue to carry out goals and objectives established within the Consolidated Plan to assist in reducing poverty. The overarching goal of the plan to benefit the greatest number of people to the greatest extent possible will resonate throughout the anti-poverty strategy. The City of Gainesville will implement various programs and projects that have been identified as the most beneficial to its residents and to assisting families in need. The City of Gainesville funds a number of agencies that provide public services to address the needs of persons in poverty. These agencies typically provide services to homeless and non-homeless special needs populations, as well as low- and moderate-income families. These services include housing, job/skills training and other assistance to promote self-sufficiency.

The City will continue to provide CDBG funding, where appropriate, to support programs that are designed to help families gain self-sufficiency such as childcare programs and job training and creation programs. One of City of Gainesville's goals for the Five-Year Consolidated Plan is to address the role of self-sufficiency in protecting and enhancing the condition of the City's housing stock and neighborhoods. The City of Gainesville will take the following steps to promote self-sufficiency and reduce the number of households living below the poverty level:

- Continue to support homebuyer training programs and homebuyer assistance programs for low- and moderate-income persons.
- Continue to support public-private partnerships for increasing homeownership among low- and moderate-income persons.
- Coordinate with Gainesville Regional Utilities (GRU) to provide energy audits to low- and moderate-income homeowners, as well as owners of rental properties housing low- and moderate-income renters, to reduce the cost of utilities.
- Provide energy conservation training as part of the homeowner rehabilitation program, as well as post-purchase homeowner education.
- Support existing weatherization and energy conservation retrofit programs and encourage new programs that further reduce home and rental unit utility costs.
- Target eligible public housing residents, recipients of Section 8 tenant assistance and Family Self Sufficiency Program graduates for homebuyer assistance.
- Follow the requirements of the Section 3 program and requires that contractors and developers participating in projects that include housing rehabilitation, housing construction, or any other construction funded with CPD funds provide job training, employment, and contracting opportunities for low- and very-low income residents including public housing residents, homeless persons, and persons in the areas where the HUD funds is being expended.
- GHA will continue the Family Self Sufficiency program that gives families the opportunity to receive housing under the HCV program as well as supportive services for them to obtain an education and/or job training and secure permanent employment.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

During the period covered by this Consolidated Plan, the City will select projects for funding that are designed to reduce the number of persons in poverty. The Housing and Community Development Division will also collaborate with other City departments and local organizations that operate programs that similarly have a goal of reducing the poverty level in the City. Actions that the City may implement include:

- Continuing to work with developers of affordable housing projects that are close to employment centers;
- Targeting federal resources to neighborhoods that have a high poverty rate;
- Providing tax incentives to businesses and residents that create job opportunities especially for low- and moderate income persons;
- Supporting programs that provide education, training, and services to low income households that encourage housing stability and improve the quality of life of residents;
- Continue initiatives to increase the supply of affordable housing available to poverty level families including providing persons who are homeless or at risk of becoming homeless with rental assistance and access to supportive services.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

Monitoring is an integral management control technique to ensure the effective and proper use of Federal dollars. In addition, it is an ongoing process that assesses the quality of a program participant's performance over a period of time. This program performance relates to external and internal clients, as well as the Housing and Community Development Division who will be managing the programs. Monitoring provides information about program participants that is critical for making informed judgments about program effectiveness and management efficiency. It also helps in identifying instances of fraud, waste and abuse.

During this past Program Year, the City of Gainesville utilized remote monitoring of its sub-recipients. Through these procedures, the City HCD Staff was able to determine whether the program participant's performance meets CDBG and HOME program requirements. Problems and/concerns that were found during the monitoring process, Staff was immediately able to provide technical assistance to the sub-recipients in improving their performance by providing guidance and making recommendations.

The City is responsible for monitoring the agreements administered under the CDBG and HOME Programs and advising sub-recipients and program participants on their performance. On average, the City conducts both financial and programmatic monitoring on an annual basis for public service projects. These activities undergo a desk audit review and risk analysis. This includes projects still in their required affordability period. The risk analysis may indicate a site visit is warranted. On capital projects, the City has a designated Project Manager that will see the project through to completion. Once the project is finished, an annual review is conducted to ensure the project is still functioning as required in the program participant contract.

In addition, the City of Gainesville has project tracking procedures that ensure all phases of the projects are executed properly. To make certain the City continues to meet timeliness tests for both the CDBG and HOME programs, review of grant applications and continual monitoring of existing projects will be a focus of the administration.

The HCD Staff will review open activities in IDIS quarterly and communicate with Project Managers about any timeliness concerns. This review ensures accomplishments are achieved in order to meet a National Objective and that funds are drawn down in a timely manner. To ensure that all HOME compliance deadlines are met, an internal spreadsheet has been designed to help track the status of housing projects. Staff from the Housing & Community Development Division periodically review the expenditures rates of HOME projects as well as the development schedule to ensure that expenditures and completion deadlines are met. The Housing & Community Development staff continues to monitor affordable housing projects to ensure they meet long-term compliance with affordability and regulatory

requirements. All monitoring efforts delineated above are being implemented in order to meet Gainesville's goals and objectives as outlined in the Consolidated Plan.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

During PY 2018-2019 the City will receive annual allocations of \$1,347,285 in CDBG funds and \$613,074 in HOME funds. PY 2018-2019 program income for HOME is expected to be \$5,000 for a total HOME allocation of \$618,074. Total available for PY 2018-2019 is \$1,965,359 to address the priority needs, goals, and objectives identified in this Consolidated Plan.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Affordable Housing; Public Services; Code Enforcement; Planning & Administration.	\$1,347,285	\$0	\$0	\$1,347,285	\$5,389,140	The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	Federal	Affordable Housing; Planning & Administration	\$613,074	\$5,000	\$0	\$618,074	\$2,472,296	HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions

**Table 52 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

The City will use the federal funds to support projects and programs implemented by City staff as well as non-profit organizations, developers, and other partners. For the projects to be successful, other funding sources including in-kind resources are often added to the federal funding in order to have sufficient resources to benefit the population to be served as well as to cover expenditures that may not be allowable under the CPD programs or to cover indirect costs. The source of these additional funds will depend on the nature of the activity. For example, funds provided for public service activities will be matched by the agencies receiving funding from other sources including public and private sources as well as foundations and fundraising.

The HOME program requires a 25% match which may be reduced by HUD if the City is distressed or suffered a Presidentially declared disaster. Currently, the City of Gainesville was granted a 100% match reduction due to fiscal distress and is not required to provide match.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

Florida Statutes Section 166.0451, Disposition of municipal property for affordable housing, requires that cities create an inventory list of real property with fee simple title appropriate for affordable housing. The City of Gainesville maintains the inventory of City-owned surplus that are potential properties for the development of permanent affordable housing. The City of Gainesville has created a partnership with nonprofit organizations that develop affordable housing for low income households. However, the disposition of any of these properties for affordable housing is subject to the discretion of the City of Gainesville.



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2018	2019	Affordable Housing	City Wide	Affordable Housing	*CDBG: \$654,133  **HOME: \$421,649	Homeowner Housing Rehabilitated: 25 Units Rehabilitated
2	Homeowner Assistance	2018	2019	Affordable Housing	City Wide	Affordable Housing	HOME: \$25,000	Direct Financial Assistance to Homebuyers: 3 Households Assisted
3	Relocation Assistance	2018	2019	Affordable Housing	City Wide	Affordable Housing	CDBG: \$15,000	Direct Financial Assistance for Relocation Costs: 3 Households Assisted
4	New Construction	2018	2019	Affordable Housing	City Wide	Affordable Housing	*CDBG: \$10,000  HOME: \$110,100	Homeowner Housing Added: 5 Units Constructed
5	Public Service Assistance	2018	2019	Homeless; Non-Homeless Special Needs; Non-Housing Community Development	City Wide	Public Services	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 775 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Code Enforcement	2018	2019	Non-Housing Community Development	City Wide	Suitable Living Environment	CDBG: \$198,695	Housing Code Enforcement/Foreclosed Property Care: 1,040 Units
7	Planning and Administration	2018	2019	Planning and Administration	City Wide	Planning and Administration	CDBG: \$269,457  HOME: \$61,307	N/A

**Table 53 – Goals Summary**

\*Includes Program Delivery Costs

\*\*Includes Program Income

## Goal Descriptions

1	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	Maintain the existing affordable housing stock through housing rehabilitation of owner-occupied housing units. Rehabilitation of deteriorated housing will support access and availability to decent and affordable housing by alleviating or eliminating hazardous and costly living conditions. The City will also use CDBG funds for housing rehabilitation program delivery activity.
2	<b>Goal Name</b>	Homeowner Assistance
	<b>Goal Description</b>	Support homeownership opportunities by providing direct financial assistance to potential homeowners for down-payment costs.
3	<b>Goal Name</b>	Relocation Assistance
	<b>Goal Description</b>	Providing relocation assistance to persons and families temporarily displaced due to housing rehabilitation activities. Rehabilitation of units helps to maintain the existing affordable housing stock and low-income persons are able to return to a safe, decent, and affordable home.
4	<b>Goal Name</b>	New Construction
	<b>Goal Description</b>	Provide affordable housing opportunities through the construction of new affordable units. The City will also use CDBG funds to support new construction program delivery activity.
5	<b>Goal Name</b>	Public Service Assistance
	<b>Goal Description</b>	Promote a suitable living environment through funding public service activities including: homeless services; elderly services; and at-risk youth services.

6	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	Support code enforcement activities in the East Gainesville target area including five focus areas, which are also Gainesville's CDBG target areas: (1) Porters Community, (2) Duval, (3) Southeast/Five Points, (4) 5 <sup>th</sup> Avenue/Pleasant Street, and (5) University Avenue/Hawthorne Road Corridor. Code enforcement in these low income areas will reduce slum/blight, stabilize neighborhoods, create a safe environment for residents, and preserve the City's affordable housing stock. This program includes all quality of life ordinance enforcement activities such as minimum housing codes; demolish unsafe, non-compliant structures, clean-up debris and overgrown lots, and abandoned/junk vehicles.
7	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Operate HUD programs and manage activities to carry out the CDBG and HOME grants. Activities include staff salaries; financial responsibility; and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Analysis of Impediments.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City will undertake various projects during the 2018-2019 program year focused on providing decent affordable housing, creating a suitable living environment, and expanding economic opportunity for residents. The City will utilize their HUD grant programs including CDBG and HOME to carry out activities intended to address priority needs in the community and ensure the greatest impact to beneficiaries.

#### Projects

#	Project Name
<b>CDBG</b>	
1	CDBG Administration
2	Alachua Habitat for Humanity – New Construction
3	Center for Independent Living, Inc.
4	Central Florida Community Action Agency
5	Gainesville Housing Development and Management Corporation
6	Neighborhood Housing and Development Corporation
7	City HCD Housing Rehabilitation Program Delivery
8	City HCD Housing Rehabilitation
9	City HCD Relocation Assistance
10	City HCD ROOF Program
11	Code Enforcement
12	Acorn Clinic
13	Black-On-Black Crime Task Force, Inc.
14	ElderCare of Alachua County
15	Family Promise of Gainesville
16	Gardenia Garden, Inc.
17	Girls Place, Inc.
18	Helping Hands Clinic, Inc. (General)
19	Helping Hands Clinic, Inc. (Women’s Clinic)
20	Institute for Workforce Innovation
21	St. Francis House (Arbor House Transition)
22	St. Francis House (Emergency Shelter)
23	City of Gainesville Cold Weather Shelter Project
<b>HOME</b>	
1	HOME Administration
2	Alachua Habitat for Humanity – New Construction
3	Gainesville Housing Development and Management Corporation –New Construction
4	Neighborhood Housing and Development Corporation – Housing Rehabilitation
5	Rebuilding Together North Central Florida
6	City HCD Housing Rehabilitation

7	City HCD House Replacement Program
8	City HCD Down-Payment Assistance Program

**Table 54 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.**

In identifying priorities, the City uses a ranking system to determine needs as low, medium, high, or no need. In ranking needs within the community the City takes into consideration information from the Needs Assessment, Housing Market Analysis, citizen participation process, and agency consultation. The City assesses the amount of funding available, the target areas with the most need for assistance, and the type of activities that will best address those needs to determine geographical allocations.

The priority ranking system is as follows:

- High Priority: Activities determined as a critical need and will be funded during the Consolidated Plan period.
- Medium Priority: Activities determined to be a moderate need and may be funded during the Consolidated Plan period as funds are available.
- Low Priority: Activities determined as a minimal need and are not expected to be funded during the Consolidated Plan period.
- No Need: Activities determined as not needed or are being addressed in a manner outside of the Consolidated Plan programs. Funding will not be provided for these activities during the Consolidated Plan period.

There are various elements that produce obstacles to meeting need within the community. Addressing all housing, homeless, and community developments needs is a difficult task due to lack of funding. The City utilizes all possible resources and continues to seek leveraging sources to meet as many underserved needs as possible. The current housing market and economic environment also serve as barriers to meeting needs. Housing values have increased tremendously limiting access to affordable housing for low income persons and the supply does not meet the demand. Stagnant incomes add to the number of families and individuals needing access to services and many times the capacity to fund and implement existing or additional programs is limited. The City utilizes its CDBG and HOME funds to the fullest extent to assist in meeting underserved needs. Leveraging efforts with public and private funding agencies are also made to supplement federal funds and increase the resources available to address community needs.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$269,457
	<b>Description</b>	Support operations for the CDBG Program. Funds will be used for staff salaries and prepare HUD required documents including the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	The City will use funds for program administration including staff salaries and to prepare HUD required documents including the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).
2	<b>Project Name</b>	Alachua Habitat for Humanity –Program Delivery
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	New Construction
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	The City will provide program delivery funds for the new construction of houses that are mortgaged at 0% interest funded through the HOME program. Principle payments are then fed back into the program; recycling capital investment. Homeowners are low income Alachua County residents, who are willing to contribute sweat equity.
	<b>Target Date</b>	9/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will assist low-to moderate-income households. Accomplishment numbers will be reported under the Alachua Habitat for Humanity HOME activity.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Program Delivery for new construction.
<b>3</b>	<b>Project Name</b>	Center for Independent Living, Inc.
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Program intends to build up to 12 wheelchair ramps for people with disabilities who currently live without proper accessibility in their own home. Wheelchair ramp recipients will be individuals with disabilities who meet Federal low to very low-income requirements.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Project will assist 5 low-to very low-income persons with disabilities.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	ADA accessibility ramps.
<b>4</b>	<b>Project Name</b>	Central Florida Community Action Agency
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	The goal of the proposed project is to provide "Aging in Place" weatherization and rehabilitation services for low-income, elderly homeowners in low-income or distressed neighborhoods.
	<b>Target Date</b>	9/30/2019



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will assist 3 low-income elderly persons.
	<b>Location Description</b>	City Wide.
	<b>Planned Activities</b>	Housing rehabilitation and weatherization services.
5	<b>Project Name</b>	Gainesville Housing Development and Management Corporation – Rehabilitation
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Veteran Housing Program intends to serve veterans in the very-low income bracket. GHDMC plans to acquire a 7-unit building and convert all half baths to full baths, doubling the availability by renting 14 rooms with \$5,000/unit cost totaling \$35,000. The current unit structure will be converted, repainted, receive carpentry repair and new appliances installed.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will assist 1 low income veteran households.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Housing rehabilitation.
6	<b>Project Name</b>	Neighborhood Housing and Development Corporation – Program Delivery
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$10,000

	<b>Description</b>	The City will provide funds for program delivery costs related to the acquisition and rehabilitation of housing that will be offered for purchase to eligible low-income homebuyers. The Greater Duval Infill Project intends to serve families by acquiring two homes for rehabilitation. Funds will be divided evenly between two properties.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist low-to moderate-income households. Accomplishments will be reported under the HOME activity.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Program delivery for acquisition and housing rehabilitation.
<b>7</b>	<b>Project Name</b>	City HCD Housing Rehabilitation Program Delivery
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$404,103
	<b>Description</b>	Program delivery and administration of the housing rehabilitation program including intake of applications, income qualification, waiting list management, RFP for contractors, inspection, and closeout.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Program Delivery.
<b>8</b>	<b>Project Name</b>	City HCD Housing Rehabilitation - CDBG
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$180,030

	<b>Description</b>	The City will ameliorate hazardous conditions and maintain the existing affordable housing stock through the rehabilitation of housing units.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will assist 6 low-to moderate-income households.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Housing rehabilitation.
9	<b>Project Name</b>	City HCD Relocation Assistance
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Relocation Assistance
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Provides assistance with costs associated with the temporary relocation of persons living in households to be rehabilitated or constructed by the City.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will assist 3 low-to moderate-income households.
	<b>Location Description</b>	Citywide.
10	<b>Project Name</b>	City HCD ROOF Program
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	The City will maintain the existing affordable housing stock by providing emergency roof repairs for low income households.
	<b>Target Date</b>	9/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 2 low-to moderate-income households.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Roof repair through housing rehabilitation.
<b>11</b>	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	East Gainesville Target Area
	<b>Goals Supported</b>	Code Enforcement
	<b>Needs Addressed</b>	Suitable Living Environment
	<b>Funding</b>	CDBG: \$198,695
	<b>Description</b>	Funds may be used to support code enforcement activities in low income areas and target areas in an effort to reduce slum/blight to stabilize neighborhoods, create a safe environment for residents, and preserve the City's affordable housing stock. This program includes all quality of life ordinance enforcement activities such as minimum housing codes; demolish unsafe, non-compliant structures, clean-up debris and weedy lots, and abandoned/junk vehicles. This initiative is part of the City's Strategic Plan, to improve the quality of life in its neighborhoods for the benefit of all residents.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Project will assist 1,040 low-to moderate-income persons.
	<b>Location Description</b>	East Gainesville
	<b>Planned Activities</b>	Code Enforcement.
<b>12</b>	<b>Project Name</b>	Acorn Clinic
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,000

	<b>Description</b>	Acorn Clinic provides low cost medical and dental care to underserved populations, like the homeless population. The goal of this project is to provide dental health services for homeless residents to treat pain and infection through extraction of diseased teeth.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 60 homeless persons.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Medical and dental services for the homeless.
<b>13</b>	<b>Project Name</b>	Black-On-Black Crime Task Force, Inc.
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Serves kids (K-8) at the Pineridge Neighborhood Center. Kids come to the center each day. Ongoing activities include family support, child development, health, nutrition, academic tutoring and safety programs.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 12 low -income youth.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Youth Services – child development, health, nutrition, academic tutoring.
<b>14</b>	<b>Project Name</b>	ElderCare of Alachua County
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$20,000

	<b>Description</b>	The Senior Meal Program intends to serve qualifying Gainesville seniors. The locations of the proposed project are congregate meal sites and client homes in Gainesville.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 23 low-to moderate-income elderly.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Elderly Services – Senior Meal Program
15	<b>Project Name</b>	Family Promise of Gainesville
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Family Promise of Gainesville is a shelter for families with kids. Mission is to provide wraparound services that help families secure stable housing. Family Promise coordinates with local churches to shelter families until permanent housing is secured. Just started the Partners in Housing Program, which takes old mobile homes and renovates them; offering an affordable housing alternative.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 16 very low-to low-income homeless families.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Homeless services.
16	<b>Project Name</b>	Gardenia Garden, Inc.
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services

	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Using retired educators as instructors, the Saturday Academy is a tutoring and mentoring program designed to enhance the academic and cultural experiences of students in K-8 <sup>th</sup> grades. Curriculum includes reading, writing, mathematics, computer skills, science and interactive activities such as field trips, summer enrichment activities, class incentive and reward programs.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 40 low-to moderate-income youth.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Youth education services.
<b>17</b>	<b>Project Name</b>	Girls Place, Inc.
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	This program intends to serve 30 girls, ages 5-14. The program will emphasize academics, helping girls reading below grade level to get to grade level reading, social and emotional learning and crisis intervention. Program is a partnership with UF and the School District.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 30 low-to moderate-income youth.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Youth education services.
<b>18</b>	<b>Project Name</b>	Helping Hands Clinic, Inc. (General)
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Service Assistance

	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	This project will improve the effectiveness of healthcare service to homeless patients; meet performance measures; improve access to laboratory and imaging studies; and improve access to pharmaceuticals, laboratory/imaging, and vision care.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 400 homeless persons.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Homeless healthcare services.
<b>19</b>	<b>Project Name</b>	Helping Hands Clinic, Inc. (Women's Clinic)
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$18,000
	<b>Description</b>	Women's Health Project goals are to improve the health of homeless and uninsured women by providing gynecological exams and follow-up care. Wish to increase female health screenings and STD testing.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 34 homeless women.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Healthcare services to homeless women.
<b>20</b>	<b>Project Name</b>	Institute for Workforce Innovation
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$20,000



	<b>Description</b>	This project intends to serve youth, ages 16-24, who have dropped out of school and have low-incomes. The Project YouthBuild Masonry Training Initiative is a 122.5-hour training covering: Introduction to Masonry; Masonry Safety; Masonry Tools & Equipment; and Measurements, drawings and specifications. Objectives include learning masonry skills, volunteering in their community, and obtaining a job or enrolling in post-secondary education.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 14 low income youth.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Youth employment training.
21	<b>Project Name</b>	St. Francis House (Arbor Housing Transition)
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$12,000
	<b>Description</b>	Arbor House intends to provide case management services to low, very low and extremely low income homeless women who are either single, pregnant, or have children and are living in permanent supportive housing.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 11 low, very low and extremely low income homeless women.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Supportive housing services for women.
22	<b>Project Name</b>	St. Francis House (Emergency Shelter)
	<b>Target Area</b>	City Wide

	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	The Emergency Shelter project intends to serve 900 homeless individuals and families who otherwise would be living on the streets or in places not meant for habitation. The program also assists employable shelter guests in gaining employment, and finding permanent, sustainable housing.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Project will assist 35 homeless persons.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Homeless services.
<b>23</b>	<b>Project Name</b>	City of Gainesville Cold Weather Shelter Project
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Support non-profit organizations who provide temporary emergency shelter services and other support services for homeless persons (showers, laundry, meals, storage of personal items, case management), during periods of cold weather (defined as temperatures forecast to fall below 45 degrees Fahrenheit for at least 3 hours) or other emergencies caused by extraordinary circumstances that threaten the physical health and/or welfare of homeless persons. Priority shall be given to homeless families with children (age 18 years and under) and/or homeless youth (age 18 years and under).
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Project will assist 100 homeless persons.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Temporary emergency shelter and services for the homeless.

24	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HOME: \$61,307
	<b>Description</b>	Support operations for the HOME Program. Funds will be used for staff salaries and prepare HUD required documents including the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	The City will use funds for program administration including staff salaries and to prepare HUD required documents including the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).
25	<b>Project Name</b>	Alachua Habitat for Humanity –New Construction
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	New Construction
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$20,000
	<b>Description</b>	The City will provide funds for the new construction of houses that are mortgaged at 0% interest. Principle payments are then fed back into the program; recycling capital investment. Homeowners are low income Alachua County residents, who are willing to contribute sweat equity.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will assist 1 low-to moderate-income households.
	<b>Location Description</b>	City Wide

	<b>Planned Activities</b>	New Construction.
26	<b>Project Name</b>	Gainesville Housing Development and Management Corporation – New Construction
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	New Construction
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$15,100
	<b>Description</b>	The City will provide funds for the New Affordable Housing Expansion project. The project will build at least 12 new multiple-family residential units that are affordable to low-income households.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 2 low-income households.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	New Construction.
27	<b>Project Name</b>	Neighborhood Housing and Development Corporation – Rehabilitation
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$91,961
	<b>Description</b>	The City will provide funds for the acquisition and rehabilitation of housing that will be offered for purchase to eligible low-income homebuyers. The Greater Duval Infill Project intends to serve families by acquiring two homes for rehabilitation. Funds will be divided evenly between two properties.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 2 low-to moderate-income households.
	<b>Location Description</b>	Citywide.

	<b>Planned Activities</b>	Acquisition and Housing Rehabilitation.
28	<b>Project Name</b>	Rebuilding Together North Central Florida
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$24,900
	<b>Description</b>	This project provides home rehabilitation and repair to low-income homeowners, disabled residents, and/or veterans. The location of the proposed project are homes within the CDBG target areas in Gainesville, Florida.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 2 low income households.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Housing rehabilitation.
29	<b>Project Name</b>	City HCD Housing Rehabilitation - HOME
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$304,788
	<b>Description</b>	The City will ameliorate hazardous conditions and maintain the existing affordable housing stock through the rehabilitation of housing units.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will assist 4 low-to moderate-income households.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Housing rehabilitation.
30	<b>Project Name</b>	City HCD House Replacement Program
	<b>Target Area</b>	City Wide

	<b>Goals Supported</b>	New Construction
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$75,000
	<b>Description</b>	Homes that are inspected and deemed to be ineligible for rehabilitation due to cost of rehabilitation compared to the value of the home will be re-built through this program to meet qualifications and maintain the affordable housing stock.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 2 low-to moderate-income households.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Demolition and new construction.
<b>31</b>	<b>Project Name</b>	City HCD Down-Payment Assistance Program
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homeowner Assistance
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$25,000
	<b>Description</b>	The City will support access to affordable housing and homeownership opportunities by providing down payment assistance to homebuyers, alleviating costs of purchasing a home.
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 3 low income households.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Down-payment assistance.

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

In addition to activities that will be undertaken Citywide, Gainesville has also identified one primary local target area of East Gainesville for its code enforcement activity. The East Gainesville target area includes five focus areas, which are also Gainesville’s CDBG target areas: (1) Porters Community, (2) Duval, (3) Southeast/Five Points, (4) 5<sup>th</sup> Avenue/Pleasant Street, and (5) University Avenue/Hawthorne Road Corridor. These areas meet the HUD definition of a low to moderate income area, that is, an area where at least 51% of households have incomes at or below 80% of the area median income. The East Gainesville target area also coincides with the City’s Community Redevelopment Agency (CRA) Redevelopment Plan Areas which indicates that there is a presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, among other conditions.

With the exception of code enforcement activities that will be carried out in the East Gainesville target area, the City’s CDBG and HOME funding will be used to benefit eligible low- and moderate-income individuals and households Citywide. All of the CDBG-funded public service activities for PY 2018-2019 will be available to residents Citywide. The housing programs and activities for both the CDBG and HOME programs will also be available Citywide and provided in the form of direct assistance to households determined to be income eligible.

### Geographic Distribution

Target Area	Percentage of Funds
City of Gainesville	90%
East Gainesville	10%

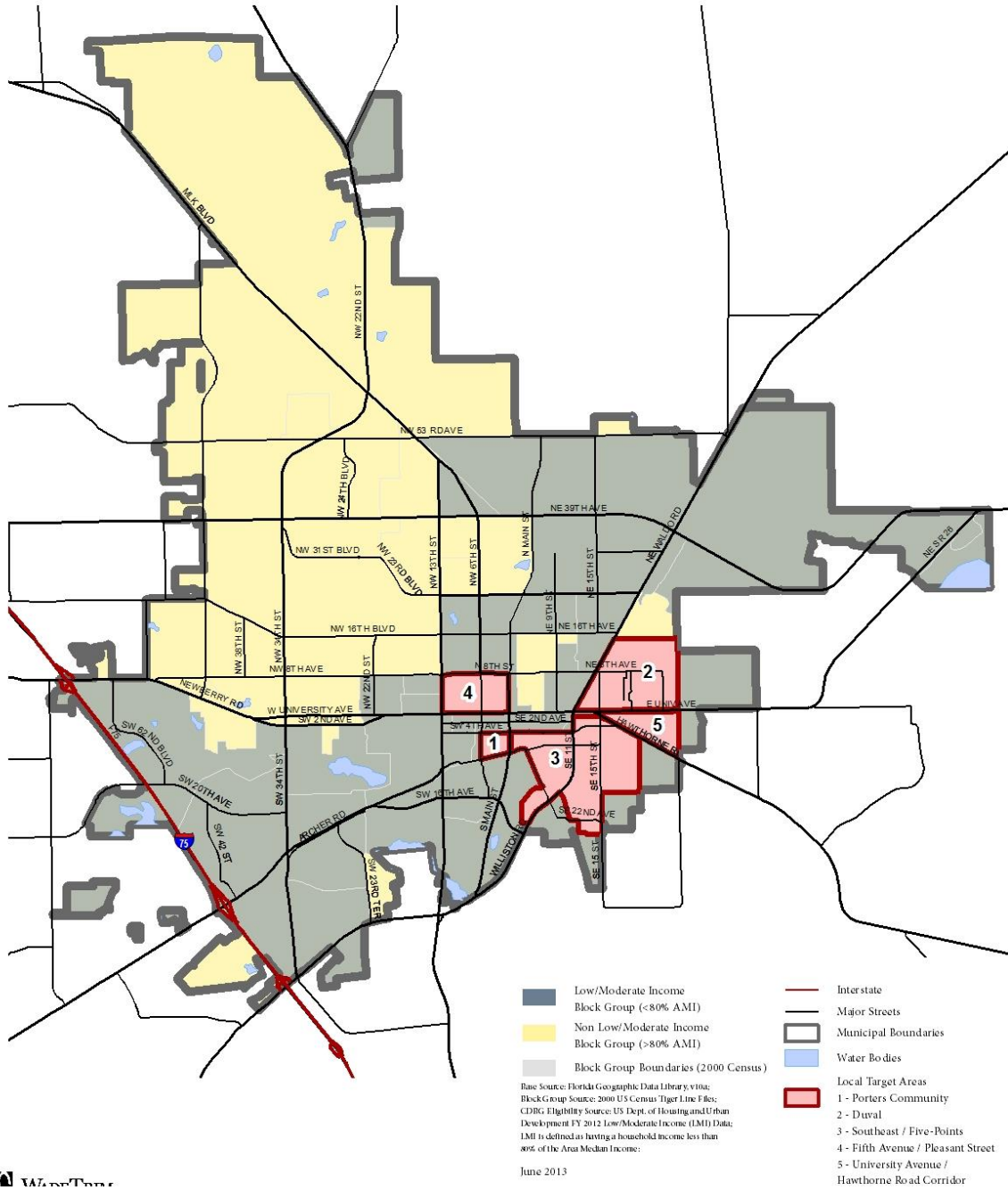
Table 55 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically.

The needs assessment, market analysis, and community meetings determined that various areas throughout the City suffer from a lack of affordable housing and that homeless and special needs populations require public/social services to reduce poverty. It was also determined that East Gainesville suffers from a lack of affordable housing and is in significant need of comprehensive revitalization. The specific census tracts identified for the East Gainesville target area are also identified as racially/ethnically concentrated areas of poverty (R/ECAPs). During this process, the City engaged with residents, public housing residents, neighborhood leaders, social service providers, and adjacent and regional government entities to identify needs in the target area.



# Local Target Areas





## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

In PY 2018-19 the City of Gainesville will support affordable housing through its CDBG and HOME programs by funding activities including: housing rehabilitation; new construction, relocation assistance; and homeowner assistance.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	27
Special-Needs	9
Total	36

**Table 56 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	5
Rehab of Existing Units	25
Acquisition of Existing Units	0
Total	30

**Table 57 - One Year Goals for Affordable Housing by Support Type**

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

In the NA-35 Public Housing section of this Consolidated Plan, the most immediate needs of residents of public housing and HCV holders was identified as an increase in the supply of affordable, accessible, and decent quality housing, supportive services, and economic opportunities to achieve self-sufficiency. This section of the plan describes the actions the City will take during PY 2018 to carry out the public housing portion of the Strategic Plan.

### **Actions planned during the next year to address the needs to public housing.**

While the City is not directly funding GHA, CDBG and HOME-funded rental projects often target tenants with similar characteristics to public housing residents. Down-payment and closing cost assistance programs also assist public housing residents who seek to become homeowners. During PY 2018, the City is planning to make \$25,000 available through the HCD Down-payment Assistance Program to benefit three households.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership.**

GHA conducts homeownership workshops as part of its Homeownership Voucher Program. The purpose of the workshops is to educate program participants on how to become homeowners as well as to provide pre-purchase counseling. When GHA has homeownership workshops the City sends a representative to encourage public housing residents to participate in its homeownership programs and to inform participants about available grants, programs, and other funding opportunities. The City also assists GHA with marketing and outreach efforts.

During PY 2018, the City will continue to fund housing development projects that create new housing units for lower income households as well as operate its down-payment assistance program.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.**

Not applicable.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Survey results related to homelessness strategies and policy interventions revealed a consistent trend: residents and social service providers in the City of Gainesville see homelessness as a high need priority. In response, the City of Gainesville will deploy significant resources to address homelessness in the coming year. These resources will be used to expand available emergency shelter beds during cold weather, and support permanent supportive housing units available to families with children.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

To support outreach efforts to homeless persons, City of Gainesville staff are encouraged to participate in the annual point-in-time (PIT) count. Staff have participated in the count in previous years, and the upcoming PIT count is no exception.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons.**

Emergency shelter is a critical component in Gainesville's homeless crisis response system. Persons experiencing episodes of homelessness in Gainesville have many emergency shelters to go to, including GRACE marketplace, funded and supported by a coalition of partners including the City. Additionally, this Action Plan includes funding for a cold weather shelter program made available to persons experiencing homelessness on any given night when temperatures are expected to drop below 45 degrees. The program increases available beds for emergency shelter, and offers warm food, beverages, and other short-term support to persons seeking shelter.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The City of Gainesville recognizes that low-barrier permanent supportive housing is an essential component of the homeless crisis response system for persons with multiple and co-occurring barriers to self-sufficiency. The City also recognizes that a small portion of the unsheltered population in the City face barriers such as substance abuse, mental health, and physical disabilities that pose meaningful challenges in securing permanent housing and employment or other sources of income. To address this reality, the City supports the St. Francis House of Gainesville Arbor House permanent supportive housing program. Arbor House offers a variety of support services to families with children to ensure the families

experience homelessness for as short a time as possible, and have access to a support system that meets their individual needs.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The needs for persons experiencing homelessness are complex, and often require individualized attention, counseling services, and on-going support to maintain a safe, stable housing environment. Particularly when persons exit emergency shelter, or are discharged from systems of care, the burdens for re-integration and securing stable housing are particularly acute. To address these needs, the City of Gainesville will support a wide range of programs targeted at extremely low-income households, including persons experiencing homelessness.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Various elements can create barriers to affordable housing including negative effects of public policy as well as national, regional, and local housing market conditions. The City of Gainesville has established sufficient public policy regarding affordable housing however, the City will continue to re-evaluate policies to ensure they do not interfere with affordable housing efforts. The City will also update their Analysis of Impediments to Fair Housing Choice which will include a complete evaluation and analysis of administrative policies and zoning codes. The more dominant factors contributing to affordable housing barriers within the City include:

- Low household income;
- High rental rates;
- Critical need for energy efficiency;
- Not preserving existing affordable units due to lack of maintenance or necessary rehabilitation; and
- Lack of incentives to develop affordable housing.

The City of Gainesville will continue to implement strategies to remove barriers to affordable housing including barriers posed by public policies. The City's strategies are designed to increase the supply of affordable housing and increase opportunity for access to affordable housing. The actions proposed by the City include reviewing and amending building and zoning codes if necessary, offering incentives programs that reduce the cost of housing development or directly benefit homeowners such as tax abatements, and considering new and innovative methods for preserving existing affordable housing or adding to the current housing stock.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.**

To assist in reducing barriers to affordable housing, the City will implement various programs targeted towards low-and moderate-income households. The City will create homeownership opportunities, develop new single-family homes, and bring homes up to code through rehabilitation efforts. These programs also assist in eliminating barriers to affordable housing by providing economic opportunities and minimizing overall household expenses.

The City of Gainesville allocates approximately \$1,230,782 annually towards affordable housing activities including rehabilitation, new construction, homeowner assistance, and relocation assistance with a primary purpose of maintaining the affordable housing stock and sustaining safe and decent housing for the very low income residents.

In addition to the activities undertaken by the City, the Gainesville Housing Authority's activities are specifically intended to address barriers to affordable housing by providing economic subsidies to those most in need of affordable housing.

In addition, the City will continue to implement the following strategies to eliminate barriers to affordable housing:

- Expedited processing of development orders or permits.
- Allowance of flexibility in densities for affordable housing.
- Consideration of the feasibility of Accessory Residential Units in single family zoned areas of the City.
- Support for Community Land Trusts (CLT).
- Reduction of parking and setback requirements for affordable housing.
- Modification of street requirements for affordable housing.
- Preparation of an inventory of locally owned public lands suitable for affordable housing.
- Support of affordable housing development near transportation hubs and major employment centers and mixed-use developments.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City of Gainesville recognizes that the needs of Gainesville residents extend beyond housing and infrastructure. These needs include reducing lead based paint hazards, reducing poverty, developing institutional structures, and enhancing coordination between public and private social service agencies. The following is a list of actions that the City of Gainesville intends to implement over the next fiscal year to achieve success in addressing the housing and community development needs of low to moderate income residents.

### **Actions planned to address obstacles to meeting underserved needs.**

There are various elements that produce obstacles to meeting need within the community. The primary obstacle to meeting underserved needs is sufficient resources to meet the needs identified in the outreach conducted for this Action Plan. Addressing all housing, homeless, and community developments needs is a difficult task due to lack of funding. The City utilizes all possible resources and continues to seek leveraging sources to meet as many underserved needs as possible. The current housing market and economic environment also serve as barriers to meeting needs as rental rates and home values have significantly increased while employee incomes have stayed stagnant increasing the number of families and individuals needing access to services. Lack of funds limits the City's capacity to fund and implement existing or additional programs.

Consistent with the Five-Year Consolidated Plan's Strategic Plan, the City of Gainesville pursued the goal of enhancing the quality of life for people living in low- and moderate-income neighborhoods through public investment in facilities, improvements, and services, as well as the elimination of blight. The City works closely with the Community Redevelopment Agency to achieve these goals. The City also funds code enforcement activities to promote a suitable living environment for low income persons.

Moreover, the City will continue to pursue the goal of promoting access to public services for special needs populations generally assumed to be low- and moderate-income, including, but not limited to, programs addressing youth and children, seniors/elderly and frail elderly, veterans and persons with mental, physical or developmental disabilities, alcohol or drug addiction, HIV/Aids or other special needs.

These activities provided programming for low- and moderate-income children and families, at-risk youth, elderly/frail elderly, and persons with disabilities, among other eligible populations. The public service activities proposed for PY 2018-19 are as follows:

- Acorn Clinic;
- Black On Black Crime Task Force;
- ElderCare of Alachua County;

- Family Promise of Gainesville;
- Gardenia Garden, Inc.;
- Girls Place, Inc.;
- Helping Hands Clinic, Inc.;
- Institute for Workforce Innovation; and
- St. Francis House.

### **Actions planned to foster and maintain affordable housing.**

Affordable housing is a challenge faced nationwide. It is important for a community to foster and maintain affordable housing to keep the housing market balanced and fair. The City is committed to furthering fair housing efforts and dedicated to maintaining affordable housing. In 2017, the City conducted an Assessment of Fair Housing in accordance with HUD regulations, which includes a comprehensive review of administrative policies and zoning ordinances to ensure they do not interfere with affordable housing efforts.

The City uses CDBG, HOME, and SHIP funds to implement various programs that assist in maintaining affordable housing including creating homeownership opportunities, bringing homes up to code through rehabilitation efforts, new construction of affordable units, and relocation assistance for those affordable housing projects.

Activities proposed in the 2018-19 Annual Action Plan demonstrates further efforts in progressing with the provision of decent housing for special needs populations, including the homeless, elderly and homeowners with a severe cost burden by:

- Providing funding for housing rehabilitation and homeownership activities;
- Supporting social service organizations that provide temporary housing, transitional housing and counseling services to the homeless population and to those at risk becoming homeless; and
- Supporting social service organizations to help make their services to low income families more affordable, thereby reducing the cost burden.

### **Actions planned to reduce lead-based paint hazards.**

The City of Gainesville continues to implement measures to address lead-based paint hazards in CDBG- and HOME-assisted housing. Through its homeowner and rental rehabilitation programs, the City is able to directly impact this problem by identifying and mitigating lead-based paint hazards and providing appropriate notices to owners, tenants, and purchasers of rehabilitated units.

The City of Gainesville implemented numerous strategies to mitigate lead-based paint issues. All



contracts specify agreement and compliance with Lead Safe Work Practices. Rehabilitation projects conducted on properties built before 1978 are tested for lead, with results shared with each homeowner and any lead found mitigated prior to work on the home if applicable. The City's Housing Rehabilitation Specialist is trained and certified in Lead Safe Work Practices. The Housing Rehabilitation Specialist also provides lead information to all homeowners that receive residential rehabilitation services, and the City requires that all contractors and subcontractors receive Lead Safe Work Practices training and certification.

Each substandard housing unit to be rehabilitated is inspected and tested by a licensed inspector to identify lead-based paint hazards. A report with the rehabilitation approach and strategy to eliminate lead hazards is issued to the City's HCD Division and the homeowner by the inspector. Finally, the City maintains all lead testing survey and data results.

Additionally, sub-recipient agencies that receive CDBG and HOME funds for rehabilitation are responsible for identifying and mitigating lead-based paint hazards and providing notices to owners, tenants, and purchasers of rehabilitated units.

### **Actions planned to reduce the number of poverty-level families**

The City of Gainesville will continue to carry out goals and objectives established within the Consolidated Plan to assist in reducing poverty. The overarching goal of the plan to benefit the greatest number of people to the greatest extent possible will resonate throughout the anti-poverty strategy. The City of Gainesville will implement various programs and projects that have been identified as the most beneficial to its residents and to assisting families in need. The City of Gainesville funds a number of agencies that provide public services to address the needs of persons in poverty. These agencies typically provide services to homeless and non-homeless special needs populations, as well as low- and moderate-income families. These services include housing, job/skills training and other assistance to promote self-sufficiency.

### **Actions planned to develop institutional structure.**

The City of Gainesville's Housing and Community Development Division serves as the lead entity in carrying out the Consolidated Plan along with various public, private, and non-profit agencies. The City has developed sufficient capabilities for implementing and administering programs in house strengthening coordination between all agencies. Collaboration between local, county, and state agencies is important in successfully carrying out the goals and objectives identified in the Consolidated Plan and addressing community needs. The City also works closely with the City Manager, Assistant City Manager, and City Commissioners to assure coordination in implementing programs.

Proper institutional delivery structures are critical to the long-term success of community development efforts in the City. These structures assist in proper targeting of resources, efficient use of those resources, and meaningful change in the number of poverty-level families in the City. The City of Gainesville will continue to engage in coordination efforts between governmental agencies operating

within the City, and continued support for institutional efforts to address long-term challenges in the region.

The City of Gainesville has a strong institutional delivery system. A wide range of services are available in the community, including homelessness prevention services, street outreach services, supportive services, and other services such as nutrition programs, healthcare programs, elderly programs, and youth programs. These programs are provided by nonprofit organizations and Continuum of Care (CoC) member agencies.

### **Actions planned to enhance coordination between public and private housing and social service agencies.**

The City has made a great effort to increase outreach to public and private entities by continuing to communicate the City's strategic goals. The key agencies involved in carrying out the Consolidated Plan are described below.

#### **Public Sector**

It is essential that the Housing and Community Development Division foster and maintain partnerships with other public agencies for the successful delivery of its housing and community development programs. The City will coordinate with the following public agencies when carrying out its Consolidated Plan.

- Code Enforcement;
- Community Redevelopment Agency;
- Department of Doing;
- Economic Development and Innovation;
- Facilities Management;
- Gainesville Regional Utilities;
- Office of Equal Opportunity;
- Parks, Recreation, and Cultural Affairs;
- Planning Department;
- Public Works Department; and
- Regional Transit System.

### **Non-Profit Agencies**

As sub-recipients often administering and implementing programs funded through the City, non-profit organizations play a key role in delivering services to the public and providing programs essential to the community such as homeless services, youth programs, elderly programs, and special needs services. The City of Gainesville will continue to work with non-profit agencies in carrying out Consolidated Plan strategies. The following are key non-profit organizations partnering with the City to provide services.

- Acorn Clinic;
- Black On Black Crime Task Force;
- ElderCare of Alachua County;
- Family Promise of Gainesville;
- Gardenia Garden, Inc.;
- Girls Place, Inc.;
- Helping Hands Clinic, Inc.;
- Institute for Workforce Innovation; and
- St. Francis House.

### **Private Sector and Other**

Private entities can effectively support the delivery of programs and services by offering additional resources that can be leveraged to supplement existing services or fill in gaps. The City of Gainesville will continue to seek additional funding sources for neighborhood livability and housing investment in Gainesville. The City will partner with lenders, affordable housing developers, and business and economic development organizations when possible. The City will also continue to participate in the Continuum of Care.

### **Gainesville Housing Authority**

The City works very closely with the Gainesville Housing Authority in providing services for low-income public housing and Section 8 clients and to enhance planning for services. The City coordinates with the housing authority on evaluation of proposed projects and for the implementation of the Public Housing Strategy in the Consolidated Plan. The City and the housing authority collaborate when identifying five-year goals and priorities and in making sure that services are delivered successfully.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
  2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
  3. The amount of surplus funds from urban renewal settlements
  4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
  5. The amount of income from float-funded activities
- Total Program Income

#### Other CDBG Requirements

1. The amount of urgent need activities

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

## **Appendix - Alternate/Local Data Sources**