



Program Year 2021/2022 Annual Action Plan **DRAFT**



Housing & Community Development Division

Produced By:
Florida Housing Coalition

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

The City of Gainesville (City) is an entitlement jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in local housing and community revitalization efforts. The City receives a direct allocation of federal funding from the Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME).

On August 2, 2018, the Gainesville City Commission adopted the Five-Year 2018-2022 Consolidated Plan, which described the City's housing and community development needs, strategies, and activities to address those needs over a five-year period using CDBG and HOME Program funds provided by HUD.

There are four major areas of focus in the Consolidated Plan: Housing, Homelessness, Non-Housing Community Development and Non- Homeless Special Needs. The Consolidated Plan process requires the City to identify priority needs for each area and prepare an Annual Action Plan to address the priorities. For every priority, there are goals, objectives and strategies established to measure progress. Citizen input was critical in developing the goals, objectives, and strategies of this Consolidated Plan.

The purpose of the Annual Action Plan is to provide a concise summary of the actions, activities, and the specific federal resources that will be used each year to address the priority needs and goals identified by the City's 2018-2022 Five-Year Consolidated Plan. The Five-Year Consolidated Plan guides the use of City resources to address these needs over a five-year period.

The 2021-2022 Annual Action Plan for the period starting October 1, 2021 and ending on September 30, 2022 represents the fourth year in the 2018-2022 Five Year Consolidated Plan. The Annual Action Plan is developed in a manner specified by HUD and the City has followed the prescribed format in completing the plan, which includes conducting public meetings with citizens and stakeholders, consultation with housing and community development organizations and non-profit service providers, and public hearings with the Citizen's Advisory Committee for Community Development (CACCD) and the Gainesville City Commission. The Annual Action Plan is consistent with HUD's national strategy to provide decent housing opportunities, a suitable living environment, and economic opportunities particularly for low- and moderate-income persons.

The City's Annual Action Plan outlines the proposed use of the CDBG and HOME Programs Funds. The City of Gainesville anticipates a total allocation of \$1,321,465 in CDBG funding and \$543,168 in HOME funding for the 2021/2022 Program Year. Funds will be used for housing and community development activities including, but not limited to, increasing homeownership opportunities, housing rehabilitation, public services, Community Housing Development Organization (CHDO) support, and administration of the City's CDBG and HOME Programs.

Other resources, such as private and non-Federal public sources may also become available to the City of Gainesville during the program year. For CDBG leveraging, these include funding from the State Housing Initiatives Partnership (SHIP) Program, City of Gainesville Code Enforcement, public or social service providers, or other sources. The City will also look to leverage funds, if available, from CHDOs, or other agencies and programs against HOME dollars.

Summarize the objectives and outcomes identified in the Plan

The City of Gainesville identified four priority needs to be addressed during the Consolidated Plan period (2018-2022) and five goals under those priority needs to be addressed under this PY 2021 Annual Action Plan. HUD National objectives are: to primarily benefit low and moderate income persons, prevent or eliminate slum and blight, or to meet urgent community development needs. The priority needs seek to provide decent housing, create a suitable living environment, or provide or economic opportunity. Priority needs, objectives, outcomes, and indicators projected for the 5-Year period include:

Priority Need: Affordable Housing

National Objective: Low/Moderate Housing

Objective: Decent Housing

Outcome: Accessibility/ Availability

Activities: Housing rehabilitation, homeowner assistance, new construction.

Priority Need: Public Services

National Objective: Low/Mod Income Area or Low/Mod Income Limited Clientele

Objective: Create a Suitable Living Environment

Outcome: Accessibility/ Availability

Activities: Essential services for low-income and limited clientele populations, special needs populations, and the homeless.

Priority Need: Suitable Living Environment

National Objective: Low/Mod Income Area or Low/Mod Limited Clientele

Objective: Create a Suitable Living Environment

Outcome: Accessibility/ Availability

Activities: N/A

Priority Need: Planning and Administration

National Objective: N/A

Objective: Create or Sustain a Suitable Living Environment

Outcome: Sustainability

Activities: Management and operation of tasks related to administering and carrying out the City's CDBG and HOME programs.

Evaluation of Past Performance

Previous years have shown significant progress in the City's efforts to implement HUD entitlement programs. However, over the past several years, the City has experienced a significant reduction in federal and state grant funding. These reductions have impacted the City's ability to implement housing and community development activities including housing rehabilitation, new construction, and public services for low/moderate income housing benefit. As such, the City adjusted funding priorities, strategic goals, and outcome priorities accordingly for the 2018-2022 Consolidated Plan, recognizing that strategies for addressing need must consider possible funding decreases. Therefore, as resources have decreased, needs have been prioritized and investments have been targeted to achieve the greatest impact on the goals and objectives identified in the City's Consolidated Plan. The City follows HUD regulations and continues to deliver housing and community development services in an efficient manner.

The City continues to work to improve the quality of life for its residents and to revitalize neighborhoods by providing decent and safe affordable housing. The City has funded an array of housing programs and services providing the foundation needed to aid in promoting affordable homeownership, sustainable neighborhoods and/or economic opportunities. The PY 2019 CAPER (the City's most recent) demonstrates the City's performance in carrying out activities and measures are reported below.

- **New Construction** - Addresses the need to provide affordable homeownership and rental opportunities for eligible homebuyers; and to stabilize neighborhoods through the development of new affordable housing.
 - Percent complete program year: 80%
 - Percent complete strategic plan: 28%
- **Homeowner Rehabilitation** - Addresses repairs to correct code violations, health, and safety issues, electrical, plumbing, roofing, windows, structural items, and accessibility.
 - Percent complete program year: 133%
 - Percent complete strategic plan: 41%
- **Homebuyer Assistance** - Provides down payment and/or closing cost assistance to eligible first-time homebuyers with the purchase of eligible homes.
 - Percent complete program year: 100%
 - Percent complete strategic plan: 53%
- **Code Enforcement** - Code Enforcement activities continue to support the safety and well-being of residents. However, after much consideration, City leadership has elected to fund Code Enforcement expenses from General Revenue to provide additional monies to other CDBG community efforts. The Code Enforcement Division will continue to partner with the City's

housing rehabilitation efforts to approve and recommend required city code processes.

- Percent complete program year: 83%
- Percent complete strategic plan: 38%
- **Public Services** - Provision for public services to address community development and economic opportunities including, but not limited to: at-risk youth, seniors, job training/education, homeless, food/nutrition.
 - Percent complete program year: 113%
 - Percent complete strategic plan: 61%

The City has been successful in implementing these programs in the past and anticipates the continuation of such programs in the future. The City will use CDBG and HOME funds, in addition to leveraging other monetary and tangible resources to make these programs successful and to meet the goals and objectives identified in the Consolidated Plan.

Summary of Citizen Participation Process and consultation process

The COVID-19 pandemic presented significant barriers to carrying out a typical citizen participation process. The City received two new federal allocations through the CARES Act and was responsible for the immediate release of funds into the community to prevent, prepare for, or respond to the spread of COVID-19. This shifted staff duties and obligations, delaying the start of the PY21 Annual Action Plan citizen participation process. When commenced, the City conducted its citizen participation process in accordance with 24 CFR Part 91 and HUD waivers issued through the CARES Act. The City began its citizen participation process in June 2021 with the Notice of Funding Availability (NOFA) for its program year 2021-2022 CDBG and HOME programs. In accordance with newly designated flexibilities meetings were conducted virtually but still in a manner to ensure inclusion of all residents, target areas, beneficiaries of federal resources awarded through the public awards process, and public and private agencies operating in the City. The Citizens Advisory Committee for Community Development held a meeting on July 1, 2021 to hear funding presentations from agencies seeking funding.

On June 28, 2021 two virtual community meetings were held to solicit input from stakeholders on housing and community development priority needs. In addition, a special meeting/budget workshop was held July 15, 2021 where the Gainesville City Commission heard and received comments from the CACCD, City staff, and the general public on the PY 2021-2022 CDBG/HOME public service funding recommendations.

Public comments on the draft Action Plan were accepted throughout a 30-day comment period from July 9, 2021 through August 9, 2021 and a public hearing to receive comments on the Action Plan was held before the Board of City Commissioners in July 2021.

Summary of public comments

The City of Gainesville hosted CACCD meetings, two public meetings, and a public hearing during the citizen participation process for the Annual Action Plan. The following public comments were received regarding the City's priority housing and community development needs:

Housing

- Senior Housing is very important as so many individuals are losing their homes. On the East side of Gainesville, there are not adequate accommodations. The community is growing older.
- Assisted Living Facilities for seniors would be great - especially on the East side of town.
- When accessible housing for people with disabilities are available, those without disabilities can also use them. But people with disabilities are disadvantaged from housing that is not accessible.
- New construction prioritizing owner assistance programs.
- Housing for the homeless prioritizing permanent supportive housing.

Public Services

- Before and after school programs for school children especially in the east side of town.
- Services for individuals with disabilities are minimal. Look at universal design of services so everyone can benefit.
- Support for GED trainings and other types of employment training support.
- Affordable accessible transportation for people with disabilities.
- Fair housing enforcement. Holding landlords accountable for intimidating low-income folks.
- Education for renters so they know their rights.
- Police visibility at the parks so parents feel safe with their children playing and enjoying outdoors.
- Parks and recreational can include programming on cooking or other programs.
- Assistance for utilities and security payments to get into rentals and rental arrears.
- After school, tutoring feeding, character building programs.
- Transportation - accessibility, affordability, emergency.
- Youth centers and recreational / educational centers.
- Youth Services are needed to promote positive activities, so kids are not influenced by negative thoughts and actions.
- Transportation - the lack of adequate public transportation or having to use multiple buses to get to work make for a long day, causing increased stressors.
- Transportation- the pilot project for seniors and youth is good, hope this can continue. Access to employment, health care and food markets is critical.

- We need more self-sufficiency programs that can help transition folks off of public housing. That way spots are freed up to house the homeless and create a more fluid housing process.
- Case management, mentorship and counseling programs.
- 24 hour or overnight daycares and youth centers for teens.

Public Facilities/Infrastructure

- More sidewalks to improve healthy lifestyle.
- Access to more transportation hubs. Safe area well lighted bus hubs.
- Youth centers--we need our youth to be productive and help channel their energies in productive ways.
- Additional public libraries in areas for community get together so we know we are our brother's keepers.
- Recreational Facilities-- more community gardens, this is an activity that both youth and seniors can benefit from, is good for health, and adds beautification.
- Daycares- during the pandemic daycares have closed and this is a major issue for women remaining in workforce. Need in proximity to employment centers.

Economic Development

- Commercial rehab in east side of town to increase businesses in that area. It is an equity issue that we MUST address.
- Micro-enterprise loans to help develop the raw talents in our community.
- Training support for people who have been left behind (economically). Use our own Santa Fe College and allow them to train people who are here and want to remain here. Training, retraining, and retooling with opportunity to leverage what we already have.
- Historic preservation efforts could focus on adaptive reuse of structures (large structures could be redesigned for apartments or boarding houses).

Summary of comments or views not accepted and the reasons for not accepting them.

The City of Gainesville encourages residents to be candid in their concerns. All community meetings and public hearings offer opportunities for citizens to provide input on community interests and ALL comments are accepted for consideration and review.

It is the responsibility of the Housing & Community Development Division, on behalf of the City of Gainesville to formulate citizen concerns and address them reasonably within the Annual Action Plan.

Summary

The Annual Action Plan is a formal document that details how the City of Gainesville plans on utilizing its CDBG and HOME funds to serve the community in the coming program year. The Action Plan is part of the Consolidated Planning process, which is designed to help states and local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. Through the Consolidated Plan, grantee jurisdictions, such as the City of Gainesville, engage the community, both in the process of developing and reviewing the proposed plan, and as partners and stakeholders in the implementation of Housing and Community Development programs. By consulting and collaborating with other public and private entities, the City can better align and coordinate housing and community development programs and resources to achieve greater impact. This Annual Action Plan describes the City's housing and community development priorities and goals to be carried out in PY 2021-2022 consistent with the City's five-year strategic plan.

All comments included in the Annual Action Plan will be further discussed and reviewed as part of the City's ongoing development of affordable housing, economic development, self-sufficiency, public services, and other endeavors within the municipality. These discussions will continue to foster citizen engagement and input to determine future actions to address community needs.

PR-05 Lead & Responsible Agencies – 91.200(b)

Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	CITY OF GAINESVILLE	Housing & Community Development Division
HOME Administrator	CITY OF GAINESVILLE	Housing & Community Development Division

Table 1 – Responsible Agencies

Narrative (optional)

The City's Housing & Community Development (HCD) Division, as the lead entity/agency, is responsible for the implementation of the Consolidated Plan which provides a comprehensive strategy to address the City's housing and community development needs, over a five-year period, utilizing CDBG and HOME program funds. This responsibility includes overall planning, general management, oversight, and coordination of all activities. Several City departments are active stakeholders in community development projects and improvements, including Code Enforcement, the Department of Doing (DoD), Gainesville Police Department (GPD), Gainesville Regional Utilities (GRU), Parks and Recreation, Public Works, and the Office of Strategic Planning.

The HCD Division administers contractual agreements with subrecipients, the community housing development organization (CHDO) and all applicable stakeholders. All CDBG and HOME budgeting, financial reporting, record-keeping, and other administrative procedures follow established guidelines of HUD and the City, which are adopted by the Gainesville City Commission and implemented under the direction of the City Manager.

Consolidated Plan Public Contact Information

For information regarding the Annual Action Plan, you may contact: City of Gainesville - Housing & Community Development Division:

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

Introduction

The City's approved Citizen Participation Plan encourages input from the community and public participation, emphasizing involvement by low and moderate-income persons of the Gainesville community, particularly those living in the targeted areas. The Plan also encourages comments and participation from all City residents, including minorities, non-English speaking persons, and persons with disabilities.

As a City policy, all weekly Notices of Meetings are available on the City's website and broadcasted on Cox Cable's Government Access Channel 12 between scheduled programming. Revisions to the Notice of Meetings may occur at any time permissible and updated on the official bulletin board, the City website, and Cox Channel 12. All notices are published in at least one publication of general circulation, the Gainesville Sun and/or the Gainesville Guardian. In addition, as a policy of the City of Gainesville, all weekly notices of meetings are available on the City's website and broadcasted on Cox Cable's Government Access Channel 12 between scheduled programming. The City also posts official notifications on the first-floor bulletin board in the lobby of City Hall (200 East University Avenue).

The citizen participation process began in June 2021 with the printed media public notice of the availability of the anticipated PY21 CDBG/HOME program funding with the notification provided from all financial sources. The City's process for developing the Annual Action Plan (AAP) includes a formal application process for requesting CDBG/HOME funds.

The Citizens Advisory Committee for Community Development (CACCD), provides valuable input and recommendations to the Gainesville City Commission on annual funding allocations. However, the onset of the COVID-19 pandemic resulted in restrictions which limited municipal operations, including Commission-appointed board and committee meetings. Under normal circumstances, the CACCD holds regular meetings on the 3rd Tuesday of each month, 6:00 p.m. at the Thomas Center, Building "B", Second Floor, Room 201, located at 306 N. E. 6th Avenue, Gainesville, Florida. During the majority of PY20 and PY21, these meetings were suspended due to Federal, State, and local governments mandates in efforts to reduce COVID-19 exposure and effects.

In compliance with the November 1, 2020 expiration of Governor Ron DeSantis' virtual meetings order, the City established best practices to conduct public meetings in a much more structured format to ensure overall safety. HCD Management approved quarterly CACCD meetings (beginning January 2021), until such time as normal City operations resume.

The CACCD held a virtual workshop to hear applicant presentations and requests for funding on July 1, 2021. The CACCD also conducted agency consultation virtually with public service applicants. Another public meeting to finalize CACCD funding recommendations was held July 15, 2021.

Public notices were published in the *Gainesville Sun*, announcing a 30-day public comment period on the PY21 Annual Action Plan. A final public meeting providing an opportunity to comment on the PY21 Annual Action Plan was held before the Board of City Commissioners in July 2021.

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(l))

The City of Gainesville recognizes the importance of public services for people with mental health and substance abuse needs, and the related importance of coordination between public and assisted housing providers and health, mental health, and service agencies. With the goal of consolidating community-wide efforts to improve citizen quality of life, the HCD Division consults and coordinates with outside housing organizations and social services providers. The City of Gainesville partners with a diverse group of organizations that provide unique services which also complement each other. The services or benefits provided by one organization often benefit citizens best by working in tandem with one another.

Through its grant programs the City supports several organizations providing services to Gainesville's most vulnerable populations. These include agencies, organizations, groups with expertise in case management, life skills, alcohol and/or drug abuse, mental health, housing, public housing, employment assistance, transportation, legal, elderly, food/clothing, and domestic violence. The City works closely with these partners to design programs that address identified needs and build relationships. Through various planning meetings and outreach efforts the City will continue to foster collaboration with public and assisted housing providers, private organizations, lenders and realtors, governmental agencies, private and governmental health, mental health and public services agencies.

The City also actively coordinates with the Gainesville Housing Authority to address a multitude of needs within the city. Chief among these needs is provision of affordable housing opportunities for the city's lowest income residents, ideally housing located in communities with access to job, transportation, and healthcare options. The City supports efforts from the housing authority, which includes the provision of social services and other supports in health and housing.

Every year, the City publishes a Notice of Funding Availability (NOFA), seeking applications from non-profit organizations to fund CDBG and HOME program activities. The Citizens Advisory Committee for Community Development (CACCD) reviews agency applications and recommends appropriate funding for each organization. Finally, the Gainesville City Commission approves all CDBG/HOME funding. HCD staff then works directly with approved agencies to enhance coordination and monitor program activities.

The City will execute this Annual Action Plan in coordination with public, private and non-profit agencies, which may include, but are not limited to, service providers and community housing development organizations. Private sector partners may include, but are not limited to, local financial institutions, developers, and local housing providers. Housing assistance and service providers assist homeless individuals, chronically homeless individuals, families, veterans, and families with children.

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 coordinates with the North Central Florida Alliance for the Homeless and Hungry (NCFaHH), which is the local Continuum of Care (CoC). Through the CoC, the City coordinates with a network of partner agencies. As part of this partnership, the City assists with drafting the CoC's Action Plan; actively participates on the CoC's Governance Board and on the CoC's Grants and Housing Committees; and directly funds low barrier emergency shelter and other homeless services.

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

The United Way of North Central Florida (UWNCFL) is the lead agency for the North Central Florida Alliance for the Homeless and Hungry (NCFaHH) which is the Continuum of Care (CoC) for 5 counties (Alachua, Bradford, Gilchrist, Levy and Putnam). Gainesville is the largest city in Alachua County.

As the lead agency for the CoC, UWNCFL is responsible for submitting the Unified Grant for ESG, Challenge and TANF grant funds that is submitted to the Florida Department of Children and Families (DCF). This grant is used to determine the amount of funding the CoC will receive for the Emergency Solutions Grant (ESG) funds that are allocated to the State. Grant funding requests are based on need, which is determined from the data collected during the annual Point-in-Time Count and from other HMIS assessments and reports that are submitted to HUD or the State of Florida.

The CoC has written standards for emergency shelter, eviction prevention, rapid re-housing, and permanent supportive housing that are in alignment with HUD best practices. In addition, on-site monitoring and evaluation is completed on an annual basis by the CoC staff for each funded provider. When needed, Corrective Action Plans are developed and implemented with any provider who is not implementing their program in alignment with the written standards or is not meeting the required performance standards which include fiscal requirements. In addition, UWNCFL employs a full-time Homeless Management Information System (HMIS) Administrator who leads monthly meetings with all funded providers to ensure they are meeting all HUD HMIS requirements. Also, the CoC has an HMIS operating manual that is updated as HUD standards are revised. In addition, the HMIS System Administrator has created performance report cards for each provider to ensure that they are meeting the HUD performance standards. Those that are not meeting the standards receive coaching or training from the CoC staff.

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

1	Agency/Group/Organization	ACORN Clinic
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACORN is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and submitted online application. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Homeless Needs - Dental Care
2	Agency/Group/Organization	Black on Black Crime Task Force, Inc.
	Agency/Group/Organization Type	Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Black on Black Crime Task Force, Inc. is a CDBG-funded Agency that partners with Gainesville Police Department to reduce juvenile delinquency through enrichment programs. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and May 11, 2021 presentation at virtual CACCD workshop. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service Activity - Assistance to LMI at-risk youth</p>
3	<p>Agency/Group/Organization</p>	<p>Center for Independent Living of North Central Florida</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Persons with Disabilities</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Non-Homeless Special Needs Market Analysis</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Center for Independent Living is a CDBG funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and May 4, 2021 presentation at virtual CACCD workshop. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Housing Assistance</p>
4	<p>Agency/Group/Organization</p>	<p>ElderCare of Alachua County, Inc.</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Elderly Persons</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Non-Homeless Special Needs</p>

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ElderCare of Alachua County, Inc. is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and May 4, 2021 presentation at virtual CACCD workshop. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service - Assistance to LMI Seniors
5	Agency/Group/Organization	Family Promise of Gainesville, Florida, Inc.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Family Promise Center of Gainesville is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and May 11, 2021 presentation at virtual CACCD workshop. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Homeless Needs - Families and children
6	Agency/Group/Organization	Gardenia Garden, Inc.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Gardenia Garden, Inc. is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and May 11, 2021 presentation at virtual CACCD workshop. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service Activity - Assistance to LMI at-risk youth
7	Agency/Group/Organization	Girls Place, Inc.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Girls Place, Inc. is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and May 11, 2021 presentation at virtual CACCD workshop. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service Activity - Assistance to LMI at-risk youth
8	Agency/Group/Organization	Girl Scouts of Gateway Council, Inc..
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Girl Scouts of Gateway Council, Inc. is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and May 4, 2021 presentation at virtual CACCD workshop. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service Activity - Assistance to LMI at-risk youth
9	Agency/Group/Organization	Helping Hands Clinic (General)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Helping Hands Clinic, Inc. is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and May 11, 2021 presentation at virtual CACCD workshop. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Homeless Assistance - Healthcare
10	Agency/Group/Organization	Rebuilding Together North Central Florida
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and May 4, 2021 presentation at virtual CACCD workshop. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Housing Assistance
11	Agency/Group/Organization	St. Francis House (Arbor House)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	St. Francis House (Arbor House), Inc. is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and May 4, 2021 presentation at virtual CACCD workshop. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service - Assist women with children
12	Agency/Group/Organization	Gainesville Alumni Association
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Gainesville Alumni Association, Inc was contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and May 4, 2021 presentation at virtual CACCD workshop. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service Activity - Assistance to LMI at-risk youth
13	Agency/Group/Organization	Project Manhood Youth Development Foundation, Inc.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Project Manhood Youth Development Foundation, Inc. is a new CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and May 11, 2021 presentation at virtual CACCD workshop. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service Activity - Assistance to LMI at-risk youth
14	Agency/Group/Organization	Helping Hands Clinic (Women’s)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Helping Hands Clinic, Inc. (Women's) is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and May 11, 2021 presentation at virtual CACCD workshop. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Homeless Assistance - Women's Healthcare
15	Agency/Group/Organization	City of Gainesville Housing & Community Development Division
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The HCD Division is a City agency allocated CDBG/HOME funds to implement homeownership and homebuyer assistance programs. The HCD Division partnered with CACCD Advisory Board to facilitate the public process for the allocation of CDBG and HOME program funds. In addition, the organization hosted and staff was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Housing Assistance
16	Agency/Group/Organization	Neighborhood Housing & Development Corporation
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Neighborhood Housing & Development Corporation, Inc. is currently a CDBG & HOME funded agency and is also designated as a CHDO. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and May 4, 2021 presentation at virtual CACCD workshop. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Housing Assistance</p>
<p>17</p>	<p>Agency/Group/Organization</p>	<p>Gainesville Housing Authority (GHA)</p>
	<p>Agency/Group/Organization Type</p>	<p>PHA</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Families with children</p>

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City of Gainesville and GHA continue to work in partnership to address affordable and homeless housing needs in the community utilizing available resources. The City and GHA also collaborate with the local CoC in efforts to address the overall community goal of providing access to affordable and stable housing; and adequate referrals to resources and assistance to low-income families They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and May 11, 2021 presentation at virtual CACCD workshop. GHDMC applied for PY 20 CDBG/HOME funding. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Housing Assistance</p>
18	<p>Agency/Group/Organization</p>	<p>Alachua Habitat for Humanity, Inc.</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Alachua Habitat for Humanity is currently a CDBG & HOME funded agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and May 4, 2021 presentation at virtual CACCD workshop. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Housing Assistance</p>

19	Agency/Group/Organization	Star Center Children’s Theatre, Inc.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Star Center Theatre is a new CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and May 11, 2021 presentation at virtual CACCD workshop. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service Activity is Assistance to LMI at-risk youth
20	Agency/Group/Organization	St. Francis House, Inc. (Emergency Shelter)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	St. Francis House (Emergency Shelter), Inc. is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and May 4, 2021 presentation at virtual CACCD workshop. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service-Emergency Homeless Assistance

21	Agency/Group/Organization	Central Florida Community Action Agency, Inc.
	Agency/Group/Organization Type	Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Central Florida Community Action Agency is a CDBG funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and May 11, 2021 presentation at virtual CACCD workshop. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Housing Assistance (target population-Elderly)
22	Agency/Group/Organization	Florida Department of Health - Alachua County
	Agency/Group/Organization Type	Services-Health Other Government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities. They were invited via e-mail to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Availability of most recent county and State lead reports to remain current on required guidelines, processes, and outcomes. See AD-26 Administration Grantee Unique Appendices: Lead-Based Paint Data
23	Agency/Group/Organization	Gainesville City Commission
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Other – Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A public hearing was held in front of the Board of City Commissioners on July 15, 2021 where Commissioners were consulted on the goals, objectives, and funding for the PY 19 Annual Action Plan and provided an opportunity to comment on the draft plan. ANTICIPATED OUTCOME: Approval of the housing and community development activities proposed and adoption of the Annual Plan.
24	Agency/Group/Organization	Boys & Girls Clubs of Northeast Florida
	Agency/Group/Organization Type	Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Boys & Girls Clubs of Northeast Florida is seeking CDBG-funds to provide educational and social enrichment activities for at-risk LMI youth. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and May 11, 2021 presentation at virtual CACCD workshop. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service Activity - Assistance to LMI at-risk youth
25	Agency/Group/Organization	Fountain of Restoration International Ministries (The Anchor Youth Program)
	Agency/Group/Organization Type	Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Fountain of Restoration International Ministries (The Anchor Youth Program), is seeking CDBG funds to provide educational enrichment to at-risk LMI youth. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. Provided opportunity to participate in a mandatory February 4, 2020 funding application workshop and May 11, 2021 presentation at virtual CACCD workshop. In addition, the organization was invited to participate in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service Activity - Assistance to LMI at-risk youth</p>
26	<p>Agency/Group/Organization</p>	<p>Santa Fe College</p>
	<p>Agency/Group/Organization Type</p>	<p>Services- Education</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Market Analysis</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>This organization participated in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service Activity – educational programs.</p>
27	<p>Agency/Group/Organization</p>	<p>Alachua County Growth Management</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government – local</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Needs Assessment Market Analysis</p>

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: The City will have a better understanding of regional housing and community development needs.
28	Agency/Group/Organization	The Salvation Army
	Agency/Group/Organization Type	Services – Children Services – Elderly Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service Activity – programs for the homeless and special needs populations.
29	Agency/Group/Organization	InDBlack Multimedia
	Agency/Group/Organization Type	Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in the June 28, 2021 public meeting to provide input on priority community needs. ANTICIPATED OUTCOME: The City will have a better understanding of business and civic needs in the community.

Table 2 – Agencies, groups, organizations who participated

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

To the greatest extent possible, the City of Gainesville makes every effort to consult all agency types that administer programs covered by or are affected by the Annual Action Plan and does not exclude any local agencies from consultation. Publicly funded institutions including mental health facilities and correctional facilities were not consulted as there are no local facilities meeting these definitions. Local non-profit organizations providing services to populations these institutions would serve (including homeless, mental health, foster care, and youth services) were consulted via public meetings.

Further, the City is not within a State HOPWA Eligible Metropolitan Statistical Area to receive State funding, therefore not consulted.

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	United Way of North Central Florida	NCFA 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.
Local Housing Assistance Plan	City of Gainesville	The City of Gainesville 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.
Comprehensive Plan	City of Gainesville	The City's Comprehensive Plan contains goals and objectives to prioritize and govern the City's fiscal and regulatory activities. The City has secured the services of a Consultant to assist Departments and Staff with revisions and updates to the Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
PHA Five-Year Plan	Gainesville Housing Authority	The PHA annual plans include increasing access to affordable housing and supporting services to achieve self-sufficiency as goals which aligns with the City's priorities.
Analysis of Impediments to Fair Housing Choice	City of Gainesville	Analyzes fair housing data, issues and factors contributing to housing discrimination and then identifies goals and priorities to address these issues, including collaboration with other entities.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal setting

In accordance with 24 CFR Part 91, and the Citizen Participation Plan, the City conducted a comprehensive community participation process to ensure inclusion of all residents, target areas, beneficiaries of federal resources, and local public and private agencies. The City advertised public meetings in newspapers of general circulation and consulted directly with stakeholders.

Public Meetings

The City facilitated two (2) virtual public meetings for residents/stakeholders. Social distancing mandates still in place by many in response to the COVID-19 pandemic warranted virtual consultations. Virtual meetings were held in accordance with the HUD waiver allowing virtual public hearings in response to COVID-19 and complied with federal regulations governing the CDBG and HOME programs. The public meetings informed residents and stakeholders about the PY21 Annual Action Plan, described the process, and solicited input on priority community needs. The City considered times convenient for residents and stakeholders. Meeting dates, times, and virtual platforms are detailed below.

Public Meetings
June 28, 2021 10:00 - 11:30 AM (GoToWebinar)
June 28, 2021 6:00 PM – 7:30 PM (Zoom)

Table 4 – Public Meeting Dates

Direct Agency Consultation

The City had a list of nearly 70 stakeholders to provide outreach to during the Action Plan process. Stakeholders were invited to participate in the public meetings via direct email to organization contacts. Additionally, City staff and the CACCD conducted interviews with applicants and pertinent stakeholders to gather input or information for the Action Plan.

Advertisement of Outreach Activities

The City focused its efforts on reaching the broadest audience possible, while also employing methods specific to underserved populations. The City’s approach included utilizing television, radio, and print

media. The City broadened outreach by utilizing their organizational websites, social media pages, 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 notices in an alternate language newspaper.

Flyers were created and 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.

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	Virtual Public Meeting <u>July 1, 2021</u>	Minorities Non-English Speaking - Specify other language: Not Applicable Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Not Applicable	13 Attendees	Public Services applicant agencies presented information on their current activities, benefits to community and the necessity to continue operations to impact LMI families and individuals	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	Virtual Public Meeting (FY20-21 & FY21-22 Annual Action Plans) <u>June 28, 2021</u> 10:00 a.m.	Minorities Non-English Speaking - Specify other language: Not Applicable Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	13 Attendees	Refer to summary of comments in the Executive Summary of this plan.	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)
3	Virtual Public Meeting (FY20-21 & FY21-22 Annual Action Plans) <u>June 28, 2021</u> 6:00 p.m.	Minorities Non-English Speaking - Specify other language: Not Applicable Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	7 Attendees	Refer to summary of comments in the Executive Summary of this plan.	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)
4	Public Meeting	Minorities Non-English Speaking - Specify other language: Not Applicable Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Not Applicable		CACCD reviewed and finalized Program Year 2021-2022 funding recommendations for subsequent City Commission review and requested approval		

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)
5	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Not Applicable</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>City Commissioners</p>	<p>City of Gainesville presented the proposed Amended PY19 Annual Action Plan (CDBG-CV3), PY20-21 Annual Action Plan and PY21-22 Annual Action Plan to City Commission.</p> <p>During the presentation, City staff presented the overall funding amounts, steps taken to solicit public feedback, and answered questions from Commissioners and attendees.</p> <p>CACCD chairperson also presented committee funding recommendations</p>			

Table 5 – Citizen Participation Outreach

Expected Resources

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

Introduction

To address priority needs and specific objectives identified in the Five-Year Strategic Plan the City anticipates an estimated total allocation of \$1,321,465 in CDBG and \$543,168 in HOME funding for the 2021/2022 Program Year. Program income is estimated at \$1,000 for the CDBG program and \$5,000 for the HOME program. Any program income will be allocated towards CDBG and HOME eligible activities.

CDBG funds will be used for housing and community development activities such as housing rehabilitation, public services, and administration of the City's CDBG Program. HOME funds will be used for housing and community development activities such as housing rehabilitation, new construction, homebuyer assistance, CHDO Reserve and administration of the City's HOME Program.

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 Acquisition Planning & Administration	1,321,465	1,000	0	1,322,465	1,384,330	The CDBG Entitlement program provides annual grants to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.

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	Public - Federal	Acquisition	543,168	5,000	0	548,168	806,507	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
		Homebuyer Assistance						
		Homeowner Rehab						
		New construction for ownership						
		Planning & Administration						

Table 6 - 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 public and private sources, foundations, and/or 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. Due to fiscal distress, HUD has granted the City a 100% match reduction for PY21 based on the calculation below:

FY 2020 Calculations

For the City of Gainesville – HUD has published the following:

% Poverty – 33.56 **\$SPCI (<\$23,228)** - \$21,110.64 **Fiscal Distress** – 100%

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

GRACE Marketplace is low barrier, housing-focused service center and shelter for homeless persons. It is located within City limits on City-owned land. Facilities include dorms, showers, secure storage for personal items, a cafeteria, a clothing closet, a pharmacy, medical offices, a library, a laundry, administrative offices, and others.

The Land Donation Pilot Program identifies clusters of vacant city-owned parcels and uses a competitive solicitation process to choose an affordable housing developer to develop the parcels. A Request for Proposals (RFP) has been published for the first 12 parcels, which are located within a six-block area. Several City departments are coordinating to identify and map other publicly owned parcels that could accommodate affordable residences.

In addition, 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. In compliance with the statute, 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 may partner with nonprofit organizations that develop affordable housing for low-income households. The disposition of any of these properties for affordable housing is subject to the discretion of the City.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding
1	Housing Rehabilitation	2018	2022	Affordable Housing	Citywide	Affordable Housing	CDBG: \$833,972 HOME: \$382,376
2	Homeowner Assistance	2018	2022	Affordable Housing	Citywide	Affordable Housing	HOME: \$30,000
3	New Construction	2018	2022	Affordable Housing	Citywide	Affordable Housing	CDBG: \$25,000 HOME: \$81,476
4	Public Service Assistance	2018	2022	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services	CDBG: \$198,200

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding
5	Planning and Administration	2018	2022	Planning and Administration	Citywide	Planning and Administration	CDBG: \$264,293 HOME: \$54,316

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	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 program delivery of housing rehabilitation activities carried out through the HOME program.
2	Goal Name	Homeowner Assistance
	Goal Description	Support homeownership opportunities by providing direct financial assistance to potential homeowners for down-payment costs.

3	Goal Name	New Construction
	Goal Description	Provide affordable housing opportunities through the construction of new affordable units. The City will also use CDBG funds to cover program delivery costs for new construction activities carried out through HOME. CDBG funds will not directly be used for new construction. Included under this goal is the CHDO activity which is through Neighborhood Housing and Development Corporation (NHDC), the designated Community Housing Development Organization (CHDO). The City expects to fund NHDC with <u>\$86,622</u> to carry out new construction, which complies with the 15% set-aside.
4	Goal Name	Public Service Assistance
	Goal Description	Public Services activities other than Low/Moderate Income Housing Benefit to promote a suitable living environment including homeless services, elderly services, and at-risk youth services. Expanded Public Services that may include public health, housing, community, and economic development to prevent, prepare for, and respond to the Coronavirus. Note: Public Services Cap has been waived as part of the response to the Coronavirus Crisis.
5	Goal Name	Planning and Administration
	Goal Description	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.

Table 8 – Goals Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

The City will undertake various projects during the 2020-2021 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.

Note: PY20 Public Services Cap has been waived as part of the response to the Coronavirus Crisis

Projects

CDBG Program	
1	CDBG Administration
2	Housing Rehabilitation - Program Delivery
3	Homeowner Housing Rehabilitation - CDBG
4	House Replacement Rehab
5	Roof Program
6	City of Gainesville - Cold Weather Shelter Program
7	Public Services
HOME Program	
8	HOME Administration
9	Affordable Housing New Construction
10	Housing Rehabilitation - HOME
11	House Replacement Program
12	Down-Payment Assistance Program
13	HOME Program Delivery

Table 9 - 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 and which activities can be funded within budget to address

high priority needs.

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. 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. 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 entities are also made to supplement federal funds and increase the resources available to address community need.

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

The City of Gainesville adheres to all program-specific eligibility requirements when allocating funds. Gainesville will be allocating funds Citywide however, funds often result in assisting low-income beneficiaries residing in minority concentration areas of the City, which includes census tracts 19.02, 15.15, 15.17, and 15.19. Low-income areas are also designated in East Gainesville in portions of census tracts 5, 6, and 7. The low-income census tracts identified meet the HUD definition of at least 51% of households having incomes at or below 80% of the area median income.

The primary distribution of the population benefiting from the grant assistance program will be city-wide, and in most cases extremely low, low, and moderate-income. Beneficiaries will also include the elderly, individuals with disabilities, victims of domestic violence, and people experiencing homelessness. The City’s housing programs are considered scattered site throughout Gainesville and public service locations will be Citywide.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

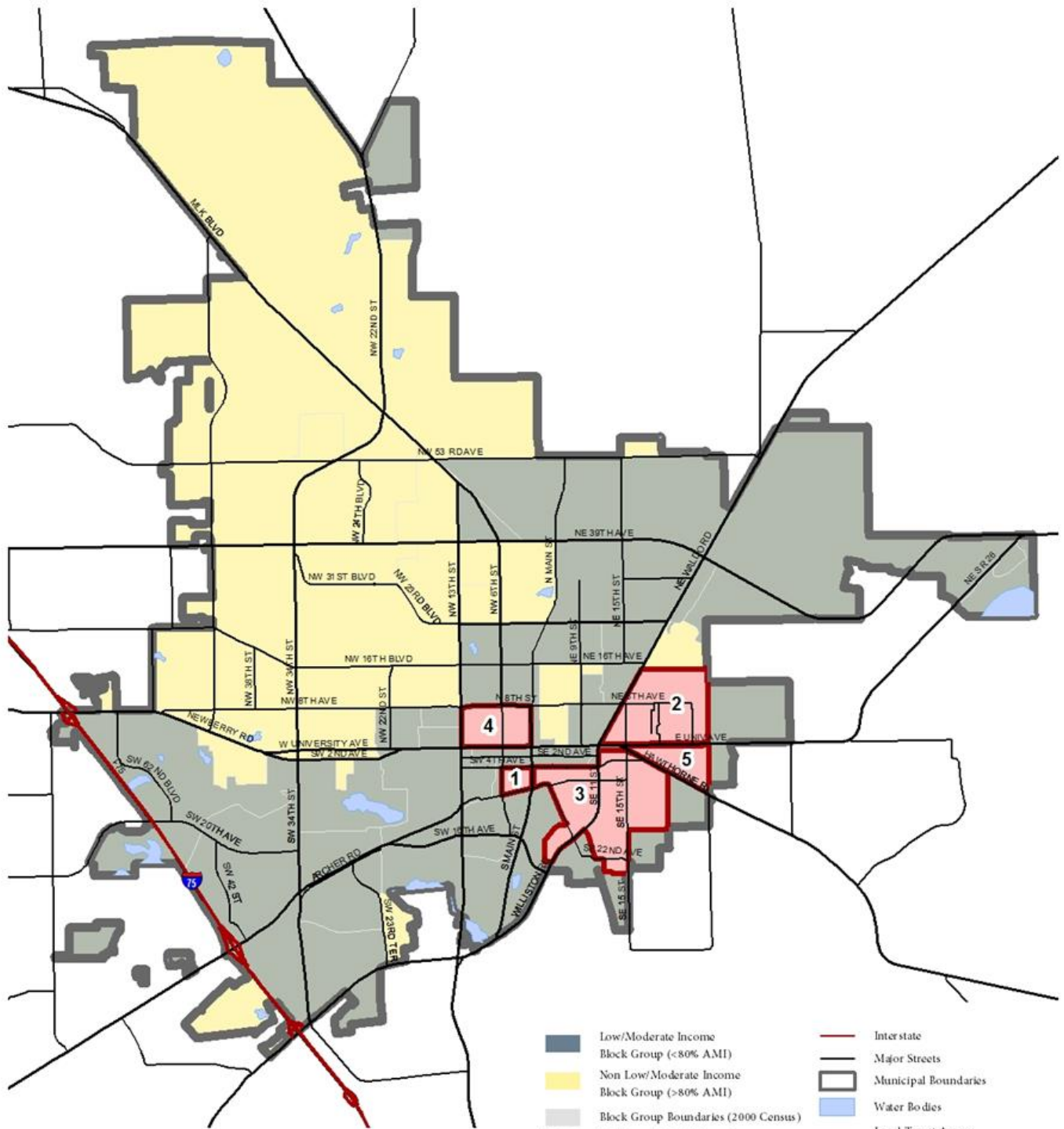
Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Gainesville targets resources in low-moderate income census block groups to meet regulatory requirements for CDBG grant funds and to target areas with the highest level of needs. Maps provided show the City’s block groups where 51% or more of the population have incomes at or below 80% of the area median income. These areas are considered “target areas” for use of HUD grant funds for area improvements, such as public infrastructure or facility improvements. HUD funds may also be spent outside of these targeted areas, as long as they provide services, improvements, affordable housing, or other benefits for low- and moderate-income households or special needs populations.

In addition, the Needs Assessment and Market Analysis of the Five-Year Consolidated Plan and input from the Consolidated Plan public 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 has been 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.



- 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



Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City places a high priority on providing affordable homeownership opportunity in the City of Gainesville. This goal shall be addressed, in part, by the City, local non-profit organizations and developers that rehabilitate existing housing, construct new affordable houses, or repair existing houses for resale to low-to-moderate income first-time homebuyers. In addition, the City shall continue to seek creative ways to provide affordable housing opportunities and a means for obtaining such. The Annual Action Plan must specify goals for the number of homeless, non-homeless, and special needs households to be supported within the program year as outlined in the tables below:

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	TBD
Special-Needs	TBD
Total	TBD

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	TBD
Rehab of Existing Units	TBD
Acquisition of Existing Units	TBD
Total	TBD

Table 12 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The Gainesville Housing Authority (GHA) serves the City of Gainesville. 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 over 1,500 housing vouchers including Section 8 Housing Choice Vouchers and HUD-VASH vouchers.

The Gainesville Housing Authority also undertakes real estate development through the incorporated non-profit Gainesville Housing Development and Management Corporation (GHDMC). The GHDMC is a Florida not-for-profit formed to provide, develop and manage affordable housing opportunities and properties for low-income persons and families primarily located in Gainesville, Florida, and surrounding areas. The GHDMC recently acquired Stone Hill Townhomes, an 18-unit building, with the goal of providing affordable workforce housing. In addition, the GHDMC recently developed new housing units for those with special needs, including elderly, disabled and veterans and acquires and rehabs single family homes for workforce housing needs in the community as families continue to struggle seeking both quality and affordable homes.

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

The City's 2018-2022 Consolidated Plan identified the most immediate needs of residents of public housing and HCV holders to be an increase in the supply of affordable, accessible, and decent quality housing, supportive services, and economic opportunities to achieve self-sufficiency.

In PY20, GHA will continue to efficiently manage its public housing units and acquire or develop new through GHDMC as opportunities arise. GHA will also ensure that housing choice vouchers are used to maintain the number of affordable and decent rental units in the private rental market and will apply for additional housing choice vouchers should funds become available through HUD. Additional goals included in HACFM's Annual PHA Plan include:

The City will continue its down-payment and closing cost assistance programs to assist public housing residents who seek to become homeowners. In addition, the City does plan to work with and provide funding to GHDMC during PY20 and will continue to review the GHA's annual plans for consistency with the City's Consolidated Plan. The City will continue to coordinate with GHA regarding their plans to develop, redevelop and modernize GHA's project-based housing communities.

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

The City coordinates with GHA to conduct homeownership workshops for GHA residents and clients, sometimes on GHA property. GHA staff often refer their clients to the City workshops which inform participants about available grants, programs, and other funding opportunities. The City also assists GHA

with marketing and outreach efforts.

GHA is committed to continuing the Job Training and Entrepreneurship (JTE) Program for its public housing and Section 8 Housing Choice Voucher clients. The JTE Program assists housing residents to attain financial independence through education, training, and employment through increased resident involvement. The JTE Program serves as a clearinghouse for referrals to other agencies and private resources for participant families.

As outlined in the Gainesville Housing Authority's Annual Plan, the GHA continues a proactive preventative maintenance program that includes the property managers, maintenance team and resident services. This collaboration has resulted in GHA reducing its turnover time from move-out to move-in while providing residents with a sound product.

During PY21, 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

According to HUD's rating system, the Gainesville Housing Authority is rated as a standard performer and is not designated as troubled.

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

Introduction

The City works with and supports a large and varied group of other governmental and nonprofit agencies that serve the City's homeless and special needs populations. For homeless persons, the City coordinates with the local CoC to implement a Housing First philosophy at the community level. As such, the City requires agencies that it funds to use tools such as Diversion, the VI-SPDAT, Coordinated Entry and HMIS. The goal is to make homelessness in the community rare, brief and non-recurring.

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.

The City is taking the following actions to reduce homelessness and/or reach out to homeless persons:

1.The City and the County have continued to work together to share in the cost of funding GRACE Marketplace, which provides low barrier emergency shelter and social services, and is operated by the Alachua County Coalition for the Homeless and Hungry, Inc. (ACCHH). **2.** The City has coordinated with community organizations to close the Dignity Village Campsite. All former Dignity Village residents have been provided either shelter or permanent housing. **3.** The City, the County and several other community organizations are currently developing plans to provide permanent supportive housing units through the purchase and adaptive reuse of an existing building. **4.** The City, through its Fire Rescue Department, coordinates with several other agencies to implement the Community Resource Paramedicine Program. **5.** The City funds a Family Reunification Program. Through this program, a local social service provider can offer homeless persons the opportunity to travel by bus, for free, to family or friends in other areas. **6.** Other community goals to address homelessness are increased participation and funding of programs such as mental health services, HMIS, Coordinated Entry, outreach to homeless persons, outreach to landlords and a bus pass program for homeless persons working with a case manager.

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

One of the City's strategies for preventing and reducing homelessness is to assist non-profit service providers in obtaining additional funding sources for emergency shelter. The City's strategies also include continued support of the Cold Night Shelter Program during the coldest winter months.

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

In North Central Florida, the community, rather than a single agency is responsible for homeless services, including helping people make the transition to permanent housing and independent living. The community is represented by the North Central Florida Alliance for the Homeless and Hungry (NCFAHH), which is the Continuum of Care (CoC) for the following five counties: Alachua, Bradford, Gilchrist, Levy and Putnam. The mission of the NCFAHH is to make homeless within its service area rare, brief and non-recurring.

The City supports the NCFAHH and participates in its programs. The NCFAHH operates a coordinated entry system that matches available housing and services with homeless persons. Clients of agencies that participate in the coordinated entry system are briefly assessed (using an assessment tool known as the VI-SPDAT) to determine their vulnerability and chances for success in the available housing and service programs. To qualify for any funds from or through the City, agencies must participate in the coordinated entry system.

The coordinated entry system uses Diversion, Rental Assistance and Rapid Rehousing to minimize the period that people experience homelessness.

Agencies that participate in the coordinated entry system offer a variety of services including direct financial assistance, financial counseling, transportation, mental health counseling, job training, veteran's services and more. Those agencies that the City funds include the following: GRACE Marketplace, Alachua County Community Support Services, St. Francis House, and Family Promise.

The City is also involved in several projects to increase the number of affordable units and thereby increase access to affordable housing units. Those projects include both rehabilitation of existing units (both single-family and multiple family), and construction of new units. Some of those units are planned to be Permanent Supportive Housing. In addition, the City has adopted an ordinance that will make it illegal to discriminate in the provision of housing based on "lawful source of income." In other words, landlords will be prohibited from refusing to rent to people based solely on the fact that they intend to pay with Housing Choice Vouchers. The City believes that such an ordinance will work to eliminate the current situation where some vouchers are not used.

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.

Another of the City of Gainesville's strategies for preventing and reducing homelessness is to 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.

Another of the City of Gainesville's strategies is to support non-profit public services providers that offer public or private assistance to address housing, health, social services, employment, education, or youth needs.

Discussion

The City of Gainesville does address the priority and special services needs of persons who are homeless, elderly, at-risk youths, and those who are not homeless, but require supportive services. Special needs programs for the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with alcohol or other drug addictions), persons with HIV/AIDS and their families, and public housing residents are provided by the City, Alachua County, and through coordination with the CoC network of social service providers and non-profit agencies to assist in the provisions of these services.

All other discharged from public institutions are managed through the PHA and other public housing services.

AP-75 Barriers to Affordable Housing – 91.220(j)

Introduction:

Communities face various barriers to maintaining or increasing its supply of affordable housing. Primary amongst these barriers is land use development regulations, including zoning laws, density restrictions, and parking and set-back requirements. These regulations establish the rules for where and what kind of buildings can be built and are an important way for communities to lay out safety, aesthetic, and quality of life requirements. However, over the last several decades, local governments have built up a thick web of regulations that curtail developers, landowners, and residents from using their land the way they want and for its best use.

A review of Gainesville’s zoning ordinance was conducted during the development of the Analysis of Impediments to determine if the zoning and land use regulations limit or promote the production of affordable housing. It was determined that while the City of Gainesville’s zoning ordinances do not intentionally exclude or discriminate against individuals protected by the fair housing law, there are current policies that increase the cost of developing affordable housing or dis-incentivizes the development of lower income housing in high opportunity areas. Some government regulations may directly increase costs to builders and developers such as impact and connection fees which increase the cost of construction of a new single-family home by as much as 10% or more according to local developers.

High costs associated with housing production exacerbates the appeal to developers to build market rate housing. For affordable housing development to be desirable, local governments must provide financial incentives to the private sector. There are a variety of state and federal funding sources that can support affordable housing development (SHIP, SAIL, HOME, CDBG) but the funding for these programs has effectively declined over time and funding levels have not kept pace with growing costs and growing need.

There can also be additional institutional, physical, or social barriers to development and promotion of access to affordable housing. The following barriers may also 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.
- Affordable housing accessible to transit. Low-income households and individuals with disabilities are more likely to depend on public transportation as a means of mobility. A lack of affordable housing near public transportation hubs 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.

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 combat barriers to affordable housing, the City adopted an Affordable Housing Incentive Plan as part of their Local Housing Assistance Plan (LHAP). The LHAP is required to participate in the State Housing Initiatives Partnership (SHIP) program. The City also has an Affordable Housing Advisory Committee (AHAC) in relation to its SHIP program that must review policies and procedures, ordinances, land development regulations and the comprehensive plan policies established and adopted by the City Commission while making recommendations on specific actions to encourage or facilitate affordable housing. Gainesville's Affordable Housing Incentive Plan contains the following incentives: expedited permitting; ongoing review process; reservation of infrastructure capacity for housing for low- and very-low-income persons; preparation of an inventory of locally owned public lands suitable for affordable housing; support of affordable housing development near transportation hubs, major employment centers and mixed-use developments; allowance of accessory residential units in residential zoning districts; allowance of flexibility in densities for affordable housing; reduction of parking and setback requirements for affordable housing; allowance of flexible lot configurations, including zero lot line configurations, for affordable housing; and modification of tree mitigation requirements.

In 2020, a Blueprint for Affordable Housing – An Action Plan for the City of Gainesville, intended to implement and support programs, policies, and funding sources to support the City's vision of a city where renters and owners, at every income and ability level, stage of life, race and ethnicity, have access to safe and affordable housing now and into the future. That plan identifies the following three focus areas that successfully address housing affordability:

- Land use planning that is responsive to the need for affordable housing;
- Diverse and focused financial resources; and
- Government and nonprofit focus on long-term assurances and equitable (re)development.

To increase housing affordability in Gainesville, the plan provides the following three (3) strategies and thirteen (13) sub-strategies:

1. Diversify Funding Sources
 - a. Linkage Fees
 - b. Partnerships with Employers
 - c. Inventory Public, Institutional, and Otherwise Underutilized Land for Appropriateness for Housing Development
 - d. Continue Advocacy for SHIP

- e. Devote General Revenue
2. Increase Zoning Flexibility with a Focus on Accessory Dwelling Units
 - a. Facilitate the Increase of Accessory Dwelling Units
 - b. Allow More Housing Types and Sizes “By Right”
 - c. Provide Development Incentives and Waive or Reduce Fees for Affordable Housing
 - d. Expedite Review Processes Whenever Possible
 3. Increase Equity by Promoting Permanent Affordability
 - a. Support a Community Land Trust
 - b. Prioritizing Land for Permanent Affordability
 - c. Structuring Subsidy Sources for Permanent Affordability
 - d. Assign an Employee to Implement a Policy Review Process for Housing and Equity

Additionally, as part of the City’s recent Comprehensive Plan update, the City may examine a broad range of existing rules, regulations, ordinances, codes, policies, procedures, permits, fees and charges that could serve as barriers to the provision of affordable housing. The Comprehensive Plan controls many building and zoning regulations that impact the cost and development potential of land. As part of the community conversation about these plans, the City anticipates discussions about inclusionary and exclusionary incentives and regulations, community land trusts, linkage fees, public/private partnerships, housing trust funds, underutilized land inventories, and other strategies.

Further, the City will continue to implement various programs to assist low-and moderate-income households to obtain decent affordable housing. These programs will include homeowner repair, relocation assistance, new construction, down payment assistance, counseling and training, and other programs.

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 Gainesville Community Redevelopment Agency (GCRA), 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.

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 assessed 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.

To help increase access to affordable housing, the City retained a consultant to engage the community and develop a Housing Action Plan. After extensive research and community engagement, the Plan was presented to the City Commission on February 18, 2021. The Plan contains 13 recommendations, all of which fall within one the following three categories:

- Diversify Funding Sources
- Increase Zoning Flexibility
- Promote Permanent Affordability

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.

Another way in which the City promotes affordable housing is through the use of "ConnectFree" funds, which are generated locally, to subsidize water and sewer line connections for new affordable housing. These funds have also been used as a local match to leverage Low Income Housing Tax Credits for affordable housing projects (Deer Creek, a 62-unit new affordable rental housing project for seniors).

In addition, through the coordination of several City departments, the City plans to develop eleven (11) new homes within the Heartwood Subdivision to provide affordable housing for low-income, first-time homebuyers. The City also continues to donate surplus land to affordable housing developers to create and expand affordable homeownership and/or rental housing opportunities for low-income residents. More recently, through the reorganization of its departments, the City is considering developing infill housing in several neighborhoods, including Pleasant Street and Porters.

Activities proposed in the 2021-2022 Annual Action Plan demonstrate continued efforts to provide 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 of becoming homeless; and Supporting social service organizations to help make their services to low income families more affordable, thereby reducing the cost burden.

Activities planned for the year to assist low-income households are as follows: Homeowner Rehabilitation, Rehabilitation Administration, Roof Program, House Replacement, New Construction, Homebuyer Assistance, Mortgage Foreclosure Intervention (via SHIP Program), Homebuyer Counseling & Homeowner Counseling (via SHIP Program), Land Donation to a qualified nonprofit affordable housing

developer, and Temporary Relocation Program.

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 also consults with the Florida Department of Health in Alachua County to receive updates on lead-based paint compliance and regulations and data specifically focused on the Gainesville-Alachua County area.

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. The City also utilizes the informational resources provided by the Florida Department of Health - Alachua County. These online and subject matter expert resources provide valuable information on lead statistics (especially related to children) within the City and County.

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, homelessness prevention, 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 (HCD) serves as the lead entity in carrying out the Consolidated Plan along with various public, private, and non-profit agencies. The HCD Division works closely with the City Manager, Assistant City Manager, and City Commissioners to assure coordination in implementing programs. The City has developed sufficient capabilities for implementing and administering programs in house strengthening coordination between all agencies. Ongoing 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.

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 Sustainable Development - Planning Department, Economic Development and Innovation, Facilities Management, Florida Department of Health - Alachua County, Gainesville Regional Utilities, Office of Equity and Inclusion, Office of Strategic Planning, Parks, Recreation and Cultural Affairs, Public Works Department, and Regional Transit System.

Non-Profit Agencies

As subrecipients 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 program, elderly programs and special needs services. The City of Gainesville will continue to work with non-profit agencies in carrying out the Consolidated Plan strategies.

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:

Not Applicable

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	0
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.	0
3. The amount of surplus funds from urban renewal settlements	0
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	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

None - all projects conform to 92.205.

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:

HOME funds are utilized in the application of the City of Gainesville (the City) Comprehensive Housing Programs, which includes Down Payment Assistance (DPA), Major Homeowner Rehabilitation and the Rental Rehabilitation Programs. HOME funds are provided to eligible applicants as direct assistance.

The City uses the following recapture provisions in all HOME funded mortgages and liens. Direct Assistance is provided as a soft second, deferred payment, zero interest loan. The mortgage lien document includes a HOME affordability period requirement and HUD recapture language formula.

- All first-time homebuyers purchasing a property utilizing HOME DPA funds will receive direct purchase assistance. Buyers receiving direct assistance are required to sign a Note and Mortgage. The mortgage will be a recorded lien placed against the property with repayment due at the time of sale or maturity of the first mortgage lien. No resale provisions will apply. Affordability period will be based on the amount of direct assistance received by the buyer.
- The Down payment Assistance program restrictions on the property shall terminate upon foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD. To the extent that there are any proceeds from the foreclosure or other sale of the property by HUD remaining after the HUD insured loan is paid, the remaining net proceeds shall be paid to the City of Gainesville.
- The amount due to the Lender is limited to the net proceeds, if any. If the net proceeds are not sufficient to recapture the full amount of Down payment Assistance Program funding invested plus allow Buyers to recover the amount of Buyer's equity and capital improvement investment, including, but not limited to cases of foreclosure or deed-in-lieu of foreclosure, then the minimum HOME affordability will prevail.
- Net proceeds consist of the sales prices minus loan repayment, other Major Rehabilitation, Program closing costs and other related project costs. If the net proceeds of the sale are insufficient to fully satisfy the amounts owed, the City of Gainesville may not personally seek or obtain a deficiency judgment or any other recovery from the Borrower and/or Seller of the property. No resale provisions will apply.
- Recapture of the loan may be repaid to the Major Rehabilitation funding program based on the percentage of the financing provided to the project, as applicable. If there are no net proceeds, the City of Gainesville will receive no share of net proceeds. No resale provisions will apply. In the event of foreclosure or deed in lieu of foreclosure of Prior Security Deed or assignment of the first

mortgage to the Secretary of Housing and Urban Development, any provisions in the HOME mortgage or any provisions in any other collateral agreement restricting the use of the property or otherwise restricting the homeowner's ability to sell the property shall have no further force or effect. Any person (including his/her successors or assigns) receiving title to the property through a foreclosure or deed in lieu of foreclosure of a Prior Security Deed shall receive title to the Property free and clear from such restrictions. No resale provisions will apply. **NOTE:** See AD-26 Administration – Grantee Unique Appendices: City of Gainesville Recapture Policy

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:

The mortgage lien document includes a HOME affordability period requirement and HUD recapture language formula. All first-time homebuyers purchasing a property utilizing HOME DPA funds will receive direct purchase assistance. Buyers receiving direct assistance are required to sign a Note and Mortgage. The mortgage will be a recorded lien placed against the property with repayment due at the time of sale or maturity of the first mortgage lien. No resale provisions will apply. Affordability period will be based on the amount of direct assistance received by the buyer.

NOTE: See AD-26 Administration – Grantee Unique Appendices: City of Gainesville Recapture Policy

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:

Not Applicable

