

Draft – June 18, 2013 (Corrected June 24, 2013)

# Five-Year Consolidated Plan for CDBG and HOME Program Years 2013/2014 - 2017/2018 & Annual Action Plan for CDBG and HOME Program Year 2013/2014

For Submission to the U.S. Department of Housing & Urban Development



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## ES-05 Executive Summary

### INTRODUCTION

The City of Gainesville, Florida, has completed the planning process for the 2013/2014-2017/2018 Five-Year Consolidated Plan (Consolidated Plan) as required by the U.S. Department of Housing and Urban Development (HUD). The purpose of the Consolidated Plan is to identify goals, objectives and strategies for addressing housing and community development needs, including those of the homeless and other special populations. The Consolidated Plan guides the use of City resources to address these needs over a five-year period. In previous program years, the City received an annual allocation of approximately \$1.3 million in Community Development Block Grant (CDBG) funds and \$600,000 in HOME Investment Partnerships Program (HOME) funds. This amount totaled approximately \$9.5 million over the previous five-years. Due to Federal budget sequestration, the City is anticipating a 5% reduction in CDBG and HOME allocations over the next five-years.

The Consolidated Plan is developed in a manner specified by HUD, and the City has followed the prescribed format in completing the plan. The Consolidated Plan was developed using HUD and U.S. Census data for demographics and housing, input from neighborhood meetings and stakeholder interviews, and past program performance. During the planning process, the City conducted five stakeholder interviews, two neighborhood meetings and two public hearings with the City Commission. The purpose of this process was to receive citizen input on the current housing and community development needs of the City.

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. The citizen input was critical in developing the goals, objectives and strategies of this Consolidated Plan.

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This Consolidated Plan not only presents goals to address the priority needs of the City, but also to address the statutory goals established by Federal law:

## ***Decent Housing:***

- Assist homeless persons to obtain affordable housing
- Assist persons at risk of becoming homeless
- Retain affordable housing stock
- Increase the availability of affordable housing in standard condition to low- and moderate income families, particularly to economically disadvantaged persons (and without discrimination on the basis of race, creed, religion, color, age, sex, marital status, familial status, national origin, disability, gender identity or sexual orientation)
- Increase the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence
- Provide affordable housing that is accessible to job opportunities.

## ***A Suitable Living Environment:***

- Improve the safety and livability of neighborhoods Increase access to quality public and private facilities and services

## ***Expanded Economic Opportunities:***

- Job creation and retention for low income persons
- Availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices
- Empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing



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## SUMMARY OF THE OBJECTIVES AND OUTCOMES IDENTIFIED IN THE PLAN NEEDS ASSESSMENT OVERVIEW

### *Housing Needs*

The Housing topic is focused on the physical state of housing in the City of Gainesville and ways that federal and local resources can be used to address housing issues. Based on input and data received through an extensive public involvement process, the highest priorities identified by the public are:

- Quality affordable housing in locations proximate to essential amenities
- Land assembly and infrastructure to support affordable housing (e.g. shovel-ready sites)
- Elimination of perceived barriers to affordable housing (e.g. non-conforming lots, competition with student housing, etc.)
- Housing rehabilitation (housing rehabilitation and maintenance assistance, energy efficiency retrofits and utility bill assistance – both for homeowners and rental properties/landlords, accessibility retrofits, etc.)
- Historic preservation/restoration within low- and moderate-income neighborhoods
- Availability of rental housing/rental assistance – particularly for low- and very low-income renters
- Self-sufficiency training and case management for all populations (e.g. homeowners, renters and the homeless)
- Housing for non-homeless special needs populations (e.g. housing for veterans and accessibility retrofits for the elderly and disabled)

Considering these priorities, the following goals and objectives have recommended:

### GOAL #1:

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**Improve the location, supply and quality of affordable housing within City of Gainesville.**

### Objective 1:

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Provide additional affordable housing units through housing acquisition, recycling, rehabilitation and construction.

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## Objective 2:

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Provide additional housing units for renters earning less than 80% of area median income through rental unit rehabilitation and construction.

## Objective 3:

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Remove barriers to the provision of affordable housing.

## Objective 4:

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Reduce the possibility of net losses from the existing supply of public housing and other assisted units.

## GOAL #2:

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**Address the role of self-sufficiency in protecting and enhancing the condition of the City's housing stock and neighborhoods.**

## Objective 1:

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Promote affordable homeownership opportunities for low- and moderate income persons through homebuyer training opportunities and down-payment assistance.

## Objective 2:

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Help low- and moderate-income persons to reduce their energy costs through weatherization and energy conservation programs.

## Objective 3:

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Provide rental deposit assistance for low- and moderate-income persons.

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## ***Homeless Needs***

The Alachua County Coalition for the Homeless and Hungry (ACCHH) is designated as the lead agency for the North Central Florida Continuum of Care (CoC), which is tasked with addressing homelessness in the City of Gainesville. The North Central Florida CoC covers a five county area (Alachua, Bradford, Gilchrist, Levy and Putnam); however, most of the CoC's data collection and efforts are focused in Alachua, the most populated county. As the lead agency for the CoC, the ACCHH seeks to improve access to services that support housing stability and facilitate self-sufficiency. In addition, the ACCHH is responsible for advancing community-wide efforts, including the 10-Year Plan to End Homelessness and the Annual Point-In-Time (PIT) survey conducted by the CoC, which involves various partnering agencies. In developing priority homeless needs, City of Gainesville coordinated with the ACCHH and North Central Florida CoC, as well as the general public through stakeholder and neighborhood meetings.

Based on input and data received through an extensive public involvement process, the highest priorities identified by the public are:

- Self-sufficiency training and case management
- Access to healthcare and mental health counseling
- Employment and legal assistance (e.g. support and advocacy, particularly for veterans)
- Other homeless facilities (e.g. shelter options for individuals) and services for groups such as families, single-parents and children taking care of themselves

Considering these priorities, the following draft goals and objectives are recommended:

### **GOAL #1:**

**Prevent and reduce homelessness within the City of Gainesville.**

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## Objective 1:

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Provide services that promote self-sufficiency for the homeless or those at-risk of becoming homeless.

## Objective 2:

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Support programs that offer meals and emergency shelter facilities or shelter beds to the homeless.

## Objective 3:

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Support organizations that supply transitional or permanent supportive housing for the homeless.

### ***NON-HOUSING COMMUNITY DEVELOPMENT NEEDS***

Non-Housing Community Development is a broad category of spending that covers many types of public facilities and improvements such as roads, sewer improvements, water improvements, wastewater improvements, lighting, drainage, community centers, parks, and virtually any other public project that benefits low- or moderate-income neighborhoods.

Based on input and the data received through an extensive public involvement process, the highest priorities identified by the public are:

- Redevelopment on the “Eastside” of Gainesville, including infrastructure, streetscaping and sidewalks (e.g. destination-making, particularly toward University Avenue/Hawthorne Road Corridor)
- Historic preservation and community revitalization near “Downtown” Gainesville (e.g. projects that respect the historic integrity and affordability of low- and moderate-income neighborhoods while capitalizing on nearby economic growth)
- Collaboration with the Community Redevelopment Agency (CRA) regarding City-planned projects (e.g. synergy of investment)
- Coordination with City planned projects, including:
  - Public facilities (e.g. parks and recreation improvements in low- and moderate-income areas, trail connectivity, coordination with the Recreation and Parks Master Plan, and facilities and programs for seniors, youth and disabled populations)
  - Public improvements (e.g. sidewalks, ADA ramps, bus stops – particularly in low- and moderate-income areas – and stormwater projects)

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- City's Comprehensive Plan and Capital Improvements Element
- Public services (e.g. food/nutrition programs, afterschool care, etc.)

Considering these priorities, the following draft goals and objectives are recommended:

## GOAL #1:

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**Enhance 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.**

### Objective 1:

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Improve physical conditions within designated low- and moderate-income areas through code enforcement and blight elimination.

### Objective 2:

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Invest in public improvements within low- and moderate-income areas.

### Objective 3:

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Invest in public facilities that benefit low- and moderate-income areas or persons, or special needs populations.

### Objective 4:

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Support public services for low- and moderate-income persons.

### ***NON-HOMELESS SPECIAL NEEDS***

Non-Homeless Special Needs is a broad category that applies to any population that is presumed to be low to moderate income and in need of public services. The category covers a large population, including the mentally ill, developmentally disabled, elderly, and other groups. These specific services are often provided by non-profit agencies, usually in coordination with the City of Gainesville or Alachua County.

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Based on input and the data received through an extensive public involvement process, the highest priorities identified by the public are:

- Capacity to facilitate systems of care for all non-homeless special needs populations (e.g. need for a single portal to avoid duplicative steps and delayed service)
- Healthcare and mental health counseling for persons with mental, physical, or development disabilities and/or persons with alcohol and drug addictions
- Family safety and advocacy for both adults and children (e.g. collocated Family Safety Center)
- Youth and young adult services (e.g. educational programming, job skill training, and programs to prevent recidivism)
- Employment and legal assistance for veterans

Considering these priorities, the following draft goals and objectives are recommended:

## GOAL #1:

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

## Objective 1:

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Support programs that assist special needs populations with housing or accessibility improvements.

## Objective 2:

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Increase the supply of transitional housing for persons with special needs.

## Objective 3:

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Support programs that provide basic needs assistance (e.g. meals, healthcare, transportation, etc.) to persons with special needs.

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## Objective 4:

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Provide funding to agencies that offer case management, counseling, or self-sufficiency training to persons with special needs.

### EVALUATION OF PAST PERFORMANCE

The previous five years have shown significant progress in the City of Gainesville's efforts to implement HUD entitlement programs. The City is in compliance with HUD regulations and continues to deliver housing and community development services in an efficient manner.

The Housing and Community Development Division is a City agency which works to improve the quality of life for City residents and to revitalize neighborhoods by providing decent and safe affordable housing. The Housing and Community Development Division is in charge of implementing the CDBG and HOME programs.

The Housing and Community Development Division also offers an array of housing programs and services providing the foundation needed to aid in promoting homeownership and/or sustainable neighborhoods:

- Homeowner Rehabilitation (Roof, Major)
- Infill Housing
- New Construction
- Down Payment Assistance
- House Recycling
- Mortgage Foreclosure Prevention
- Homebuyer Education and Training
- Housing Counseling
- Connect Free Program
- Rental Construction
- Special Needs Housing
- Cold Night Shelter
- Community Grant Program

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Additionally, the City funds Code Enforcement and Public Works activities through the CDBG program, as follows:

## ***Code Enforcement***

Funds may be used to support code enforcement activities in low income areas and target areas in an effort to reduce slum/blight to stabilize neighborhoods, create a safe environment for residents, and preserve the City's affordable housing stock. This program includes all quality of life ordinance enforcement activities such as minimum housing codes; demolish unsafe, non-compliant structures, clean-up debris and weedy lots, and abandoned/junk vehicles. This initiative is part of the City's Strategic Plan, to improve the quality of life in its neighborhoods for the benefit of all residents.

## ***Public Works***

Funds may be used to implement programs to improve public facilities and infrastructure, ensure access for the mobility-impaired by addressing physical access barriers to public facilities, and support efforts to ensure that adequate access is provided for public transportation that serve a majority low-income population and those with special needs. This initiative is part of the City's Strategic Plan, Infrastructure and Transportation to invest in community infrastructure and continue to enhance the transportation network and systems.

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 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**

Comments and concerns raised during the citizen participation process were taken into consideration when developing the Consolidated Plan's goals, objectives and strategies. The Consolidated Plan is a collaborative process that involves interviews with stakeholders and meetings with the public to determine areas of need. As part of this process, the City sought to identify the priority needs and strategies to address those needs. Priority needs were identified based on available housing data, public input, stakeholder interviews, and neighborhood meetings, questionnaires and past program performance. In addition, the City consulted with the Affordable Housing Advisory Committee (AHAC),



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Citizen Advisory Committee on Community Development (CACCD), and the City Commission to identify priority needs and develop corresponding strategies.

## **SUMMARY OF PUBLIC COMMENTS**

Based on input and data received through an extensive citizen participation process, the following summarizes the public comments:

### ***Comments Regarding Housing Needs***

- Quality affordable housing in locations near essential amenities
- Land assembly and infrastructure to support affordable housing (e.g. shovel-ready sites)
- Elimination of perceived barriers to affordable housing (e.g. non-conforming lots, competition with student housing, etc.)
- Housing rehabilitation (e.g. housing rehabilitation and maintenance assistance, energy efficiency retrofits and utility bill assistance – both for homeowners and rental properties/landlords, accessibility retrofits, etc.)
- Historic preservation/restoration within low- and moderate-income neighborhoods
- Availability of rental housing/rental assistance, including smaller-sized or multi-family units, particularly for low- and very low-income renters
- Self-sufficiency training and case management for all populations (e.g. homeowners, renters and the homeless)
- Housing for non-homeless special needs populations (e.g. housing for veterans and accessibility retrofits for the elderly and disabled)

### ***Comments Regarding Homelessness Needs***

- Self-sufficiency training and case management
- Access to healthcare and mental health counseling
- Employment and legal assistance (e.g. support and advocacy, particularly for veterans)
- Other homeless facilities (e.g. shelter options for individuals) and services for groups such as families, single-parents and children taking care of themselves

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## ***Comments Regarding Non-Homeless Community Development Needs***

- Redevelopment on the “Eastside” of Gainesville, including infrastructure, streetscaping and sidewalks (e.g. destination-making, particularly toward University Avenue/Hawthorne Road Corridor)
- Historic preservation and community revitalization near “Downtown” Gainesville (e.g. projects that respect the historic integrity and affordability of low- and moderate-income neighborhoods while capitalizing on nearby economic growth)
- Collaboration with the Community Redevelopment Agency (CRA) regarding City-planned projects (e.g. synergy of investment)
- Coordination with City planned projects, including:
  - Public facilities (e.g. parks and recreation improvements in low- and moderate-income areas, trail connectivity, coordination with the Recreation and Parks Master Plan, and facilities and programs for seniors, youth and disabled populations)
  - Public improvements (e.g. sidewalks, ADA ramps, bus stops – particularly in low- and moderate-income areas – and stormwater projects)
  - City’s Comprehensive Plan and Capital Improvements Element
- Public services (e.g. food/nutrition programs, afterschool care, etc.)

## ***Comments Regarding Non-Homeless Special Needs***

- Capacity to facilitate systems of care for all non-homeless special needs populations (e.g. need for a single portal to avoid duplicative steps and delayed service)
- Healthcare and mental health counseling for persons with mental, physical, or development disabilities and/or persons with alcohol and drug addictions
- Family safety and advocacy for both adults and children (e.g. collocated Family Safety Center)
- Youth and young adult services (e.g. educational programming, job skill training, and programs to prevent recidivism)
- Employment and legal assistance for veterans

## **SUMMARY OF COMMENTS OR VIEWS NOT ACCEPTED AND THE REASONS FOR NOT ACCEPTING THEM**

Not Applicable.

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## PR-05 Lead & Responsible Agencies

### AGENCY/ENTITY RESPONSIBLE FOR PREPARING/ADMINISTERING THE CONSOLIDATED PLAN

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

**TABLE 1: RESPONSIBLE AGENCIES**

Agency Role	Name	Department/Agency
Lead Agency	CITY OF GAINESVILLE	Housing and Community Development Division

**Table 1 – Responsible Agencies**

### NARRATIVE

The City of Gainesville, Florida is the lead agency responsible for overseeing the development of the Five-Year Consolidated Plan and Annual Action Plan. The Housing and Community Development Division is the internal department that is responsible for the day-to-day administration of CDBG and HOME funding.

The development of the Consolidated Plan and Annual Action Plan was based on the previous Consolidated Plan and a number of other studies, plans and reports that have been prepared in recent years. Some of the primary documents included the City of Gainesville Comprehensive Plan and Land Development Regulations, City of Gainesville/Alachua County 10-Year Plan to End Homelessness, and Community Redevelopment Agency (CRA) Redevelopment Area Plans, among others.

To maximize citizen participation, staff along with a consultant (Wade Trim, Inc.) conducted outreach through a series of public notices, hearings, and meetings, as well as questionnaires and phone calls. As part of these efforts, low- and moderate-income residents, as well as service providers, were encouraged to provide input on the Consolidated Plan and Annual Action Plan.

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## CONSOLIDATED PLAN PUBLIC CONTACT INFORMATION

Inquiries, comments or complaints concerning the Consolidated Plan, any amendments, or performance reports, can be conveyed by contacting City staff at:

City of Gainesville

Housing and Community Development Division

306 N. E. 6th Street, Thomas Center "B", 2nd Floor, Room 245

Gainesville, Florida.

Telephone: (352) 334-5026

Fax at (352) 334-3166

Business hours: 7:00 a.m. – 6:00 p.m., Monday through Thursday.

Inquiries, comments or complaints on the programs may also be offered at the public hearings. Written responses to all written complaints may also be made to the Jacksonville Office of the U.S. Department of Housing and Urban Development (HUD) at the following address:

U.S. Department of Housing and Urban Development

Community Planning and Development Division

Charles Bennett Federal Building

400 W. Bay Street, Suite 1015

Jacksonville, FL 32202

Telephone: (904) 232-2627

Fax: (904) 232-3759

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## PR-10 Consultation

### **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**

Institutional coordination of the Consolidated Plan establishes a unified vision for community development. The City uses a collaborative process to shape various programs into effective, coordinated strategies. This process also facilitates the opportunity for planning and citizen participation to take place in a comprehensive context, attempting to reduce duplication of effort at the local level.

The City will execute this Consolidated Plan in harmony with public, private and nonprofit agencies. Nonprofit agencies 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 businesses. The City works closely with its partners to design programs that address identified needs.

**Table 2** outlines the types of agencies and organizations consulted throughout the program year and during the development of the City of Gainesville Consolidated Plan and Annual Action Plan.

Organizations consulted included the Gainesville Housing Authority, Alachua County Coalition for the Homeless and Hungry, Center for Independent Living, and Meridian Behavioral Health Care, among others.

### **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 coordinated with the Alachua County Coalition for the Homeless and Hungry through stakeholder interviews, phone calls, review of the City of Gainesville/Alachua County 10-Year Plan to End Homelessness and point-in-time (PIT) homeless counts. This consultation was pivotal in preparing the Needs Assessment and Strategic Plan components of the Consolidated Plan.

In addition, through stakeholder interviews and review of the most recent Public Housing Authority Plan, the Gainesville Housing Authority also offered pivotal input in preparing the Needs Assessment and Strategic Plan components of the Consolidated Plan.

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**DESCRIBE CONSULTATION WITH THE CONTINUUM(S) OF CARE THAT SERVES THE JURISDICTION'S AREA IN DETERMINING HOW TO ALLOCATE ESG FUNDS, DEVELOP PERFORMANCE STANDARDS AND EVALUATE OUTCOMES, AND DEVELOP FUNDING, POLICIES AND PROCEDURES FOR THE ADMINISTRATION OF HMIS.**

The City of Gainesville does not receive or administer an Emergency Shelter Grant (ESG). Consultation with the Continuum of Care included stakeholder meetings at which the Alachua Coalition for the Homeless and Hungry (ACCHH) was in attendance. The ACCHH, as part of the North Central Florida Continuum of Care (CoC) assists in the operation and administration of the region's Homeless Management Information System (HMIS).

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**TABLE 2: AGENCIES, GROUPS, ORGANIZATIONS AND OTHERS WHO PARTICIPATED IN THE PROCESS AND CONSULTATIONS**

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Habitat for Humanity	Housing	Housing Needs Assessment/ Strategic Plan	Stakeholder Interview/Meeting
Alachua County Coalition for the Homeless and Hungry	Housing	Housing Needs Assessment/ Strategic Plan	Stakeholder Interview/Meeting
Center for Independent Living	Housing	Housing Needs Assessment/ Strategic Plan	Stakeholder Interview/Meeting
Gainesville Housing Authority	Public Housing Authority	Housing Needs Assessment/ Strategic Plan	Stakeholder Interview/Meeting
Trimark	Economic Development/Developer	Community Development Needs/Strategic Plan	Stakeholder Interview/Meeting
Gainesville Community Redevelopment Agency	Economic Development	Community Development Needs/Strategic Plan	Stakeholder Interview/Meeting
Department of Public Works	Community Development	Community Development Needs/Strategic Plan	Stakeholder Interview/Meeting
Gainesville Regional Utilities	Community Development	Community Development Needs/Strategic Plan	Stakeholder Interview/Meeting
Parks and Recreation Department	Community Development	Community Development Needs/Strategic Plan	Stakeholder Interview/Meeting
Planning and Development Services	Community Development	Community Development Needs/Strategic Plan	Stakeholder Interview/Meeting
Code Enforcement	Community Development	Community Development Needs/Strategic Plan	Stakeholder Interview/Meeting
Three Rivers Legal	Public Services	Homeless Needs/Non-Homeless Special Needs/Strategic Plan	Stakeholder Interview/Meeting
No Limit Outreach Foundation	Public Services	Homeless Needs/Non-Homeless Special Needs/Strategic Plan	Stakeholder Interview/Meeting
Early Learning Coalition of Alachua County	Public Services	Homeless Needs/Non-Homeless Special Needs/Strategic Plan	Stakeholder Interview/Meeting
Meridian Behavioral Healthcare	Public Services	Homeless Needs/Non-Homeless Special Needs/Strategic Plan	Stakeholder Interview/Meeting
Child Advocacy Center	Public Services	Homeless Needs/Non-Homeless Special Needs/Strategic Plan	Stakeholder Interview/Meeting

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Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Helping Hands Clinic	Public Services	Homeless Needs/Non-Homeless Special Needs/Strategic Plan	Stakeholder Interview/Meeting
Affordable Housing Advisory Committee	Advisory Committee	Housing Needs Assessment/ Strategic Plan	Stakeholder Interview/Meeting
Citizen Advisory Committee for Community Development	Advisory Committee	Needs Assessments/ Strategic Plan	Stakeholder Interview/Meeting
Southeast Gainesville Community Group	Neighborhood Group	Needs Assessments/ Strategic Plan	Workshop
Downtown Gainesville Community Group	Neighborhood Group	Needs Assessments/ Strategic Plan	Workshop
Gainesville City Commission	Elected Officials	Needs Assessments/ Strategic Plan	Public Hearing

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

## IDENTIFY ANY AGENCY TYPES NOT CONSULTED AND PROVIDE RATIONALE FOR NOT CONSULTING

Not applicable.

## DESCRIBE COOPERATION AND COORDINATION WITH OTHER PUBLIC ENTITIES, INCLUDING THE STATE AND ANY ADJACENT UNITS OF GENERAL LOCAL GOVERNMENT, IN THE IMPLEMENTATION OF THE CONSOLIDATED PLAN (91.215(L))

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

At a minimum, implicit in these goals is the City’s commitment to providing coordinated community, housing and supportive services to its low-income residents. These services are provided through partnerships with government and quasi-government agencies, as well as respective planning efforts as shown in **Table 3(A)**. The City of Gainesville will continue to encourage building partnerships between governments, lenders, builders, developers, real estate professionals, and advocates for low-income



# ATTACHMENT A

persons. The City of Gainesville will continue to work with the building industry, banking industry, real estate industry, social service providers and other community groups to promote the development of affordable housing and related housing services.

Many of the programs and activities that will be carried out by the City during the next five (5) years will involve coordination with a number of agencies and organizations. Some, but not all, of those agencies are listed in **Table 3(B)**, along with a description of the type of coordination that will take place.

**TABLE 3(A): 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?
City of Gainesville/Alachua County 10-Year Plan to End Homelessness	City of Gainesville/Alachua County	Homelessness
Gainesville Housing Authority Five-Year and Annual Plan	Gainesville Housing Authority	Housing; Non-Homeless Special Needs
City of Gainesville Comprehensive Plan	City of Gainesville	Community Development
Gainesville CRA Area Plans (Fifth Avenue/Pleasant Street, Downtown, Eastside, College Park/University Heights)	Gainesville Community Redevelopment Agency	Community Development
Parks, Recreation and Cultural Affairs Master Plan	City of Gainesville	Community Development; Non-Homeless Special Needs
Eastside Plan, "Plan East Gainesville"	Gainesville Metropolitan Transportation Planning Organization	Community Development
Southeast Gainesville Renaissance Initiative (SEGRI)	City of Gainesville	Community Development

**Table 3(A) – Other local / regional / federal planning efforts**

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**TABLE 3(B): OTHER CONSULTATIONS & COORDINATION**

Organization/Agency	Coordination
Alachua County Social Services	Assist in the coordination of the Office on Homelessness, implementation of the Cold Night Shelter Program and other City/County social services initiatives.
Alachua County Growth Management Department	Assist in the coordination of City/County housing programs such as the Downpayment Assistance Program, including facilitating the homebuyer education and training program.
State of Florida Housing Finance Corporation	The City will administer the State Housing Initiatives Partnership (SHIP) program, as funding is appropriated. Includes wide range of affordable housing programs to assist very low, low and moderate-income households.
Gainesville Housing Authority	Support requests for HUD funds to rehabilitate and improve the public housing and Section 8 New Construction housing stock.
Alachua County Housing Authority	Support requests for HUD funds to rehabilitate and improve the public housing and Section 8 New Construction housing stock.
City of Gainesville Planning and Development Services Department	Coordinate efforts to reduce barriers to affordable housing
City of Gainesville Code Enforcement Division	Collaborate with City planned projects (e.g. code enforcement initiatives)
City of Gainesville Equal Opportunity Department	Coordinate fair housing training and programs.
City of Gainesville Public Works Department	Collaborate with City planned projects (e.g. public facilities improvements)
City of Gainesville Parks, Recreation and Cultural Affairs Department	Collaborate with City planned projects (e.g. public facilities improvements)
Gainesville Community Redevelopment Agency	Collaborate with City planned projects in (e.g. synergy of investment)
Gainesville-Alachua County Realtors Association	Assist in promoting and improving affordable homeownership for low to moderate-income first time homebuyers.
Local Lending Institutions	Assist in promoting affordable homeownership for low and moderate-income first time homebuyers.
Gainesville Builders Association	Assist in improving the location, supply and quality of affordable housing.
North Central Florida Continuum of Care (CoC)	Coordinate with the CoC relative to training, programs and activities related to homelessness and housing to improve communication between service providers. The City will assist the CoC in preparation of HUD's CoC application. A City representative also serves on the CoC work group committee.

**Table 3(B) – Other Consultations & Coordination**

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## PR-15 Citizen Participation

### SUMMARY OF CITIZEN PARTICIPATION PROCESS/EFFORTS MADE TO BROADEN CITIZEN PARTICIPATION

The development of the Consolidated Plan requires extensive citizen participation. For the 2013/2014 – 2017/2018 Consolidated Plan, the City of Gainesville, Florida underwent an in depth citizen participation process. HUD requires local jurisdictions to provide for citizen participation which encourages the development of the Consolidated Plan in cooperation with residents from every walk of life. In particular, HUD believes it is important to obtain the views of residents who live in CDBG Target Areas, as well as service providers who deliver services to low income and special needs residents.

The following section describes the public participation process that was completed for the City of Gainesville, Florida 2013/2014 – 2017/2018 Consolidated Plan. A summary of the public participation process is shown in **Table 4**.

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**TABLE 4: CITIZEN PARTICIPATION OUTREACH**

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Public Meeting #1	Non-Targeted/Broad Community	Fourteen (14) Attendees	Home Rehabilitation, Community Centers, Rental Housing/Rental Assistance, Blight Elimination, Homeless Services, Youth and Young Adult Services, Historic Preservation/ Restoration		
Public Meeting #2	Non-Targeted/Broad Community	One (1) Attendee	Economic Development; Business Start-Ups and Job Creation, Infrastructure Improvements; Sidewalks and Streets, Historic Preservation & Community Revitalization; Respecting the Integrity of Historic Communities while Benefiting from Nearby Economic Growth and Opportunities, Youth and Young Adult Services; Including Educational Programming and Job Opportunities		
Stakeholder Interview – Housing Agencies	Other, Housing Agencies	Eight (8) Attendees	Quality affordable housing in locations proximate to essential amenities, Land assembly and infrastructure to support affordable housing development, Self-sufficiency training and case management for all populations (home owners, renters and the homeless), Housing for non-homeless needs populations (veterans and accessibility retrofits for the elderly and disabled), Elimination of perceived barriers to affordable housing		
Stakeholder Interview – Economic Development	Other, Economic Development Initiatives	Three (3) Attendees	Façade Improvements, Infrastructure, Streetscaping and Public Works Investment (Destination-Making), Collaboration with the Community Redevelopment Agency (CRA) (Synergy), Eastside Redevelopment and Infill Projects, Incentivizing Developers to Take Risks on Affordable and Workforce Housing		

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Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
Stakeholder Interview – City Departments	Other, City Departments	Seven (7) Attendees	Code Enforcement (staffing and demolition), Community Development, including: Public infrastructure (accessibility and stormwater), Improved planning coordination, Economic development activities, Public facilities (accessibility, park improvements and facilities/programs for non-homeless special needs populations)		
Stakeholder Interview – Public Services	Other, Public Service Providers	Eight (8) Attendees	Healthcare and Mental Health Counseling, Family Safety and Advocacy, Employment and Legal Assistance, Capacity to Facilitate Systems of Care		
Public Hearing #1	Non-Targeted/Broad Community	Public Hearing w/City Commission			
Stakeholder Interview – Advisory Committees	Other, CACCD and AHAC (Advisory Committees)	Ten (10) Attendees	Programs for elderly homeowner maintenance/rehabilitation, Code enforcement/blight elimination, particularly for heirs properties, Preservation of affordable housing and significant loss of multi-family for extremely low income populations, Utility bill assistance, Homelessness (vacant lots / “tent city”), Capacity to administer and case management/ supportive services for homeless, veterans and mentally ill, Leveraging and partnerships for improved funding		
Publication of the Plan	Non-Targeted/Broad Community				
Citizen Comment Period	Non-Targeted/Broad Community				
Public Hearing #2	Non-Targeted/Broad Community	Public Hearing w/City Commission			

**Table 4 – Citizen Participation Outreach**

# ATTACHMENT A

## STAKEHOLDER INTERVIEWS

### *Housing Stakeholders*

On March 14, 2013, the City conducted a stakeholder meeting at the Eastside Community Center at 2841 East University Avenue. Approximately eight individuals representing housing interests attended the meeting. Organizations represented included but were not limited to:

- Alachua Habitat for Humanity
- Alachua Coalition for the Homeless and Hungry
- Center for Independent Living
- Gainesville Housing Authority
- City of Gainesville

In an effort to provide an environment that would allow for all attendees to be heard, a three tier approach was conducted. The first was to present an educational PowerPoint which provided background on the purpose of drafting a Consolidated Plan, which activities and areas are eligible for HUD funding, and the schedule that City of Gainesville will follow to adopt the Consolidated Plan in 2013. The second was a questionnaire asking participants about their experiences working with City of Gainesville to administer HUD funds both in the past and present. The third was an open discussion where participants were asked to discuss issues and concerns publicly.

Although there are many issues that the housing stakeholders felt are important, there are a few needs that were stressed throughout the meeting as being of the highest priority:

- Quality affordable housing in locations proximate to essential amenities
- Land assembly and infrastructure to support affordable housing development
- Self-sufficiency training and case management for all populations (home owners, renters and the homeless)
- Housing for non-homeless needs populations (veterans and accessibility retrofits for the elderly and disabled)
- Elimination of perceived barriers to affordable housing

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## ***Economic/Community Development Stakeholders***

On March 14, 2013, the City conducted a stakeholder meeting at the Thomas Center on NE 6th Avenue. Approximately three individuals representing economic development interests attended the meeting. Organizations represented included but were not limited to:

- Trimark
- City of Gainesville
- Gainesville Community Redevelopment Agency (CRA)

In an effort to provide an environment that would allow for all attendees to be heard, a three tier approach was conducted. The first was to present an educational PowerPoint which provided background on the purpose of drafting a Consolidated Plan, which activities and areas are eligible for HUD funding, and the schedule that City of Gainesville will follow to adopt the Consolidated Plan in 2013. The second was a questionnaire asking participants about their experiences working with City of Gainesville to administer HUD funds both in the past and present. The third was an open discussion where participants were asked to discuss issues and concerns publicly.

Although there are many issues that the Economic/Community Development stakeholders felt are important, there are a few items that were stressed throughout the meeting as being of the highest priority:

- Façade Improvements
- Infrastructure, Streetscaping and Public Works Investment (Destination-Making)
- Collaboration with the Community Redevelopment Agency (CRA) (Synergy)
- Eastside Redevelopment and Infill Projects
- Incentivizing Developers to Take Risks on Affordable and Workforce Housing

## ***City Departments***

On March 18, 2013, the City conducted a stakeholder meeting at the Thomas Center on NE 6th Avenue. Approximately seven individuals representing City departments attended the meeting. City departments represented included but were not limited to:

- Public Works
- Gainesville Regional Utilities – Energy and Business Service
- Parks, Recreation and Community Affairs

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- Planning and Development Services
- Code Enforcement

In an effort to provide an environment that would allow for all attendees to be heard, a three tier approach was conducted. The first was to present an educational PowerPoint which provided background on the purpose of drafting a Consolidated Plan, which activities and areas are eligible for HUD funding, and the schedule that City of Gainesville will follow to adopt the Consolidated Plan in 2013. The second was a questionnaire asking participants about their experiences working with City of Gainesville to administer HUD funds both in the past and present. The third was an open discussion where participants were asked to discuss issues and concerns publicly.

Although there are many issues that the City departments felt are important, there are a few needs that were stressed throughout the meeting as being of the highest priority:

- Code Enforcement (staffing and demolition)
- Community Development, including:
  - Public infrastructure (accessibility and stormwater)
  - Improved planning coordination
  - Economic development activities
  - Public facilities (accessibility, park improvements and facilities/programs for non-homeless special needs populations)

## ***Social/Public Service Providers***

On March 18, 2013, the City conducted a stakeholder meeting at the Thomas Center, 302 NE 6th Avenue at Spanish Court. Approximately eight individuals representing social and public service interests attended the meeting. Organizations represented included but were not limited to:

- Three Rivers Legal
- No Limit Outreach Foundation
- Early Learning Coalition of Alachua County
- Meridian Behavioral Healthcare
- Child Advocacy Center
- Helping Hands Clinic



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In an effort to provide an environment that would allow for all attendees to be heard a three tier approach was conducted. The first was to present an educational PowerPoint which provided background on the purpose of drafting a Consolidated Plan, which activities and areas are eligible for HUD funding, and the schedule that City of Gainesville will follow to adopt the Consolidated Plan in 2013. The second was a questionnaire asking participants about their experiences working with City of Gainesville to administer HUD funds both in the past and present. The third was an open discussion where participants were asked to discuss issues and concerns publicly.

Although there are many issues that the Social/Public Service Providers stakeholders felt are important, there are a few items that were stressed throughout the meeting as being of the highest priority:

- Healthcare and Mental Health Counseling
- Family Safety and Advocacy
- Employment and Legal Assistance
- Capacity to Facilitate Systems of Care

### ***Joint Advisory Committee Meeting***

On April 23, 2013, the City conducted a stakeholder meeting at Gainesville City Hall, 200 East University Avenue, Room 17. Approximately ten individuals representing two separate City advisory committees attended the meeting. Advisory committees represented included:

- Affordable Housing Advisory Committee (AHAC)
- Citizen Advisory Committee for Community Development (CACCD)

In an effort to provide an environment that would allow for all attendees to be heard, a three tier approach was conducted. The first was to present an educational PowerPoint which provided background on the purpose of drafting a Consolidated Plan, which activities and area are eligible for HUD funding, and the schedule that City of Gainesville will follow to adopt the Consolidated Plan in 2013. The second was a questionnaire asking participants about their experiences working with City of Gainesville to administer HUD funds both in the past and present. The third was an open discussion where participants were asked to discuss issues and concerns publicly.

Although there are many issues that the advisory committees felt are important, there are a few needs that were stressed throughout the meeting as being of the highest priority:

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- Programs for elderly homeowner maintenance/rehabilitation
- Code enforcement/blight elimination, particularly for heirs properties
- Preservation of affordable housing and significant loss of multi-family for extremely low income populations
- Utility bill assistance
- Homelessness (vacant lots / “tent city”)
- Capacity to administer and case management/supportive services for homeless, veterans and mentally ill
- Leveraging and partnerships for improved funding

## NEIGHBORHOOD/COMMUNITY MEETINGS

### *Southeast Gainesville Community Meeting*

On March 14, 2013, the City conducted a community meeting at Williams Elementary School on SE 7th Avenue. Approximately fourteen individuals representing neighborhood or community interests attended the meeting. Neighborhoods and organizations represented included but were not limited to:

- Carol Estates
- Lincoln Estates
- Spring Hill
- Santa Fe College
- No Limit Outreach Foundation

In an effort to provide an environment that would allow for all attendees to be heard, a three tier approach was conducted. The first was to present an educational PowerPoint which provided background on the purpose of drafting a Consolidated Plan, which activities and areas are eligible for HUD funding, and the schedule that City of Gainesville will follow to adopt the Consolidated Plan in 2013. The second was a questionnaire asking participants about their experiences working with City of Gainesville to administer HUD funds both in the past and present. The third was an open discussion where participants were asked to discuss issues and concerns publicly.

Although there are many issues that the community felt are important, there are a few needs that were stressed throughout the meeting as being of the highest priority:

- Home Rehabilitation

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- Community Centers
- Rental Housing/Rental Assistance
- Blight Elimination
- Homeless Services
- Youth and Young Adult Services
- Historic Preservation/Restoration

## ***Downtown Gainesville Community Meeting***

On March 28, 2013, the City conducted a community meeting at City Hall on East University Avenue. One individual representing the Porters Community neighborhood attended the meeting.

In an effort to provide an environment that would allow for all attendees to be heard, a three tier approach was conducted. The first was to present an educational PowerPoint which provided background on the purpose of drafting a Consolidated Plan, which activities and areas are eligible for HUD funding, and the schedule that City of Gainesville will follow to adopt the Consolidated Plan in 2013. The second was a questionnaire asking the participant about his/her experience working with City of Gainesville to administer HUD funds both in the past and present. The third was an open discussion where the participant was asked to discuss issues and concerns with the staff.

Although there are many issues that the community felt are important, there are a few needs that were stressed throughout the meeting as being of the highest priority:

- Economic Development; Business Start-Ups and Job Creation
- Infrastructure Improvements; Sidewalks and Streets
- Historic Preservation & Community Revitalization; Respecting the Integrity of Historic Communities while Benefiting from Nearby Economic Growth and Opportunities
- Youth and Young Adult Services; Including Educational Programming and Job Opportunities

## **PUBLIC HEARINGS**

On April 4, 2013 and July 18, 2013 the City conducted Public Hearings before the City Commission at City Hall on East University Avenue. Comments from the Public Hearings can be viewed in the Appendix of this report.

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## **SUMMARIZE CITIZEN PARTICIPATION PROCESS AND HOW IT IMPACTED GOAL-SETTING**

Comments and concerns raised during the citizen participation process were taken into consideration when developing the Consolidated Plan's goals, objectives and strategies. The Consolidated Plan is a collaborative process that involves interviews with stakeholders and meetings with the public to determine areas of need. As part of this process, the City sought to identify the priority needs and strategies to address those needs. Priority needs were identified based on available housing data, public input, stakeholder interviews, and neighborhood meetings, questionnaires and past program performance. In addition, the City consulted with the Affordable Housing Advisory Committee (AHAC), Citizen Advisory Committee on Community Development (CACCD), and the City Commission to identify priority needs and develop corresponding strategies. Complete summaries of the meetings are included in the Appendix to this document.

### ***Housing Strategy***

Housing strategies were determined by using housing data provided by HUD and the U.S. Census Bureau. Customized HUD data is available to help communities evaluate housing and homeless needs. Complete summaries of this data are available in the Needs Assessment and Market Analysis section, as the Appendix to this document.

In addition, the City has a long and successful history of administering numerous housing programs and meeting housing needs. Several housing programs, particularly housing rehabilitation activities, have been underway for many years and provide good value to the community. In general, housing programs receive emphasis in the City of Gainesville due to the large, ongoing need for housing services.

### ***Homeless Strategy***

Homeless strategies were developed in several ways. First, the City worked closely with the Alachua County Coalition for the Homeless and Hungry (ACCHH) to obtain the latest point-in-time counts of the homeless population. The ACCHH is the lead agency for homeless services and represents agencies that implement homeless services. The City also utilized data from HUD that details homelessness. Finally, the City met with service providers to determine what assistance was most needed and to identify gaps in existing services.

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## ***Community Development Strategy***

Community Development strategies were determined through questionnaires, community meetings, meetings with staff and advisory committees, and review of current planning activities. In particular, the City has adopted several CRA Redevelopment Area Plans that outline community development effort within the City of Gainesville. The City is working to leverage CRA planning efforts with funding opportunities where possible.

## ***Non-Housing Special Needs***

Non-Housing Special Needs were determined through meetings with service providers, City staff, HUD data and questionnaires. As with the homeless and housing areas, HUD and the Census provide data on Special Needs populations. In addition, there are service providers that are knowledgeable about Special Needs populations and were able to provide valuable information.



## NA-05 Overview

### NEEDS ASSESSMENT OVERVIEW

The Consolidated Plan Needs Assessment is a look at the City of Gainesville’s communitywide needs for housing and community development. The Comprehensive Housing Affordability Strategy (CHAS) 2000 Data Book (data accessed March 2013), along with U.S. Census and American Community Survey data, was used to complete much of the Needs Assessment section of the Consolidated Plan. Consultation with the local Public Housing Authority Plan and other City documents were also considered.

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

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

AMI is based on the 2013 HUD Income Limits Documentation System which became effective on December 11, 2012. The HUD 2013 income limits for Alachua County are outlined in **Table 5(A)**.

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**TABLE 5(A): 2013 HUD INCOME LIMITS**

FY 2013 Income Limit Area	Median Income	FY 2013 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Alachua County	\$64,000	Extremely Low (30%) Income Limits	\$12,250	\$14,000	\$15,750	\$17,500	\$18,900	\$20,300	\$21,700	\$23,100
		Low (50%) Income Limits	\$20,450	\$23,350	\$26,250	\$29,150	\$31,500	\$33,850	\$36,150	\$38,500
		Moderate (80%) Income Limits	\$32,700	\$37,350	\$42,000	\$46,650	\$50,400	\$54,150	\$57,850	\$61,600
		Middle (120%) Income Limits	\$48,950	\$55,950	\$62,950	\$69,950	\$75,550	\$81,150	\$86,750	\$92,350

Effective December 11, 2012

**Table 5(A) – 2013 HUD Income Limits**

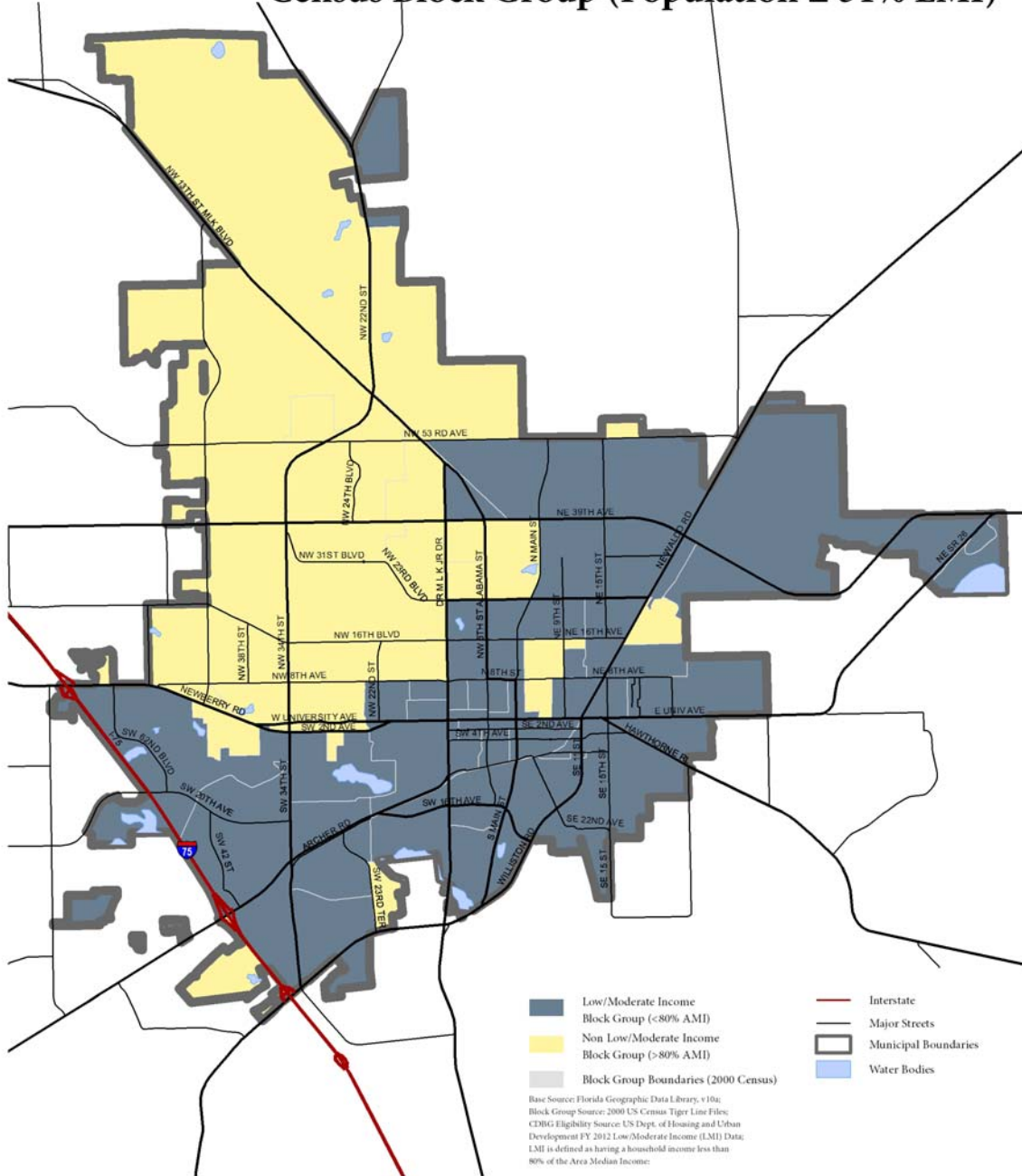
**Map 1** shows the Census block groups where 51 percent or more of the population is within the low- or moderate-income limit categories. Nearly half of the geographic area of the City of Gainesville falls within these categories, and the majority of the low- and moderate-income block groups are located south of University Avenue and east of NW 13<sup>th</sup> Street.

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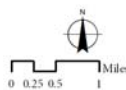
MAP 1



## Low and Moderate Income by Census Block Group (Population ≥ 51% LMI)



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 8745 Henderson Road  
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 Tampa, FL 33634  
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**City of Gainesville**  
**CONSOLIDATED PLAN**

2014-2018



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## NA-10 Housing Needs Assessment

### SUMMARY OF HOUSING NEEDS

The Consolidated Plan Housing Needs Assessment is a look at the City of Gainesville's needs for housing assistance throughout the community. The data provide an estimated number and type of families in need of housing assistance by income levels, tenure type, household type, and by housing problem (costs burdened, severely cost burdened, substandard housing, overcrowding, or geographic concentration of racial/ethnic groups). This section also integrates needs determined from consultation and public outreach. It includes the following sections:

1. Summary of Housing Needs
2. Demographics
3. Number of Households
4. Housing Problems 1
5. Housing Problems 2
6. Costs Burden >30%
7. Costs Burden >50%
8. Crowding Table (More than One Person Per Room)
9. Additional Housing Needs Narrative

This section of the Consolidated Plan details the characteristics of the City of Gainesville's households and housing stock.

#### ***Demographics***

**Table 5(B)** displays the population, number of households, median income for the base year and most recent year, and calculates the percentage of change. This data indicates an overall population increase from 100,522 in the year 2000 to 124,597 in the 2007-2011 American Community Survey (ACS), a 24% increase in population.

In addition, the number of households increased by 5,543 households from 42,842 to 48,385. This reveals a 13% increase in the number of households in the City of Gainesville.

**Table 5(B)** also identifies an increase in the median income within the City of Gainesville. The median income increased \$2,788 (10%) from \$28,164 to \$30,952.

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**TABLE 5(B): HOUSING NEEDS ASSESSMENT DEMOGRAPHICS**

	Base Year 2000	Most Recent Years 2007-2011 ACS	Percent Change
Population	100,522	124,597	24%
Households	42,842	48,385	13%
Median Income	\$28,164	\$30,952	10%

**Table 5(B) – Housing Needs Assessment Demographics**

**Data Source:** *Source: HUD IDIS Output, March 2013: 2007-2011 ACS Data  
2000 Census (Base Year)  
2007-2011 ACS (Most Recent Year)*

## NUMBER OF HOUSEHOLDS AND TYPES

**Table 6** provides the number and type of households by HUD Adjusted Median Family Income (HAMFI). The Default Data Source is the 2010 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

The largest number of households are in the greater than 100% HAMFI group with 14,594 households. The second largest group is the 0-30% HAMFI group (12,705). This means that approximately 27% of all households in the City of Gainesville are below 30% of HAMFI.

Small family households are households that have a family with two to four members. The largest number of small family households reside in the >80-100% HAMFI group (7,955). The remaining income groups have an even distribution of the number of small family households.

Large family households are households with families with five or more members. Again, the largest number of large family households reside in the >80-100% HAMFI group (725). Among the income groups below 80% HAMFI, there is an even distribution of large family households.

**Table 6** also provides data on households that contain at least one person considered to be elderly. The data suggest that among income groups, there is an even distribution of households containing a person over the age of 62. The largest number is within the higher income households that are >100% HAMFI (3,655). Households between 30% and 50% HAMFI contain the largest number of households (825) with a person 75 years or older.

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Finally, data provided in **Table 6** illustrates the number of households with one or more children 6 years old or younger. Among the household income groups identified, the largest number of children 6 years or younger reside in homes above 80% HAMFI (2,240). The second largest number of households with children 6 years old or younger is within the 0-30% HAMFI group (1,415).

**TABLE 6: TOTAL HOUSEHOLDS TABLE**

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	12,705	7,680	7,140	3,905	14,594
Small Family Households *	2,310	1,650	1,735	7,955	N/A
Large Family Households *	220	225	295	725	N/A
Household contains at least one person 62-74 years of age	605	805	740	240	2,200
Household contains at least one person age 75 or older	535	825	550	480	1,455
Households with one or more children 6 years old or younger *	1,415	805	675	2,240	N/A

\* the highest income category for these family types is >80% HAMFI

**Table 6 – Total Households Table**

Data Source: HUD IDIS Output, March 2013: 2005-2009 CHAS

## HOUSING NEEDS SUMMARY TABLES FOR SEVERAL TYPES OF HOUSING PROBLEMS

### *Housing Problems 1*

**Table 7** displays the number of households with housing problems by tenure and HUD Adjusted Median Family Income (HAMFI) according to the 2010 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As defined by HUD, housing problems include:

- Substandard housing lacking complete plumbing facilities
- Substandard housing lacking complete kitchen facilities
- Overcrowded households with 1.01 to 1.5 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms
- Households with housing cost burden greater than 30% of income

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As shown in **Table 7**, among the “housing problem” categories, households within Gainesville are most commonly impacted by severe housing cost burden (greater than 50% of income) and housing cost burden (greater than 30% of income).

The first housing problem, substandard housing, is defined as a household without hot and cold piped water, a flush toilet and a bathtub or shower, and kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator. **Table 7** identifies 430 renter households who live in substandard housing and 115 owner households.

The second housing problem identified is households living in overcrowded conditions. There are two forms of overcrowding defined by HUD and identified in **Table 7**:

1. Severely overcrowded is defined as a household having complete kitchens and bathrooms but housing more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
2. Overcrowded is defined as a household having complete kitchens and bathrooms but housing more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms

As shown in **Table 7**, 505 renter households are experiencing some form of overcrowding while 60 owner occupied households are experiencing some form of overcrowding.

The final housing problem identified is cost burden. Cost burden is a fraction of a household’s total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities. Cost burden is broken into two categories based on severity:

- Severe housing cost burden greater than 50% of income
- Housing cost burden greater than 30% of income

As shown in **Table 7**, regardless of renter or owner tenure, households within the 0%-30% AMI group are experiencing higher rates of cost burden than those households with higher incomes. Over 2,115 renters are experiencing a cost burden greater than 30% of income and 2,500 are burdened greater than 50% of income.

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Overall, 20,615 households in the City of Gainesville are experiencing a cost burden greater than 30% of income with 13,220 of those households experiencing a cost burden greater than 50% of income.

Renters appear to be greatly affected by the cost of housing within the City of Gainesville. Of the 20,615 households experiencing a cost burden of some kind 15,585 are renters.

**TABLE 7: HOUSING PROBLEMS TABLE (HOUSEHOLDS WITH ONE OF THE LISTED NEEDS)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	160	185	60	25	430	55	20	10	30	115
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	30	10	35	0	75	0	0	0	35	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	110	240	30	50	430	0	0	0	25	25
Housing cost burden greater than 50% of income (and none of the above problems)	7,295	2,500	440	15	10,250	1,540	850	525	55	2,970
Housing cost burden greater than 30% of income (and none of the above problems)	545	2,115	2,325	350	5,335	365	390	835	470	2,060
Zero/negative Income (and none of the above problems)	1,855	0	0	0	1,855	144	0	0	0	144

**Table 7 – Housing Problems Table**

Data Source: HUD IDIS Output, March 2013: 2005-2009 CHAS

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## Housing Problems 2

**Table 8** displays the number of households with no housing problems, one or more housing problems, and negative income by tenure and HUD Adjusted Median Family Income (HAMFI). The Default Data Source is the 2010 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As the data reveals in **Table 8**, renters in the 0%-30% AMI group experience the highest rate of one or more of housing problems identified. A total of 7,600 households below 30% AMI experience some form of housing problem. Among owner households, the 0%-30% AMI group has the highest number of households (1,595) with one or more of housing problems.

Additionally, a large number of households (1,855) within the 0%-30% AMI group has reported being a household with negative income, but has none of the other four identified housing problems.

**TABLE 8: HOUSING PROBLEMS 2 (HOUSEHOLDS WITH ONE OR MORE SEVERE HOUSING PROBLEMS: LACKS KITCHEN OR COMPLETE PLUMBING, SEVERE OVERCROWDING, SEVERE COST BURDEN)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	7,600	2,935	570	90	11,195	1,595	875	535	145	3,150
Having none of four housing problems	1,094	2,915	4,050	2,055	10,114	410	955	1,985	1,610	4,960
Household has negative income, but none of the other housing problems	1,855	0	0	0	1,855	144	0	0	0	144

**Table 8 – Housing Problems 2**

**Data Source:** HUD IDIS Output, March 2013: 2005-2009 CHAS

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## ***Cost Burden > 30% and > 50%***

**Tables 9 and 10** display the number of households with housing cost burdens greater than 30% of income and greater than 50% of income, respectively, by household type, tenure, and household income (expressed as a percentage of Area Median Income (AMI)). The Default Data Source is the 2010 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

Households are broken into four categories:

1. Small related – Family households with two to four related members
2. Large related – Family households with five or more related members
3. Elderly – A household whose head, spouse, or sole member is a person who is at least 62 years of age
4. Other – All other households

As shown in **Table 9**, the category most experiencing cost burdens greater than 30% of incomes are households defined as “Other”. Approximately 13,704 of the “Other” households have a cost burden greater than 30% of income. Most of these are renters (11,645). Additionally, Small Related households have a high number of households that have a cost burden greater than 30% with 3,030 renter households and 1,090 owner households.

For renter households, the 0% - 30% AMI Income group has the highest number of households (8,095) with a cost burden greater than 30% of income. Among owner households, again, the 0% - 30% AMI group has the highest number of households (1,930) with a cost burden greater than 30% of income.

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**TABLE 9: COST BURDEN > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	1,570	915	545	3,030	325	360	405	1,090
Large Related	95	130	55	280	40	60	65	165
Elderly	360	495	130	985	495	400	319	1,214
Other	6,070	3,490	2,085	11,645	1,070	425	564	2,059
<b>Total need by income</b>	<b>8,095</b>	<b>5,030</b>	<b>2,815</b>	<b>15,940</b>	<b>1,930</b>	<b>1,245</b>	<b>1,353</b>	<b>4,528</b>

**Table 9 – Cost Burden > 30%**

Data Source: HUD IDIS Output, March 2013: 2005-2009 CHAS

As shown in **Table 10**, the category most commonly experiencing severe cost burden greater than 50% of income are households defined as “Other”. Approximately 9,750 of the “Other” households experience a cost burden greater than 50% of income. Most of these are renters (8,185).

For renter households, the 0% - 30% AMI Income group has the highest number of households with a cost burden greater than 50% of income with 7,510 households. Among owner households, again, the 0% - 30% AMI group has the highest number of households with a cost burden greater than 50% of income (1,565 households).

**TABLE 10: COST BURDEN > 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	1,335	390	115	1,840	310	255	125	690
Large Related	75	40	0	115	40	35	40	115
Elderly	225	285	30	540	260	225	85	570
Other	5,875	2,015	295	8,185	955	335	275	1,565
<b>Total need by income</b>	<b>7,510</b>	<b>2,730</b>	<b>440</b>	<b>10,680</b>	<b>1,565</b>	<b>850</b>	<b>525</b>	<b>2,940</b>

**Table 10 – Cost Burden > 50%**

Data Source: HUD IDIS Output, March 2013: 2005-2009 CHAS



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## Crowding

**Table 11** displays the number of households that are overcrowded, defined as households with more than one person per room, excluding bathrooms, porches, foyers, halls, or half-rooms. The data is displayed by household type, tenancy, and household income (expressed as a percentage of Area Median Income (AMI)). The Default Data Source is 2010 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As shown in **Table 11**, overcrowding is most prevalent in single family households. Approximately 375 single family renter households and 60 owner-occupied single family homes experience overcrowding.

When accounting for income, very low income and extremely low income renter households experience the highest number of crowded households with 195 and 140 households. Among renters, issues with overcrowding seem to decrease as income increases to 50% AMI and above.

Among owner-occupied households, the households with incomes between 80% and 100% AMI have households with crowding issues (60).

**TABLE 11: CROWDING INFORMATION (MORE THAN ONE PERSON PER ROOM)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	140	195	30	10	375	0	0	0	60	60
Multiple, unrelated family households	0	35	0	20	55	0	0	0	0	0
Other, non-family households	0	20	35	20	75	0	0	0	0	0
<b>Total need by income</b>	<b>140</b>	<b>250</b>	<b>65</b>	<b>50</b>	<b>505</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>60</b>

Table 11 – Crowding Information

Data Source: HUD IDIS Output, March 2013: 2005-2009

## WHAT ARE THE MOST COMMON HOUSING PROBLEMS?

By far, the most common housing problem in the City of Gainesville is cost burden, for both renter and owner households. Substandard (lacking complete plumbing or kitchen facilities) and overcrowded

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housing (1.01-1.5 people per room) are also housing problems; however, these problems affect more renters than owners. Severely overcrowded housing (more than 1.5 people per room) is also problem, but not as significant when compared to the prevalence of other housing problems.

## **ARE ANY POPULATIONS/HOUSEHOLD TYPES MORE AFFECTED THAN OTHERS BY THESE PROBLEMS?**

Households earning less than 80% AMI are experiencing higher rates of cost burden than those households with higher incomes. More renters are experiencing cost burden than owners, especially those earning less than 30% AMI. Comparisons of cost burden by type of household show that while large related renter and owner households are less affected by cost burden, small related, elderly and other household types are more affected. Substandard and overcrowded housing is more common among renters earning less than 50% AMI. Single family households are more affected by crowding than households with multiple, unrelated members or other non-family households.

## **DESCRIBE THE CHARACTERISTICS AND NEEDS OF LOW-INCOME INDIVIDUALS AND FAMILIES WITH CHILDREN (ESPECIALLY EXTREMELY LOW-INCOME) WHO ARE CURRENTLY HOUSED BUT ARE AT IMMINENT RISK OF EITHER RESIDING IN SHELTERS OR BECOMING UNSHELTERED 91.205(C)/91.305(C)). ALSO DISCUSS THE NEEDS OF FORMERLY HOMELESS FAMILIES AND INDIVIDUALS WHO ARE RECEIVING RAPID RE-HOUSING ASSISTANCE AND ARE NEARING THE TERMINATION OF THAT ASSISTANCE**

Persons in households comprised a large segment of the overall homeless population counted on January 28-29, 2013. Of the unsheltered homeless, 417 were persons in households with adults and children and of the sheltered homeless, 400 were persons in households with adults and children. It is estimated that approximately 800 persons in households with adults and children experience homelessness each year in Alachua County, with 400 persons becoming homeless or exiting homelessness each year. The number of days they experience homelessness is estimated to be 60 days.

Although there continues to be a need for services and facilities for Veterans, families with children, and unaccompanied children, there is also an urgent need for shelter beds serving single individuals and families without children. This need was identified during both the point-in-time (PIT) survey and during the Five-Year Consolidated Plan citizen participation process through stakeholder and neighborhood meetings. Of the unsheltered homeless interviewed during the PIT survey, the five most needed services were shelter, clothing, food/meals, healthcare and affordable housing. Other needs identified during the

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citizen participation process included self-sufficiency training and case management, access to healthcare and mental health counseling, and employment and legal assistance.

## **IF A JURISDICTION PROVIDES ESTIMATES OF THE AT-RISK POPULATION(S), IT SHOULD ALSO INCLUDE A DESCRIPTION OF THE OPERATIONAL DEFINITION OF THE AT-RISK GROUP AND THE METHODOLOGY USED TO GENERATE THE ESTIMATES.**

Not applicable.

## **SPECIFY PARTICULAR HOUSING CHARACTERISTICS THAT HAVE BEEN LINKED WITH INSTABILITY AND AN INCREASED RISK OF HOMELESSNESS.**

The most recent homeless census, or annual point-in-time (PIT) survey, was conducted on January 28-29, 2013. Of the 995 unsheltered homeless persons counted, 873 agreed to be interviewed regarding the causes of their homelessness. The majority (38%) of interviewees responded that inadequate income was the primary cause of their homelessness. A smaller percentage (22%) indicated that they were homeless due to a family conflict. Nearly half (46%) of interviewees became homeless in Alachua County and most (67%) had lived in Alachua County for longer than one year. Only 34 percent of interviewees became homeless elsewhere in Florida.

Because of the transient nature of homelessness, it is often difficult to locate homeless persons or to follow-up with much needed services and support. Physical disabilities (48%) and mental health issues (33%) were the obstacles most reported by interviewees, along with drug/alcohol addiction (23%), developmental disabilities (18%) and HIV/AIDS (3%). Many interviewees reported multiple disabilities, addiction problems or health issues.

## **NA-15 Disproportionately Greater Need: Housing Problems**

### **INTRODUCTION**

A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater

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need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

Again, as defined by HUD, housing problems include:

- Substandard housing lacking complete plumbing facilities
- Substandard housing lacking complete kitchen facilities
- Overcrowded households with 1.01 to 1.5 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms
- Households with housing cost burden greater than 30% of income

The Disproportionately Greater Needs: Housing Problems section covers the following:

1. Introduction
2. Disproportionately Greater Need—Housing Problems 0-30% Area Median Income (AMI)
3. Disproportionately Greater Need—Housing Problems 30-50% AMI
4. Disproportionately Greater Need—Housing Problems 50-80% AMI
5. Disproportionately Greater Need—Housing Problems 80-100% AMI
6. Discussion

This section has four tables that capture the number of housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100% AMI). The default data source is the 2010 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

## **0% - 30% OF AREAS MEDIAN INCOME**

Of all the income levels within the City of Gainesville, households within the 0%-30% AMI category have the highest number of households with one or more of four housing problems (10,100 households). As shown in **Table 12**, when considering race, White households have the highest number of households with housing problems at 6,970 (83.5% of all White households earning 0%-30% AMI) and Black/ African American households have the second highest number with 1,970 households (77.0% of all Black/African households earning 0%-30% AMI). It should be noted that within the 0%-30% AMI group

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that all ethnic groups experience a high rate of housing problems with the exception of Pacific Islanders due to no population.

**TABLE 12: DISPROPORTIONALLY GREATER NEED 0 - 30% AMI**

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	10,100	79.5%	605	4.8%	2,000	15.7%	12,705
White	6,970	83.5%	220	2.6%	1,160	13.9%	8,350
Black / African American	1,970	77.0%	375	14.6%	215	8.4%	2,560
Asian	400	65.7%	4	0.7%	205	33.7%	609
American Indian, Alaska Native	34	100.0%	0	0.0%	0	0.0%	34
Pacific Islander	0	0.0%	0	0.0%	30	0.0%	30
Hispanic	605	62.8%	4	0.4%	355	36.8%	964

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

Data Source: HUD IDIS Output, March 2013: 2005-2009 CHAS

\*The four housing problems are:

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

### 30% - 50% OF AREAS MEDIAN INCOME

Of all the income levels within the City of Gainesville, households within the 30%-50% AMI category have the second highest number of households with one or more of four housing problems (6,320 households). As shown in **Table 13**, when considering race, White households have the highest number of households (3,600) with housing problems and Black/ African American households have the second highest number (1,590). In terms of percentage, Pacific Islander (100%), Hispanic (92.4%), and White (85.7%) households have the highest rates of households experiencing housing problems. Again, all races or ethnicities within the 30%-50% AMI group experience a high rate of housing problems with the exception of American Indian, Alaska Natives due to no population.

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**TABLE 13: DISPROPORTIONALLY GREATER NEED 30 - 50% AMI**

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	6,320	82.3%	1,360	17.7%	0	0.0%	7,680
White	3,600	85.7%	600	14.3%	0	0.0%	4,200
Black / African American	1,590	72.4%	605	27.6%	0	0.0%	2,195
Asian	290	81.7%	65	18.3%	0	0.0%	355
American Indian, Alaska Native	0	0.0%	0	0.0%	0	0.0%	0
Pacific Islander	10	100.0%	0	0.0%	0	0.0%	10
Hispanic	730	92.4%	60	7.6%	0	0.0%	790

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

Data Source: HUD IDIS Output, March 2013: 2005-2009 CHAS

\*The four housing problems are:

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

### 50% - 80% OF AREAS MEDIAN INCOME

Of all the income levels within the City of Gainesville, households within the 50%-80% AMI category have the third highest number of households with one or more of four housing problems (4,260 households). As shown in **Table 14**, when considering race, White households have the highest number of households (2,680) with housing problems and Black/ African American households have the second highest number of households (1,005) with housing problems.

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**TABLE 14: DISPROPORTIONALLY GREATER NEED 50 - 80% AMI**

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	4,260	59.7%	2,880	40.3%	0	0.0%	7,140
White	2,680	66.2%	1,370	33.8%	0	0.0%	4,050
Black / African American	1,005	51.1%	960	48.9%	0	0.0%	1,965
Asian	150	29.7%	355	70.3%	0	0.0%	505
American Indian, Alaska Native	30	100.0%	0	0.0%	0	0.0%	30
Pacific Islander	0	0.0%	10	100.0%	0	0.0%	10
Hispanic	335	68.4%	155	31.6%	0	0.0%	490

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

Data Source: HUD IDIS Output, March 2013: 2005-2009 CHAS

\*The four housing problems are:

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

## 80% - 100% OF AREAS MEDIAN INCOME

Of all the income levels within the City of Gainesville, households within the 80%-100% AMI category have the lowest number of households with one or more of four housing problems (1,060 households). As shown in **Table 15**, when considering race, White households have the highest number of households (755) with housing problems and Black/ African American households have the second highest number of households (215) with housing problems.

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**TABLE 15: DISPROPORTIONALLY GREATER NEED 80 - 100% AMI**

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	1,060	27.1%	2,845	72.9%	0	0.0%	3,905
White	755	27.6%	1,980	72.4%	0	0.0%	2,735
Black / African American	215	31.2%	475	68.8%	0	0.0%	690
Asian	50	0.0%	129	0.0%	0	0.0%	179
American Indian, Alaska Native	0	0.0%	15	100.0%	0	0.0%	15
Pacific Islander	0	0.0%	0	0.0%	0	0.0%	0
Hispanic	40	21.1%	150	78.9%	0	0.0%	190

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

Data Source: HUD IDIS Output, March 2013: 2005-2009 CHAS

\*The four housing problems are:

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

## DISCUSSION

Of all households in the 0%-30% AMI category, 79.5% have one or more of four housing problems. In terms of disproportionate need, the American Indian, Alaska Native group (100%) has a rate that is 15 percentage points higher than the income level as a whole. Both the White and Black/African American groups have a high rate and a high number of households experiencing one or more of four housing problems.

Of all households in the 30%-50% AMI category, 82.2% have one or more of four housing problems. In terms of disproportionate need, the Pacific Islander racial or ethnic group (100%) has a rate that is 8 percentage points higher than the income level as a whole. It should be noted that Hispanic households have a much higher number of households (730) experiencing housing problems, which is 92.4% of Hispanic households in the 30%-50% AMI income group.



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Of all households in the 50%-80% AMI category, 59.6% have one or more of four housing problems. In terms of disproportionate need, American Indian, Alaska Native (100%) and have a rate that is 10 percentage points higher than the income level as a whole. The Hispanic and White groups have high rates (66.2% and 68.4%, respectively) along with much higher numbers of households than American Indian, Alaska Native.

Of all households in the 80%-100% AMI category, 27.1% have one or more of four housing problems. No racial or ethnic groups have rates that are 10 percentage points higher than the income level as a whole.

## NA-20 Disproportionately Greater Need: Severe Housing Problems

### INTRODUCTION

As noted in the previous section, a disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified.

Severe housing problems include:

- Severely overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms
- Households with severe cost burden of more than 50 percent of income

This section includes:

1. Introduction
2. Disproportionately Greater Need—Severe Housing Problems 0-30% AMI
3. Disproportionately Greater Need—Severe Housing Problems 30-50% AMI
4. Disproportionately Greater Need—Severe Housing Problems 50-80% AMI
5. Disproportionately Greater Need—Severe Housing Problems 80-100% AMI
6. Discussion

This section has four tables that capture the number of severe housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100%

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AMI). The Default Data Source is the 2010 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

## 0% - 30% OF AREAS MEDIAN INCOME

Of all the income levels within the City of Gainesville, households within the 0%-30% AMI category have the highest number of households experiencing severe housing problems (9,120 households). As shown in **Table 16**, when considering race, White households have the highest number of households (6,370) with severe housing problems and Black/ African American households have the second highest number (1,690).

**TABLE 16: SEVERE HOUSING PROBLEMS 0 - 30% AMI**

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	9,190	72.3%	1,515	11.9%	2,000	15.7%	12,705
White	6,370	76.3%	820	9.8%	1,160	13.9%	8,350
Black / African American	1,690	66.0%	655	25.6%	215	8.4%	2,560
Asian	400	65.7%	4	0.7%	205	33.7%	609
American Indian, Alaska Native	34	100.0%	0	0.0%	0	0.0%	34
Pacific Islander	0	0.0%	0	0.0%	30	0.0%	30
Hispanic	590	61.2%	19	2.0%	355	36.8%	964

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

**Data Source:** HUD IDIS Output, March 2013: 2005-2009 ACS Data

\*The four severe housing problems are:

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

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## 30% - 50% OF AREAS MEDIAN INCOME

Of all the income levels within the City of Gainesville, households within the 30%-50% AMI category have the second highest number of households experiencing severe housing problems (3,810 households). As shown in **Table 17**, when considering race, White households have the highest number of households (2,165) with severe housing problems and Black/ African American households Have the second highest number (1,030).

**TABLE 17: SEVERE HOUSING PROBLEMS 30 - 50% AMI**

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	3,810	49.6%	3,870	50.4%	0	0.0%	7,680
White	2,165	51.5%	2,040	48.5%	0	0.0%	4,205
Black / African American	1,030	46.9%	1,165	53.1%	0	0.0%	2,195
Asian	110	31.0%	245	69.0%	0	0.0%	355
American Indian, Alaska Native	0	0.0%	0	0.0%	0	0.0%	0
Pacific Islander	10	0.0%	0	0.0%	0	0.0%	10
Hispanic	440	55.7%	350	44.3%	0	0.0%	790

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

Data Source: HUD IDIS Output, March 2013: 2005-2009 ACS Data

\*The four severe housing problems are:

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

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## 50% - 80% OF AREAS MEDIAN INCOME

Of all the income levels within the City of Gainesville, households within the 50%-80% AMI category have the third highest number of households experiencing severe housing problems (1,100 households). As shown in **Table 18**, when considering race, White households have the highest number of households (770) with severe housing problems and Black/ African American households have the second highest number (145).

**TABLE 18: SEVERE HOUSING PROBLEMS 50 - 80% AMI**

Housing Problems	Has one or more of four housing problems		Has none of the four housing problems		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
	Jurisdiction as a whole	1,100	15.4%	6,040	84.6%	0	
White	770	19.0%	3,275	81.0%	0	0.0%	4,045
Black / African American	145	7.4%	1,825	92.6%	0	0.0%	1,970
Asian	95	18.8%	410	81.2%	0	0.0%	505
American Indian, Alaska Native	10	33.3%	20	66.7%	0	0.0%	30
Pacific Islander	0	0.0%	10	100.0%	0	0.0%	10
Hispanic	45	9.2%	445	90.8%	0	0.0%	490

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

Data Source: HUD IDIS Output, March 2013: 2005-2009 ACS Data

\*The four severe housing problems are:

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

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## 80% - 100% OF AREAS MEDIAN INCOME

Of all the income levels within the City of Gainesville, households within the 80%-100% AMI category have the lowest number of households experiencing severe housing problems (120 households). As shown in **Table 19**, when considering race, White households have the highest number of households (90) with severe housing problems and Black/African American households have the second highest number (80).

**TABLE 19: SEVERE HOUSING PROBLEMS 80 - 100% AMI**

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	235	6.0%	3,670	94.0%	0	0.0%	3,905
White	90	3.3%	2,640	96.7%	0	0.0%	2,730
Black / African American	80	11.6%	610	88.4%	0	0.0%	690
Asian	40	0.0%	145	0.0%	0	0.0%	185
American Indian, Alaska Native	0	0.0%	15	100.0%	0	0.0%	15
Pacific Islander	0	0.0%	0	0.0%	0	0.0%	0
Hispanic	25	12.8%	170	87.2%	0	0.0%	195

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

Data Source: HUD IDIS Output, March 2013: 2005-2009 ACS Data

\*The four severe housing problems are:

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

## DISCUSSION

Of all households in the 0%-30% AMI category, 72.3% have one or more severe housing problems. In terms of disproportionate need, American Indian, Alaska Native (100.0%) groups have rates that are 10 percentage points higher than the income level as a whole. Remaining groups have percentages close to one another. It should be noted that White households have a rate of 76.3% with a much higher number (6,370) of households experiencing housing problems compared to American Indian, Alaska Native (34).

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Of all households in the 30%-50% AMI category, 49.6% have one or more severe housing problems. In terms of disproportionate need, there is not a group with a disproportionate need when compared to the overall housing problems percentage for the 30%-50% AMI income group. Hispanic and White households have the highest percentages with 55.7% and 51.5%, respectively.

Of all households in the 50%-80% AMI category, 15.4% have one or more severe housing problems. American Indian, Alaska Native (33.3%) racial or ethnic groups have rates that are 10 percentage points higher than the income level as a whole. Remaining groups have percentages close to one another. It should be noted that White and Asian households have a rates of 19.0% and 18.8% with a much higher number (770 and 95) of households experiencing housing problems compared to American Indian, Alaska Native (10).

Of all households in the 80%-100% AMI category, 6.0% have one or more severe housing problems. In terms of disproportionate need, there is not a group with a disproportionate need when compared to the overall housing problems percentage for the 80%-100% AMI income group.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens

Again, a disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified.

This section includes:

1. Introduction
2. Disproportionately Greater Need—Housing Cost Burden
3. Discussion

**Table 20** displays cost burden information for the City of Gainesville and each racial and ethnic group, including no cost burden (less than 30%), cost burden (30-50%), severe cost burden (more than 50%), and no/negative income. The default data source for this data is the 2010 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

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As the data in **Table 20** suggests, there are a large number of households who are cost burdened within their current housing situation (22,355). White households have the highest number of cost burdened households within the City of Gainesville with 14,555 households. Black/ African American households are second with 4,795 households and Hispanic households are third with 1,740 households.

Of the households that are cost burdened, a very high number of these households are severely cost burdened. There are 13,800 households that are considered to be severely cost burdened within the City of Gainesville.

**TABLE 20: GREATER NEED: HOUSING COST BURDENS AMI**

Housing Cost Burden	No Cost Burden (<=30%)		Cost Burden (30-50%)		Severe Cost Burden (>50%)		No / Negative Income		Total Households
	Total	%	Total	%	Total	%	Total	%	
Jurisdiction as a whole	21,630	47.0%	8,555	18.6%	13,800	30.0%	2,030	4.4%	46,015
White	14,805	48.5%	5,260	17.2%	9,295	30.5%	1,160	3.8%	30,520
Black / African American	4,315	46.1%	2,125	22.7%	2,670	28.5%	245	2.6%	9,355
Asian	975	46.7%	340	16.3%	570	27.3%	205	9.8%	2,090
American Indian, Alaska Native	15	16.7%	30	33.3%	45	50.0%	0	0.0%	90
Pacific Islander	35	46.7%	0	0.0%	10	13.3%	30	40.0%	75
Hispanic	1,135	35.1%	720	22.3%	1,020	31.6%	355	11.0%	3,230

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

Data Source: HUD IDIS Output, March 2013: 2005-2009 CHAS

## DISCUSSION

Within the City of Gainesville, 47.0% of households do not presently experience cost burden, while 48.6% experience cost burden, 30.0% experience severe cost burden and 4.4 % have no/negative income.

Of all households within the City of Gainesville, 18.6% are cost burdened (30-50%). Only the American Indian, Alaska Native racial or ethnic category experiences a cost burden in a disproportionate percentage (greater than 10%) to the income level as a whole. It should be noted that this number equates to only 30 households.

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Of all households within the City of Gainesville, 30.0% experience severe cost burden (>50%). Again, only the American Indian, Alaska Native racial or ethnic category experiences a severe cost burden in a disproportionate percentage (greater than 10%) to the income level as a whole. It should be noted that this number equates to only 45 households.

Of all households within the City of Gainesville, 4.4% has no/negative income. Only the Pacific Islander racial or ethnic category experiences no/negative income in a disproportionate percentage (greater than 10%) to the income level as a whole. It should be noted that this number equates to only 30 households.

## NA-30 Disproportionately Greater Need: Discussion

### **INCOME CATEGORIES IN WHICH A RACIAL OR ETHNIC GROUP HAS DISPROPORTIONATELY GREATER NEED**

As indicated in the previous sections, several racial or ethnic groups were identified as having a disproportionately greater housing need in comparison to the income level as a whole. As detailed below, these include the American Indian/Alaska Native, Asian and Hispanic racial or ethnic groups.

The American Indian, Alaska Native racial or ethnic group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 0%-30% AMI category (100% versus 79.5% household average)
- Housing problems in the 50-80% AMI category (100% versus 59.7% household average)
- Severe housing problems in the 0-30% AMI category (100% versus 72.3% household average)
  - Severe housing problems in the 50-80% AMI category (33.3% versus 15.4% household average)
  - Cost burden (33.3% versus 18.6% household average)
  - Severe cost burden (50.0% versus 30.0% household average)

The Hispanic racial or ethnic group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 30%-50% AMI category (92.4% versus 82.3% household average)
- Housing problems in the 50%-80% AMI category (68.4% versus 59.7% household average)



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The Pacific Islander racial or ethnic group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 30%-50% AMI category (100% versus 82.3% household average)

In terms of housing problems as a whole, there are 21,740 households experiencing one or more of the four identified housing problems. Of these households 14,005 or 64.4% are White households and 21.9% are Black/African American households. White and Black/African American households account for 86.3% of all households experiencing one or more of the four identified housing problems.

When looking at the households with severe cost burden, a total of 14,335 households in Gainesville are severely costs burdened. Of the total, 9,395 are white households (65.5%) and 2,945 are Black/African American households (20.5%). White and Black/African American households account for 86% of all households experiencing severe cost burden.

It should be noted that, of the 22,555 households experiencing some form of cost burden, 14,555 of those households are White households. This accounts for 65% of all households experiencing a cost burden. Also, 4,795 households or 21.4% are Black/African American households. White and Black/African American households account for 86.4% of all households experiencing a housing cost burden.

## NEEDS NOT PREVIOUSLY IDENTIFIED

Based on input and data received through an extensive citizen participation process, the greatest housing needs are:

- Quality affordable housing in locations proximate to essential amenities
- Land assembly and infrastructure to support affordable housing (e.g. shovel-ready sites)
- Elimination of perceived barriers to affordable housing (e.g. non-conforming lots, competition with student housing, etc.)
- Housing rehabilitation (e.g. housing rehabilitation and maintenance assistance, energy efficiency retrofits and utility bill assistance – both for homeowners and rental properties/landlords, accessibility retrofits, etc.)
- Historic preservation/restoration within low- and moderate-income neighborhoods

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- Availability of smaller, multi-family rental housing units/rental assistance – particularly for low- and very low-income renters
- Self-sufficiency training and case management for all populations (e.g. homeowners, renters and the homeless)
- Housing for non-homeless special needs populations (e.g. housing for veterans and accessibility retrofits for the elderly and disabled)

## **ARE ANY OF THOSE RACIAL OR ETHNIC GROUPS LOCATED IN SPECIFIC AREAS OR NEIGHBORHOODS IN YOUR COMMUNITY?**

Approximately 11 of the City's 43 Census Tracts have a low and moderate income percentage of 67.9% or greater. This is a significant number of low and moderate income persons concentrated in 25% of the City. Most of these Census Tracts are concentrated in East Gainesville.

The only significant concentration of minority populations within the City is the following Census Tracts which include the highest percentages of the African American population in the City:

- Census Tract 6.00 – 88.2% Black/African American
- Census Tract 7.00 – 80.3% Black/African American
- Census Tract 4.00 – 64.2% Black/African American
- Census Tract 19.02 – 60.2% Black/African American
- Census Tract 15.16 – 32.2% Black/African American
- Census Tract 15.2 – 23.2% Hispanic or Latino (Also, 14.8% Black/African American)

*Source: 2007-2011 ACS Data (2010 Census Boundaries)*

The areas identified as having high concentrations of minority populations also have an extremely high number of low and moderate income households. The data seems to indicate a correlation between concentrations of low income and race. As indicated in the previous sections, a resident's race, income and disability status are strong indicators for needing housing assistance through various public housing program types.

Although a disproportionate need is shown throughout for low income African American households, the data provided show that both White and Black/African American groups have a high demand for supportive housing of different types. Among these groups, tenant based housing is the most common

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type of assistance. Families identified as “Families with Disabilities” have a high need for tenant based housing, while at the same time being in need of improved accessibility within existing housing.

## NA-35 Public Housing

### INTRODUCTION

The Consolidated Plan must provide a concise summary of the needs of public housing residents. Information is collected through consultations with the public housing agency or agencies located within the City’s boundaries. The Public Housing portion of this report contains the following sections:

1. Introduction
2. Totals in Use
3. Characteristics of Residents
4. Race of Residents
5. Ethnicity of Residents
6. Additional Narrative

The Gainesville Housing Authority (GHA) is a public corporation created for the purpose of administering housing programs for low income persons. The operations of the GHA are funded through annual appropriations provided by U.S. Department of Housing and Urban Development (HUD). The GHA administers 1,549 Housing Choice Vouchers (HCV), which allow low income persons to rent privately owned houses or apartments dispersed throughout the community. In addition to public housing and Section 8 programs, the GHA also administers other special housing programs designed to assist specific demographic groups, such as veterans and persons with mental disabilities.

The GHA owns and operates eight (8) separate housing complexes which are located in various parts of the greater Gainesville area.

1. Woodland Park – 170 Single & Duplex Units, 1900 SE 4th Street, Gainesville, FL
2. Eastwood Meadows – 50 Single Family Units – 925 SE 43<sup>rd</sup> Street, Gainesville, FL
3. Oak Park – 101 Family High-Rise Units – 100 NE 8<sup>th</sup> Ave, Gainesville, FL
4. Sunshine Park – 70 Family Houses – 1901 NW 2<sup>nd</sup> Street, Gainesville, FL
5. Caroline Manor – 28 Duplex Family Units – SE 25<sup>th</sup> Terrace, Gainesville, FL
6. Lake Terrace – 100 Single & Duplex Family Units – SE 26<sup>th</sup> Terrace & Street, Gainesville, FL

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7. Pine Meadows – 80 Single and Duplex Family Units – 2626 E. University Avenue, Gainesville, FL
8. Forest Pines – 36 Single Family Units – NE 25<sup>th</sup> Street & NE 26<sup>th</sup> Terrace, Gainesville, FL

Modifications to public housing developments are on-going. The Gainesville Housing Authority's Annual Public Housing Authority (PHA) Plan, dated April 1, 2012, identifies the following modifications and costs related to GHA activities:

## ***Housing Programs***

Four units were modified at Oak Park. This brings the total public housing units modified for UFAS compliance to twenty-seven (27). The interior common spaces at Oak Park and the interior/exterior for the Sunshine park Community building has been modified for compliance with UFAS and ADA. All ARRA contracts are completed with final payments of Anglin - \$140,761.66 and Standridge - \$46,325.34.

## ***Probable Costs***

Probable costs to complete the required modifications for housing and non-housing programs are as follows:

AMP 1 –	Woodland Park – Community Center (#170) and Administration Building	\$103,000
	Eastwood Meadows – Community Center (#51) and modify 3 units	\$326,000
AMP 2 -	Oak Park – Site Work	\$385,000
	Sunshine Park	\$23,000
AMP 3 -	Pine Meadows – Community Center (#65) and modify 1 unit	\$106,000
	Forest Pines – Community Center (1027 NE 25th Street)	\$46,000
	Caroline Manor – Modify 1 unit	\$71,000
	Total probable cost for public housing (all AMP's) modification's	\$1,060,000

More in depth detail of these modifications can be found on the most recently approved GHA PHA Plan, dated April 1, 2012.

The following data provided in this chapter covers several program types and types of vouchers in use.

These vouchers are defined below:

- Certificate: The total number of Section 8 certificates administered by the Public Housing Authority (PHA).

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- Mod-Rehab: The total number of units in developments that were funded under the moderate rehabilitation program administered locally by PHAs.
- Public Housing: The total number of units in developments operated by the PHAs within the jurisdiction.
- Total: The total number of Section 8 vouchers administered by the PHA (project based plus tenant based)
- Project Based: The total number of project-based Section 8 vouchers administered by the PHA
- Tenant Based: The total number of tenant-based Section 8 vouchers administered by the PHA.
- Special Purpose: Veterans Affairs Supportive Housing: The HUD–Veterans Affairs Supportive Housing program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the U.S. Department of Veterans Affairs (VA).
- Special Purpose: Family Unification Program: Family Unification Program funding is allocated through a competitive process; therefore, not all PHAs administer the program.
- Special Purpose: Disabled: In this context, disabled includes non-elderly disabled, mainstream 1-year, mainstream 5-year, and nursing home transition.

### TOTALS IN USE

**Table 21** displays the number of vouchers and units by public housing program type. According to the data below, tenant-based vouchers are by far the most common voucher in use with 1,283 currently in use. In total, 64 Special Purpose Vouchers are in use with all 64 being Veterans Affairs Supportive Housing.

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**TABLE 21: PUBLIC HOUSING BY PROGRAM TYPE**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	635	1,347	0	1,283	64	0	0

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

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

**Data Source:** Office of Public and Indian Housing (PIH) Public Information Center (PIC)

## CHARACTERISTICS OF RESIDENTS

**Table 22** displays the characteristics of public housing residents by public housing program type. When analyzing the data there are several characteristics that correlate with a corresponding program type.

When looking at Average Annual Income, persons with lower incomes tend to live in public housing units when compared to persons living in tenant based programs which tend to have higher incomes. As expected, the average income for all programs is very low with the lowest average income at \$9,128 and the highest being \$11,343.

The number of disabled families getting assistance totals 222. In addition, 1,347 families are requesting accessibility features. These data show a high number of disabled families that are in need of housing assistance/vouchers and housing accessibility.

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**TABLE 22: CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Average Annual Income	0	0	9,128	11,298	0	11,343	10,388	0	0
Average length of stay	0	0	6	4	0	4	1	0	0
Average Household size	0	0	2	2	0	2	1	0	0
# Homeless at admission	0	0	2	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	136	117	0	107	10	0	0
# of Disabled Families	0	0	140	222	0	193	29	0	0
# of Families requesting accessibility features	0	0	609	1,347	0	1,283	64	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0	0

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

**Table 22 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** Office of Public and Indian Housing (PIH) Public Information Center (PIC)

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## RACE OF RESIDENTS

**Table 23** displays the racial composition of residents for each public housing program. The data in Table 20 show a high number of residents utilizing these program types who are considered Black/African American (1,148) and White (177). A higher number of Black/African American residents have utilized the identified program types. Although there seems to be demand by both White and Black/African American residents, there seems to be a greater demand by the latter.

**TABLE 23: RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	89	177	0	138	39	0	0
Black/African American	0	0	518	1,148	0	1,126	22	0	0
Asian	0	0	1	3	0	3	0	0	0
American Indian/Alaska Native	0	0	0	8	0	5	3	0	0
Pacific Islander	0	0	1	11	0	11	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

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

**Data Source:** Office of Public and Indian Housing (PIH) Public Information Center (PIC)



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## ETHNICITY OF RESIDENTS

**Table 24** displays the ethnic composition of residents for each public housing program. This table displays the ethnic composition of residents for each public housing program. The ethnic groups defined as “Not Hispanic” utilize more of the current vouchers in use. The vast majority of vouchers used are tenant based, with 1,283 residents using tenant based programs of which 1,238 are “Not Hispanic”.

**TABLE 24: ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	18	56	0	45	11	0	0
Not Hispanic	0	0	591	1,291	0	1,238	53	0	0

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

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

**Data Source:** Office of Public and Indian Housing (PIH) Public Information Center (PIC)

## ADDITIONAL NARRATIVE

The GHA owns and operates nine (9) separate housing complexes which are located in various parts of the greater Gainesville area. The GHA also administers over 1,000 Section 8 vouchers which allow low income persons to rent privately owned houses or apartments dispersed throughout the community. The Section 8 Wait List is closed and no new applications are being accepted.

As the data suggests, a residents race, income and disability status are strong indicators for needing housing assistance through these various public housing program types.

The data provided show that both White and Black/African American residents have a high demand for the identified program types. Among racial groups, tenant based housing is the most common type of assistance.

Families identified as “Families with Disabilities” have a high need for tenant based housing, while at the same time being in need of improved accessibility within existing housing.

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Finally, due to Gainesville's ethnic make-up, there is a greater need among the "Not Hispanic" ethnic group for the various program types identified. Again, tenant based housing is the program type in highest demand.

## Section 504 Needs Assessment

### **NEEDS OF PUBLIC HOUSING TENANTS AND APPLICANTS ON THE WAITING LIST FOR ACCESSIBLE UNITS**

The number of disabled families getting assistance totals 222. In addition, 1,347 families are requesting accessibility features. This data shows that a high number of disabled families are in need of both housing assistance/vouchers and accessible units. Additionally, 117 program participants are elderly (>62 years) and may also need accessible units.

### **MOST IMMEDIATE NEEDS OF RESIDENTS OF PUBLIC HOUSING AND HOUSING CHOICE VOUCHER HOLDERS**

Families identified as "Families with Disabilities" have a high need for tenant based housing, while at the same time being in need of improved accessibility within existing housing.

### **HOW DO THESE NEEDS COMPARE TO THE HOUSING NEEDS OF THE POPULATION AT LARGE**

For City of Gainesville, a resident's race, income and disability status are strong indicators for needing housing assistance through these various public housing programs. The average income for all public housing programs is very low (approximately \$10,000). Public Housing and Housing Choice voucher holders, as well as applicants on waiting lists, are typically cost burdened and many are elderly and/or disabled. Due to their limited income, their housing needs include affordability, availability of assistance, accessibility improvements for the elderly and/or disabled, and Fair Housing options.

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## NA-40 Homeless Needs Assessment

### INTRODUCTION

Meeting homelessness challenges in City of Gainesville is a collaborative effort comprising numerous individuals, agencies and organizations. The lead agency for collecting homeless data, conducting homeless needs assessments and developing community supported homelessness strategies is the Alachua County Coalition for the Homeless and Hungry (ACCHH). The ACCHH supports both Alachua County and City of Gainesville and is the lead agency for the North Central Florida Continuum of Care (CoC). Most of the data utilized in this section of the Plan was provided by the ACCHH.

The ACCHH is comprised of nearly 30 member agencies, including: Alachua County Housing Authority, Another Way, Arbor House, Catholic Charities of Putnam County, City of Gainesville, CDS Family & Behavioral Health Services, Florida Works/One-Stop Career Center, Florida Department of Children and Families, Gainesville Community Ministry, Gainesville Housing Authority, Gainesville Police Department, Grace Ministry of Florida, Helping Hands Clinic, Holy Trinity Episcopal Church, Home Van, Interfaith Hospitality Network (IHN), Lazarus Restoration Ministries, Lee Conlee House, Meridian Behavioral Healthcare, Peaceful Paths, Pleasant Place, St. Francis House, Trinity United Methodist Church, Three Rivers Legal Services, The United Way 2-1-1, VETSPACE, and Volunteers of America (VOA).

In its endeavors, the ACCHH utilizes the HUD definition of the term “homeless” as follows:

1. An individual or family who lacks a fixed, regular, and adequate nighttime residence;
2. An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
3. An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including hotels and motels paid for by Federal, State, or local government programs for low-income individuals or by charitable organizations, congregate shelters, and transitional housing);
4. An individual who resided in a shelter or place not meant for human habitation and who is exiting an institution where he or she temporarily resided.

As a part of the Consolidated Plan process, the City coordinated with the ACCHH to obtain data related to the homeless population in City of Gainesville. The ACCHH regularly conducts a homeless census

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where volunteers reach out to identify the homeless and have them complete a short survey to gather information about the number of homeless as well as the characteristics of this population. It should be noted that any homeless census is an undercount, because it is impossible to count locate every homeless person within geography as broad as Alachua County.

## HOMELESS NEEDS ASSESSMENT

The most recent homeless census, or annual point-in-time (PIT) survey, was conducted on January 28-29, 2013. The results of this survey are summarized in **Table 25(A)**. The methodology used by the ACCHH included actual counts of homeless persons living on the streets and in shelters. The total number of homeless people counted during the survey was 2,227. This number indicates an increase from 2012, when the total number of homeless persons surveyed was 2,094. Approximately 45 percent of these persons were living without shelter and 34 percent were living in a shelter. The remainder was children in school.

Of the 995 unsheltered homeless persons counted, 873 agreed to be interviewed regarding the causes of their homelessness. The majority (38%) of interviewees responded that inadequate income was the primary cause of their homelessness. A smaller percentage (22%) indicated that they were homeless due to a family conflict. Nearly half (46%) of interviewees became homeless in Alachua County and most (67%) had lived in Alachua County for longer than one year. Only 34 percent of interviewees became homeless elsewhere in Florida.

Because of the transient nature of homelessness, it is often difficult to locate homeless persons or to follow-up with much needed services and support. Physical disabilities (48%) and mental health issues (33%) were the obstacles most reported by interviewees, along with drug/alcohol addiction (23%), developmental disabilities (18%) and HIV/AIDS (3%). Many interviewees reported multiple disabilities, addiction problems or health issues.

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**TABLE 25(A): HOMELESS NEEDS ASSESSMENT**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	400	417	800	400	400	60
Persons in Households with Only Children	14	2	20	25	20	30
Persons in Households with Only Adults	507	557	1200	300	300	120
Chronically Homeless Individuals	173	218	300	100	50	365
Chronically Homeless Families	4	41	50	25	25	365
Veterans	589	166	460	250	200	120
Unaccompanied Child	14	2	20	25	20	30
Persons with HIV	25	28	50	20	20	180

*Data Source: 2013 Alachua County Homeless Census, Alachua County Coalition for the Homeless and Hungry, January 28-29, 2013.*

**Table 25(A) – Homeless Needs Assessment**

## JURISDICTION’S RURAL HOMELESS POPULATION [NONE]

The City of Gainesville does not have a rural homeless population.

## HOMELESS POPULATION TYPES INCLUDING CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH)

### *Chronically homeless*

HUD defines a person as chronically homeless if they have been homeless for one year or longer, or have had four or more episodes of homelessness within the past three years and have a disabling condition. National studies have found that when all costs are factored in, chronically homeless persons account for approximately 50 percent of the total expenditures for homeless services. This percent of expenditure is based on a national average of just fewer than 16 percent of all homeless persons being

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considered as chronically homeless. In Gainesville, the percentage of chronically homeless persons is much higher. Of the unsheltered persons counted during the 2013 PIT, 22 percent of those surveyed, or 218 individuals, met the HUD definition of chronically homeless. Of the chronically homeless, 21 percent or 53 people were veterans.

## ***Families***

Persons in households comprised a large segment of the overall homeless population counted on January 28-29, 2013. Of the unsheltered homeless, 417 were persons in households with adults and children and of the sheltered homeless, 400 were persons in households with adults and children.

## ***Veterans***

Veterans accounted for nearly 17 percent, or 148 of the 873 unsheltered homeless that agreed to be surveyed. A large percentage (36 percent) of veterans is chronically homeless, with 52 percent of homeless veterans having been homeless for one year or longer. Many respondents said that they came to Alachua County for VAMC services. The balance stated that they came for other reasons.

Many veterans in Alachua County are struggling with disabilities in addition to being homeless; 62 percent of homeless veterans reported as disabled and 26 percent of these veterans reported problems with drug or alcohol addiction. Many reported having multiple disabilities, including physical, mental or developmental disabilities.

## ***Unaccompanied Youth***

Unaccompanied youth accounted for less than one percent, or two of the 873 unsheltered homeless that agreed to be surveyed. Of the sheltered homeless counted, only 14 were identified as unaccompanied youth or persons in households with only children.

## **FAMILIES IN NEED OF HOUSING ASSISTANCE**

Persons in households comprised a large segment of the overall homeless population counted on January 28-29, 2013. Of the unsheltered homeless, 417 were persons in households with adults and children and of the sheltered homeless, 400 were persons in households with adults and children. It is estimated that approximately 800 persons in households with adults and children experience homelessness each year in Alachua County, with 400 persons becoming homeless or exiting homelessness each year. The number of days they experience homelessness is estimated to be 60 days.

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A number of organizations in Alachua County provide temporary, transitional and permanent supportive housing for Gainesville area families in need of assistance. These include Lazarus Restoration Ministries, St. Francis House, Arbor House, and Pleasant Place, as well as Veterans shelters such as HUD-VASH, VETSPACE, and VOA.

## NATURE AND EXTENT OF HOMELESSNESS BY RACIAL AND ETHNIC GROUP

Homelessness is not unique to a particular gender, race or ethnicity. **Table 25(B)** provides demographic data regarding the homeless population in the Gainesville area. Of the 995 unsheltered persons counted, only 873 agreed to be interviewed regarding their demographic characteristics. Approximately 36 percent of those interviewed were women. The majority of those interviewed were adult males.

Children, including males and females under the age of 18 years, accounted for less than one percent of those interviewed. Less than 10 percent of those interviewed were over the age of 60 years. Nearly a quarter (17 percent) of those interviewed reported as Veterans.

According to the 2013 data collected by the ACCHH, the most commonly reported races were White/Caucasian, at 46 percent of the unsheltered homeless interviewed, and Black/African-American, at 47 percent of the unsheltered homeless interviewed. Less than three percent reported as American Indian/Alaska Native and the remainder did not know. In terms of ethnicity, the majority of the unsheltered homeless interviewed were not Hispanic. Less than seven percent reported as Hispanic.

**TABLE 25(B): HOMELESSNESS BY RACIAL AND ETHNIC GROUP**

Race	Sheltered	Unsheltered
White	470	401
Black or African American	476	406
Asian	0	0
American Indian or Alaska Native	30	25
Pacific Islander	0	0
Ethnicity	Sheltered	Unsheltered
Hispanic	61	66
Not Hispanic	591	921

*Data Source: 2013 Alachua County Homeless Census, Alachua County Coalition for the Homeless and Hungry, January 28-29, 2013.*

**Table 25(B) – Homelessness by Racial and Ethnic Group**

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Table 26 – RESERVED

Table 27 – RESERVED

## **NATURE AND EXTENT OF UNSHELTERED AND SHELTERED HOMELESSNESS, INCLUDING RURAL HOMELESSNESS**

The total number of homeless people counted during the survey was 2,227. Approximately 45 percent of these persons were living without shelter and 34 percent were living in a shelter. The remainder was children in school.

From 2009 to 2013, the number of unsheltered homeless in Alachua County has increased by 35 percent, from 740 people to 995 people. Similarly the number of sheltered homeless has also increased, nearly doubling over the last five years.

Of the 995 people living without shelter, nearly all (987 people or 99 percent) were “on the street” and the remainder were in hospitals. Of the 755 sheltered homeless, the majority (588 people or 78 percent) were Veterans or members of Veteran families and staying in Veteran-specific housing.

It is important to note that most of the Gainesville area’s shelter beds are targeted to specific populations. The HUD-VASH program shelter beds for Veterans housed 434 persons on the night of the PIT survey, and the balance of the area’s shelter beds are limited to serving children, families with children, or victims of domestic violence. With the exception of St. Francis House with 35 shelter beds and a few beds in the Meridian programs, there are few beds available for single, unsheltered individuals who do not fit these specific populations. As such, there is a need for shelter beds serving single individuals and families without children.

## **DISCUSSION**

Overall, the homeless population in Alachua County has increased by 40 percent over the last five years. Based on the January 28-29, 2013 survey conducted by the ACCHH, the homeless population of Gainesville is approximately 2,000 individuals. While half of this population was “on the street” and unsheltered, another 34 percent were sheltered and 21 percent were children in school. Based on the differences in the total number of homeless counted during the last five point-in-time surveys, it is



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estimated that the average annual change (+/-) in the overall homeless population since 2009 is 127 persons.

Although there continues to be a need for services and facilities for Veterans, families with children, and unaccompanied children, there is also an urgent need for shelter beds serving single individuals and families without children. This need was identified during both the PIT survey and during the Five-Year Consolidated Plan citizen participation process through stakeholder and neighborhood meetings. Of the unsheltered homeless interviewed during the PIT survey, the five most needed services were shelter, clothing, food/meals, healthcare and affordable housing. Other needs identified during the citizen participation process included self-sufficiency training and case management, access to healthcare and mental health counseling, and employment and legal assistance.

## NA-45 Non-Homeless Special Needs Assessment

### INTRODUCTION

A broad category that applies to any population that is presumed to be low to moderate income and in need of public services, non-homeless special needs include those of the mentally ill, developmentally disabled, at-risk youth, elderly, and other groups such as persons with HIV/AIDS. These special needs are often addressed by non-profit agencies, usually in coordination with the City of Gainesville or Alachua County.

### CHARACTERISTICS OF SPECIAL NEEDS POPULATIONS

Understanding the characteristics of its special needs populations will help the City of Gainesville to better evaluate public facilities and services directed toward such needs.

#### ***Elderly & Frail Elderly***

According to the 2007-2011 American Community Survey (ACS) 5-Year Estimates, 7.7 percent of City of Gainesville's population is over 65 years of age (9,646). Of all individuals for whom poverty status is determined, nearly ten percent are categorized as living below the poverty level and are 65 years of age and over.

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City of Gainesville's population over the age of 85 years is 1,534 or 1.2 percent according to the 2007-2011 ACS 5-Year Estimates. The City can expect this percentage to increase over the next few years, as 3.0 percent of the population is between 75 and 84 years of age.

According to HUD's Comprehensive Housing Affordability Strategy (CHAS), HUD defines "elderly" as individuals over the age of 62 and "frail elderly" as individuals over the age of 75. According to the 2007-2011 ACS 5-Year Estimates, there are 5,270 individuals over the age of 75 living in City of Gainesville. Due to age, the frail elderly may be unable to care for themselves adequately and may have one or more disabilities or need assistance to perform the routine activities of daily life. According to 2009-2011 ACS 3-Year Estimates, there are 1,380 individuals between 65 and 74 years of age with disabilities and 2,391 frail elderly individuals over the age of 75 with disabilities.

HUD's CHAS data (based on 2005-2009 ACS 5-Year Estimates) suggest that, within City of Gainesville, there are 790 households with someone between 65 and 74 years of age and a housing problem. Additionally, there are 770 households with someone 75 years of age or older and a housing problem.

## ***Youth and Young Adults***

Approximately 16,000 children live in the City of Gainesville. According to the 2007-2011 ACS 5-Year Estimates, 13.2 percent of the City of Gainesville's population is under 18 years of age. Of the population under 18 years of age, 26.7 percent or 4,235 children are living in poverty.

Approximately 20 percent of the households within the City are households with children. According to the 2007-2011 ACS 5-Year Estimates, female-headed households comprise 12.0 percent of the households within the City and 33.7 percent of families below poverty level are female-headed households.

Additionally, child abuse has been regarded as a serious issue in the Gainesville area. According to the Child Advocacy Center, more than 2,000 children are identified as victims of child abuse in Alachua County each year.

## ***Physically & Developmentally Disabled***

According to the 2009-2011 ACS 3-Year Estimates, disabilities are categorized into five types: hearing difficulty, vision difficulty, cognitive ability, ambulatory difficulty, and self-care difficulty. According to

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the 2009-2011 ACS 3-Year Estimates, approximately 11,208 or 9.1 percent people in City of Gainesville reported having a disability. The majority (6,773 people or 60%) of this population was between 18 and 64 years of age.

## Physically Disabled

Physically disabled persons are those having an impairment which impedes their ability to function independently. According to the 2009-2011 ACS 3-Year Estimates, the adult population between the ages of 18 and 64 is 97,679. Persons who have a physical disability may suffer from a hearing difficulty, vision difficulty, or an ambulatory difficulty. According to the same ACS dataset, there are approximately 5,124 adults (5.3%) between the ages of 18 and 64 who have a physical disability. These persons may also have a cognitive, self-care, and independent living impairment as well, and are also included in the developmentally disabled count.

## Developmentally Disabled

The American Community Survey defines disability as a long-lasting physical, mental, or emotional condition. According to the American Community Survey, this condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home or to work at a job or place of business.

The adult population between the ages of 18 and 64 years is 97,679. According to the American Community Survey, 6,893 persons or 7.1 percent of people between the ages of 18 and 64 years have a developmental disability. These persons may also have a hearing, vision, and ambulatory impairment as well, and are also included in the physically disabled count.

## ***Mental Illness & Substance Abuse***

The Department of Housing and Urban Development, in the Comprehensive Housing Affordability Strategy (CHAS) manual, defines severe mental illness as a persistent mental or emotional impairment that significantly limits a person's ability to live independently. According to the national statistics, approximately one percent of the adult population meets the definition of severely mentally ill on the basis of diagnosis, duration and disability. According to the American Community Survey, City of Gainesville has an estimated adult population (over 18 years of age) of 108,150 persons. One percent of this population is 1,081 persons.

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Substance abuse is defined as having an excessive and impairing use of alcohol or other drugs, which includes addiction. Using the national average, it is estimated that this group of the population is relatively small. According to the Substance Abuse and Mental Health Services Administration (SAMHSA) 2011 National Survey of Substance Abuse Treatment Services, 473 persons per 100,000 population of adult age have either an alcohol or drug abuse problem. Since City of Gainesville is estimated to have an adult population of 108,150 persons, there are an estimated 512 individuals in City of Gainesville that may have a substance abuse problem.

## ***Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking***

According to the Florida Coalition Against Domestic Violence, 682 offenses of domestic violence, sexual assault or stalking were reported to the Gainesville Police Department during the year 2011, resulting in 561 arrests. The majority of these offenses were either simple or aggravated assault. Several of these offenses resulted in death. While 682 offenses were reported by the Gainesville Police Department, a total of 1,499 offenses were reported in all of Alachua County. This number includes offenses reported by the University of Florida Police Department and the Alachua County Sherriff's Office, among other agencies. This represents a 2.5 percent reduction from the previous year (2010), and a 5.5 percent reduction compared to ten years ago (2001).

## **HOUSING AND SUPPORTIVE SERVICE NEEDS AND DETERMINATION**

### ***Elderly & Frail Elderly***

Within City of Gainesville, much of the elderly population is concentrated in low- and moderate-income neighborhoods. During the citizen participation process, the elderly and frail elderly were identified as needing assistance with housing rehabilitation and home maintenance. Additionally, the elderly were identified as needing facilities and programming, such as those provided at local community centers. The elderly are also susceptible to financial difficulties as well as to health problems, including those caused by poor nutrition. For many years, the City of Gainesville has supported elderly nutrition services with CDBG funds through non-profit organizations including, but not limited to, Eldercare of Alachua County. These types of organizations are critical in meeting elderly and frail elderly.

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## ***Youth and Young Adults***

During the citizen participation process, youth and young adult services (e.g. educational programming, job skill training, and programs to prevent recidivism) were identified as priority needs.

Currently, the City assists several non-profit organizations through CDBG funding that provide programming for low- and moderate-income children in Gainesville. These programs include education, tutoring assistance, computer help, team building, drug and alcohol prevention, behavioral guidance and recreational opportunities. Many of these programs are provided afterschool or on Saturdays. Other organizations provide therapy services to abused children and their families, including mental health services.

Additionally, the City of Gainesville provides a range of programs for children and youth of all ages through its Parks, Recreation and Cultural Affairs Department. These programs are offered year-round at parks and recreation centers located throughout the community.

## ***Physically and Developmentally Disabled***

During the citizen participation process, services for the disabled were identified as priority needs. Specifically, employment and legal assistance for disabled (and able) veterans was identified.

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

The Associate for Retarded Citizens of Alachua County (ARC) provides a number of services for people with developmental disabilities in the City of Gainesville and Alachua County. ARC-administered apartments and group homes in the City of Gainesville have a total capacity of 70 with additional capacity provided in leased homes located in Alachua County. ARC is making more efforts to increase the provision of housing opportunities for the developmentally disabled in the City of Gainesville.

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## ***Mental Illness & Substance Abuse***

During the citizen participation process, healthcare and mental health counseling for persons with mental, physical, or development disabilities and/or persons with alcohol and drug addictions were identified as priority needs.

The primary care provider for mentally ill persons in North Central Florida (including Gainesville and Alachua County) is Meridian Behavioral Healthcare, Inc. Meridian currently provides services through residential, inpatient and out-patient counseling, case management, and crisis intervention programs.

Currently there are several agencies in the community that offer services to substance abusers.

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

These organizations are just a sampling of the numerous non-profit organizations that provide healthcare and mental health counseling within the City. Such organizations serve low- and moderate-income families as well as the homeless and persons with special needs.

## ***Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking***

During the citizen participation process, family safety and advocacy for both adults and children (e.g. collocated Family Safety Center) was identified as a priority need. Currently there are several organizations in the community that offer services to victims of domestic violence, dating violence, sexual assault and stalking. The following provides a description of some, but not all, of these organizations.

Peaceful Paths is the certified domestic abuse network that serves survivors of domestic violence in Alachua, Bradford, and Union counties. Peaceful Paths provides a wide range of services including emergency shelter, transitional housing, crisis hotline, victim advocacy, children's programming, education and training, counseling and support groups, community awareness and intervention,

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violence prevention programs, and batterer's intervention programming. Peaceful Paths is a member of the Florida Coalition Against Domestic Violence (FCADV). All services are free and confidential.

The Alachua County Victim Services and Rape Crisis Center offers 24-hour response crisis counseling, information on case status, information regarding the judicial process and victim's rights throughout this process, community resource information and referral services, and accompaniment and support through criminal proceedings. Victim Services also offers assistance in filing for Crime Victim Compensation where crime compensation funds may be available for medical treatment, dental treatment, counseling services, lost wages and emergency funds.

Alachua County Community Support Services provides advocates to accompany victims of sexual battery to the hospital during the initial rape examination and evidence collection. Counselors respond to request from law enforcement for assistance to victims of domestic violence, homicide survivors, robbery and other violent crimes. They are also able to provide face-to-face or telephone counseling, a variety of support groups, accompaniment through the criminal justice procedure, transport to legal proceedings, confidential HIV testing, valuable referral information, and access to a computer workstation.

The University Of Florida Office Of Victim Services was developed in September of 1993 by the University of Florida Police Department in an effort to provide a civilian support person for anyone who may become a victim of crime while on the University of Florida campus. A victim advocate is available 24-hours a day, seven days a week to provide support for victims of actual or threatened violence. All services are free and confidential.

Meridian Behavioral Healthcare (see *Mental Illness and Substance Abuse*) also offers services to victims of domestic violence and sexual assault.

## **PUBLIC SIZE AND CHARACTERISTICS OF POPULATION WITH HIV / AIDS**

Persons who are HIV positive do not, simply by virtue of having the HIV antibody, require special housing. The State of Florida Housing Opportunities for Persons with AIDS (HOPWA) does not offer any service areas in City of Gainesville for persons living with the HIV/AIDS virus.

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The U.S. Center for Disease Control and Prevention (CDC) estimates that over one million adults and adolescents are living with HIV in the U.S., including those not yet diagnosed and those who have already progressed to AIDS.

According to a report that was presented and prepared by the Florida Department of Health, Alachua County has had approximately 922 reported HIV/AIDS case over the past 30 years. During the year 2012, 41 cases were reported, which was less than one percent of the population tested. The number of new HIV cases reported in January-February 2012 was 12, versus 15 in January-February 2013, a 25 percent increase. These numbers put Alachua County at 13th in statewide rankings of HIV infection. Currently, there are no specific housing programs for persons living with HIV/AIDS.

## DISCUSSION

Non-Homeless Special Needs is a broad category that applies to any population that is presumed to be low to moderate income and in need of public services. The category covers a large population, including the mentally ill, developmentally disabled, elderly, and other groups.

Based on input and the data received through the citizen participation process, the highest priorities identified by the public are:

- Capacity to facilitate systems of care for all non-homeless special needs populations (e.g. need for a single portal to avoid duplicative steps and delayed service)
- Healthcare and mental health counseling for persons with mental, physical, or development disabilities and/or persons with alcohol and drug addictions
- Family safety and advocacy for both adults and children (e.g. collocated Family Safety Center)
- Youth and young adult services (e.g. educational programming, job skill training, and programs to prevent recidivism)
- Employment and legal assistance for veterans

Services to address these needs are often provided by non-profit agencies, usually in coordination with the City of Gainesville or Alachua County; however, many of these agencies are overburdened and continue to need funding assistance for service delivery.



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## NA-50 Non-Housing Community Development Needs

### PUBLIC FACILITIES NEEDS

Non-Housing Community Development is a broad category of spending that covers many types of public facilities such as community centers and parks that benefit low- or moderate-income neighborhoods.

Based on the needs assessment, input received through the citizen participation process, including stakeholder and neighborhood meetings, the following public facility needs were identified:

- New or improved parks and recreation facilities in low- and moderate-income neighborhoods.
- Public facilities such as community centers with programming for senior/elderly, youth and disabled populations.
- Coordination with proposed new facilities or improvements to existing facilities identified in the recently adopted “Parks, Recreation and Cultural Affairs Master Plan” where aligned with the City of Gainesville’s low- and moderate-income neighborhoods or providing a direct service to special needs populations.
- Coordination with the provision of proposed new facilities or improvements to existing facilities identified in the City’s Comprehensive Plan and Capital Improvements Element where aligned with the City of Gainesville’s low- and moderate-income neighborhoods or providing a direct service to special needs populations.
- Provision of facilities to support the homeless population.
- Provision of physical, mental and behavioral health facilities.
- Provision of family safety centers (see Public Services Needs).

During the citizen participation process, the City’s neighborhoods identified the need for quality parks and recreation facilities, as well as community centers with special programming in low- and moderate-income areas. Investment in these types of facilities could support not only their intended service area, but also support special populations such as the youth, elderly and disabled.

The City of Gainesville Community Redevelopment Agency (CRA) established under Chapter 163, Florida Statutes has four (4) Redevelopment Plan areas, as shown on **Map 2**. The four areas are Fifth Avenue/Pleasant Street, College Park/University Heights, Downtown, and Eastside. These areas are located fully within low- and moderate-income areas of the City. The redevelopment plans for each of these areas provide the basis to promote redevelopment within the respective area and establish

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objectives for the implementation of public and private projects through the CRA. In discussion with the City's CRA staff, it was determined there is a need to coordinate with the CRA on city-planned projects.

## **PUBLIC FACILITIES NEED DETERMINATION**

These needs were determined through an approach that included a citizen participation process and review of other plans and documents. The citizen participation process was conducted through a series of three (3) neighborhood meetings, located within low-moderate income neighborhoods, a series of five (5) stakeholder groups (social service providers, housing providers, economic development, City Departments, City's Citizens Advisory Committee for Community Development/Affordable Housing Advisory Committee).

During both the neighborhood meetings and the stakeholder group meetings a three (3) tier approach was used. The first was to present an educational PowerPoint to provide the background on the purpose of a Five-Year Consolidated Plan, which activities and areas are eligible for funding, and the schedule of the adoption of the Consolidated Plan. The second was a questionnaire asking participants about their experiences working with the City's Community Development Block Grant program. The last part was an open discussion where participants shared their opinions regarding the needs of the City.

In addition, the Gainesville City Commission held a public hearing on April 4, 2013, to receive public input and provide the City Commission's input on the needs to be addressed in the development of the Consolidated Plan.

The City of Gainesville has a strong planning program within its organization. Consequently, the City has several adopted plans that provide support and identify needs for the development of the Consolidated Plan. The following City plans were considered in the development of the needs:

- City of Gainesville Comprehensive Plan
- Fifth Avenue/Pleasant Street Community Redevelopment Area Plan
- College Park/University Heights Community Redevelopment Area Plan
- Downtown Community Redevelopment Area Plan
- Eastside Community Redevelopment Area Plan
- Parks, Recreation and Cultural Affairs Master Plan
- Plan East Gainesville

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- Southeast Gainesville Renaissance Initiative (SEGRI)

## PUBLIC IMPROVEMENTS NEEDS

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

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

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

The City of Gainesville Community Redevelopment Agency (CRA) established under Chapter 163, Florida Statutes has four (4) Redevelopment Plan areas, as shown on **Map 2**. The four areas are Fifth Avenue/Pleasant Street, College Park/University Heights, Downtown, and Eastside. These areas are located fully within low- and moderate-income areas of the City. The redevelopment plans for each of these areas provide the basis to promote redevelopment within the respective area and establish objectives for the implementation of public and private projects through the CRA. In discussion with the

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

## **PUBLIC IMPROVEMENTS NEED DETERMINATION**

These needs were determined through an approach that included a citizen participation process and review of other plans and documents. The citizen participation process was conducted through a series of three (3) neighborhood meetings, located within low-moderate income neighborhoods, a series of five (5) stakeholder groups (social service providers, housing providers, economic development, City Departments, City's Citizens Advisory Committee for Community Development/Affordable Housing Advisory Committee).

During both the neighborhood meetings and the stakeholder group meetings a three (3) tier approach was used. The first was to present an educational PowerPoint to provide the background on the purpose of a Five-Year Consolidated Plan, which activities and areas are eligible for funding, and the schedule of the adoption of the Consolidated Plan. The second was a questionnaire asking participants about their experiences working with the City's Community Development Block Grant program. The last part was an open discussion where participants shared their opinions regarding the needs of the City.

In addition, the Gainesville City Commission held a public hearing on April 4, 2013, to receive public input and provide the City Commission's input on the needs to be addressed in the development of the Consolidated Plan.

The City of Gainesville has a strong planning program within its organization. Consequently, the City has several adopted plans that provide support and identify needs for the development of the Consolidated Plan. The following City plans were considered in the development of the needs:

- City of Gainesville Comprehensive Plan
- Fifth Avenue/Pleasant Street Community Redevelopment Area Plan
- College Park/University Heights Community Redevelopment Area Plan
- Downtown Community Redevelopment Area Plan
- Eastside Community Redevelopment Area Plan

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- Parks, Recreation and Cultural Affairs Master Plan
- Plan East Gainesville
- Southeast Gainesville Renaissance Initiative

## **PUBLIC SERVICES NEEDS**

Public Services is a broad category that applies to any population that is presumed to be low to moderate income and in need of public services. Public services address the mentally ill, developmentally disabled, elderly, and other groups such as persons with HIV/AIDS. These public services are often provided by non-profit agencies, usually in coordination with the City of Gainesville, Alachua County or the State of Florida.

Based on the needs assessment and input received through the citizen participation process, including stakeholder and neighborhood meetings, the following public services needs were identified:

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

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

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## **PUBLIC SERVICES NEED DETERMINATION**

These needs were determined through an approach that included a citizen participation process and review of other plans and documents. The citizen participation process was conducted through a series of three (3) neighborhood meetings, located within low-moderate income neighborhoods, a series of five (5) stakeholder groups (social service providers, housing providers, economic development, City Departments, City's Citizens Advisory Committee for Community Development/Affordable Housing Advisory Committee).

During both the neighborhood meetings and the stakeholder group meetings a three (3) tier approach was used. The first was to present an educational PowerPoint to provide the background on the purpose of a Five-Year Consolidated Plan, which activities and areas are eligible for funding, and the schedule of the adoption of the Consolidated Plan. The second was a questionnaire asking participants about their experiences working with the City's Community Development Block Grant program. The last part was an open discussion where participants shared their opinions regarding the needs of the City.

In addition, the Gainesville City Commission held a public hearing on April 4, 2013, to receive public input and provide the City Commission's input on the needs to be addressed in the development of the Consolidated Plan.

The City of Gainesville has a strong planning program within its organization. Consequently, the City has several adopted plans that provide support and identify needs for the development of the Consolidated Plan. The following City plans were considered in the development of the needs:

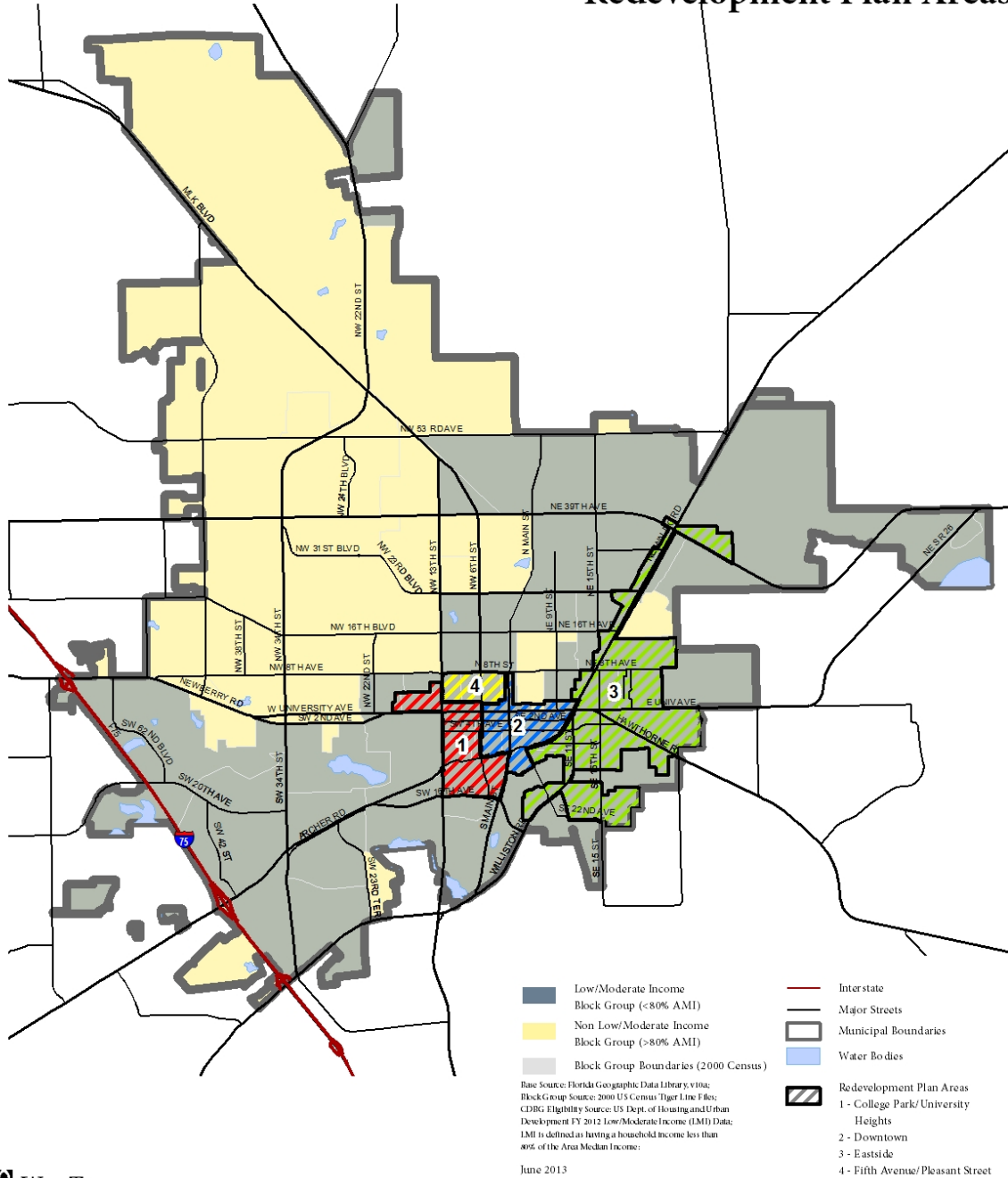
- City of Gainesville Comprehensive Plan
- Fifth Avenue/Pleasant Street Community Redevelopment Area Plan
- College Park/University Heights Community Redevelopment Area Plan
- Downtown Community Redevelopment Area Plan
- Eastside Community Redevelopment Area Plan
- Parks, Recreation and Cultural Affairs Master Plan
- Plan East Gainesville
- Southeast Gainesville Renaissance Initiative

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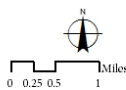
MAP 2



## Community Redevelopment Agency (CRA) Redevelopment Plan Areas



**WADE TRIM**  
 Renaissance #5  
 8745 Henderson Road  
 Suite 220  
 Tampa, FL 33634  
 813.882.8366



**City of Gainesville**  
**CONSOLIDATED PLAN** 2014-2018



## MA-05 Overview

### HOUSING MARKET ANALYSIS OVERVIEW:

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

Most of the data tables in this section are populated with a default data set based on the most recent data available. Additional data has been obtained from various sources, including more current American Community Survey (ACS) estimates and local data sources such as the City of Gainesville and Alachua County

This chapter is based on HUD regulations and covers the following broad topics:

- General Characteristics of the Housing Market – The general characteristics of the City’s housing market, including supply, demand, and condition and cost of housing, are described in the following sections: Number of Housing Units (MA-10); Cost of Housing (MA-15); and, Condition of Housing (MA-20).
- Lead-based Paint Hazards – The Condition of Housing (MA-10) section provides an estimate of the number of housing units within the City of Gainesville that are occupied by low-income families or moderate-income families that contain lead-based paint hazards.
- Public and Assisted Housing – A description and identification of the public housing developments and public housing units in the City of Gainesville is provided in the Public and Assisted Housing (MA-25) section. This narrative details the physical condition of such units, the restoration and revitalization needs, Section 504 needs, and the public housing agency’s strategy for improving the management and operation of public housing and for improving the living environment of low- and moderate-income families living in public housing.



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- Assisted Housing -- The information collected in the Number of Housing Units (MA-10) section describes the number and targeting (income level and type of family served) of units currently assisted by local, state, or Federally funded programs and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, such expiration of Section 8 contracts.
- Facilities, Housing, and Services for Homeless Persons – A brief inventory of facilities, housing, and services that meet the needs of homeless persons within the City is provided in the Homeless Facilities and Services (MA-30) section. A particular emphasis is given to chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory includes services directly targeted to homeless persons, as well as mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.
- Special Need Facilities and Services – The Special Needs Facilities and Services (MA-35) section describes the housing stock available to serve persons with disabilities and other low-income persons with special needs, including persons with HIV/AIDS and their families. The section further describes the facilities and services that assist persons who are not homeless, but who require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
- Barriers to Affordable Housing – This section (MA-40) provides an assessment of the regulatory barriers to affordable housing that exist within the City of Gainesville. These regulatory barriers may include tax policies affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

## MA-10 Number of Housing Units

### INTRODUCTION

According to data provided in the 2005-2009 ACS, a total of 51,234 housing units are located within the City of Gainesville. More current data from the 2011 ACS (1-Year Estimates) for the City shows that this number now stands at 57,698 total housing units. The total number of housing units has grown significantly over the past decade, as the City had a total of 40,111 housing units according to the 2000 Census. Between 2000 and 2011, the total number of housing units in the City has grown by 43.8%.

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## ALL RESIDENTIAL PROPERTIES BY NUMBER OF UNITS

As shown in **Table 28**, data from the 2005-2009 ACS show that the majority of housing units are units within multiple-unit structures (27,166 or 53.0%). This category is further broken down into units within 2-4 unit structures (7,043 or 14%), units within 5-19 unit structures (14,386 or 28%), and units within 20 or more unit structures (5,737 or 11%). A total of 22,888 units are 1-unit structures. This comprises 44.7% of the City's housing stock. One-unit structures are further broken down as 1-unit detached structures (21,019 or 41%) and 1-unit attached structures (1,869 or 4%). The remainder of the housing in the City is classified as mobile home, boat, RV, van, etc. (1,180 or 2%).

**TABLE 28: RESIDENTIAL PROPERTIES BY UNIT NUMBER**

Property Type	Number	%
1-unit detached structure	21,019	41%
1-unit, attached structure	1,869	4%
2-4 units	7,043	14%
5-19 units	14,386	28%
20 or more units	5,737	11%
Mobile Home, boat, RV, van, etc.	1,180	2%
<b>Total</b>	<b>51,234</b>	<b>100%</b>

**Table 28 – Residential Properties by Unit Number**

*Data Source:* 2005-2009 ACS Data

## UNIT SIZE BY TENURE

As shown in **Table 29**, there are an estimated 46,024 occupied housing units within the City. Of this total, 27,694 or 60.2% are renter-occupied, while 18,330 or 39.8% are owner-occupied.

Of all owner-occupied units, most contain 3 or more bedrooms (14,346 or 78%), while a modest percentage contain 2 bedrooms (3,484 or 19%). Only a small number of owner-occupied units have 1 bedroom (484 total) or are without bedrooms (16 total).

Of all renter-occupied units, a relatively even distribution of 2 bedroom units (12,226 or 44%), 1 bedroom units (7,570 or 27%) and 3 or more bedroom units (7,421 or 27%) is found within the City. Only 477 or 2% of the City's renter-occupied units are without bedrooms.

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**TABLE 29: UNIT SIZE BY TENURE**

	Owners		Renters	
	Number	%	Number	%
No bedroom	16	0%	477	2%
1 bedroom	484	3%	7,570	27%
2 bedrooms	3,484	19%	12,226	44%
3 or more bedrooms	14,346	78%	7,421	27%
<b>Total</b>	<b>18,330</b>	<b>100%</b>	<b>27,694</b>	<b>100%</b>

**Table 29 – Unit Size by Tenure**

*Data Source: 2005-2009 ACS Data*

## NUMBER AND TARGETING OF UNITS

As was noted earlier in Section NA-35, the Gainesville Housing Authority (GHA) has been charged with the responsibility of the administration of housing programs for low income persons. The operations of the GHA are funded through annual appropriations provided by the U.S. Department of Housing and Urban Development.

According to the Office of Public and Indian Housing (PIH) Public Information Center (PIC), the following number and type of voucher units are available within the City of Gainesville (see also **Table38**):

- 635 total public housing units available
- 1,449 total Section 8 vouchers (project based plus tenant based)
- 486 special purpose vouchers under the Veterans Affairs Supportive Housing program. This program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the U.S. Department of Veterans Affairs (VA).

## UNITS EXPECTED TO BE LOST FROM INVENTORY

At this time, no units assisted with Federal, state or local programs are expected to be lost from the inventory during the five-year planning period.

## DOES THE AVAILABILITY OF HOUSING UNITS MEET THE NEEDS OF THE POPULATION?

A shortage of affordable housing exists for several household income groups, including low- and moderate-income households earning less than 80% HAMFI. This affordable housing deficiency is more fully documented in the next section (MA-15).

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## NEED FOR SPECIFIC TYPES OF HOUSING

Generally, a diverse distribution of housing types is found within the City. The majority of housing units in the City are units within multiple-unit structures (53%), while nearly 45% are 1-unit structures. This distribution generally provides a diverse selection of housing for low- and moderate-income residents. In terms of housing unit size, with the exception of relatively uncommon efficiency units (no bedrooms), a variety of unit sizes (1, 2, 3 and 4 bedrooms) are available within the City (see **Table 29**).

## MA-15 Cost of Housing

### INTRODUCTION

This section provides an overall picture of housing costs within the City of Gainesville. Specifically, the section describes housing cost trends, rent trends, fair market rents, and affordability.

### COST OF HOUSING

The costs of housing trends for the City of Gainesville are displayed in **Table 30**. According to the 2005-2009 ACS, the median home value for Gainesville is approximately \$165,900. This figure is nearly double the median home value of \$83,700 as of the 2000 Census. The change over this period represents a 95.8% growth. However, according to the 2011 ACS (1-year estimates), Gainesville's median home value has declined since the 2005-2009 ACS, and now stands at \$141,200. This represents a decline of nearly 15%, and is reflective of the nation-wide housing market decline that began in the late 2000's.

Between the 2000 Census and the 2005-2009 ACS, the median contract rent within the City increased by 49.0%, from \$457 to \$681. The median contract rent for the City has continued to increase and now stands at \$775 as of the 2011 ACS (1-year estimates).

**TABLE 30: COST OF HOUSING**

	2000 Census (Base Year)	2005-2009 ACS (Most Recent Year)	% Change
Median Home Value	83,700	163,900	96%
Median Contract Rent	457	681	49%

**Table 30 – Cost of Housing**

*Data Source:* 2005-2009 ACS Data  
2000 Census (Base Year)  
2005-2009 ACS (Most Recent Year)

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## RENT PAID

The overall distribution of rents paid within the City of Gainesville is detailed in **Table 31**, according to 2005-2009 ACS data. Of the 27,694 total rental units within the City, the majority (16,144 or 58.3%) have a rent between \$500 and \$999. A significant percentage of rental units have a rent less than \$500 (6,479 or 23.4%), while 3,600 or 13.0% have a rent between \$1,000 and \$1,499. Approximately 5% of the City's rental units have a rent that exceeds \$1,500.

**TABLE 31: RENT PAID**

Rent Paid	Number	%
Less than \$500	6,479	23.4%
\$500-999	16,144	58.3%
\$1,000-1,499	3,600	13.0%
\$1,500-1,999	934	3.4%
\$2,000 or more	537	1.9%
<b>Total</b>	<b>27,694</b>	<b>100.0%</b>

**Table 31 – Rent Paid**

*Data Source:* 2005-2009 ACS Data

## HOUSING AFFORDABILITY

The overall housing affordability within the City of Gainesville is detailed in **Table 32**. According to HUD, a unit is considered affordable if gross rent, including utilities, is no more than 30% of the household income. The table, based on 2005-2009 ACS data, first divides households into four income ranges: less than or equal to 30% HUD Adjusted Median Family Income (HAMFI), less than or equal to 50% HAMFI, less than or equal to 80% HAMFI, and less than or equal to 100% HAMFI. The table also separates housing units into either rental units or owner units.

For households with incomes less than or equal to 30% HAMFI, a total of 1,554 available rental units are considered to be affordable, while no data is available for owner units. For households with incomes less than or equal to 50% HAMFI, a total of 5,484 affordable rental units are available, while 1,320 affordable owner units are available. For households with incomes less than or equal to 80% HAMFI, a total of 15,674 affordable rental units are available, while 3,875 affordable owner units are available. Finally, for households with incomes less than or equal to 100% HAMFI, a total of 5,755 affordable owner units are available, while no data is provided for affordable rental units.

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As noted previously in **Table 29**, there are a total of 27,694 renter-occupied housing units in the City of Gainesville (2005-2009 ACS). Of this total, only 5.6% of renter-occupied housing units are affordable to the lowest income households (less or equal to 30% AMFI) and 19.8% are affordable to households earning less than or equal to 50% AMFI. A much larger percentage (56.6%) of renter-occupied housing units are affordable to households earning less than or equal to 80% AMFI.

A total of 18,330 owner-occupied housing units are found within the City of Gainesville (see **Table 29**). Of this total, 7.2% are affordable to households earning less than or equal to 50% HAMFI, 21.1% are affordable to households earning less than or equal to 80% HAMFI, and 31.4% are affordable to households earning less than or equal to 100% HAMFI.

**TABLE 32: HOUSING AFFORDABILITY**

Household Income Range	Renter	Owner
0-30% AMI	1,554	No Data
0-50% AMI	5,484	1,320
0-80% AMI	15,674	3,875
0-100% AMI	No Data	5,755

**Table 32 – Housing Affordability**

*Data Source:* 2005-2009 CHAS

## FAIR MARKET RENTS

**Table 33** shows HUD Fair Market Rents and HUD HOME Rents within the Gainesville Metropolitan Statistical Area (MSA). Fair Market Rents (FMRs) are gross rent estimates that include rent plus the cost of all tenant-paid utilities. FMRs are set to the dollar amount at which 40% of the standard-quality rental housing units is rented, excluding non-market rental housing (e.g. public housing). High HOME Rents are equal to the FMR or 30% of the adjusted income of a family whose income equals 65% AMI, whichever is lower. Low HOME Rents are equal to 30% of the adjusted income of a family whose income equals 50% AMI.

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**TABLE 33: MONTHLY RENT**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	731	751	954	1,275	1,658
High HOME Rent	663	728	833	1,002	1,099
Low HOME Rent	537	575	690	797	890

**Table 33 – Monthly Rent**

*Data Source:* HUD FMR and HOME Rents

## AVAILABILITY OF SUFFICIENT HOUSING

A comparison of the total number of households at the various income levels (see **Table 6**) and the total number of affordable housing units available for the various income levels (see **Table 32**) can reveal surpluses or shortages of affordable housing.

There are 12,705 households in the City of Gainesville earning 0-30% HAMFI. Because only 1,554 affordable rental units are available, and an undetermined number of owner units are available, a significant shortage of affordable units likely exists within the City for this income group. A total of 20,385 households in the City earn less than or equal to 50% HAMFI. However, only 5,484 rental-units and 1,320 owner-units are available and affordable to this income group. Again, a significant shortage of affordable units likely exists. A total of 27,525 households in the City earn less than or equal to 80% HAMFI. A shortage of affordable housing also exists for this income group, as only 15,670 affordable rental units and 3,875 affordable owner-units are available.

## EXPECTED CHANGE OF HOUSING AFFORDABILITY

The median value of owner-occupied housing within the City of Gainesville declined from \$165,900 as of the 2005-2009 ACS to \$141,200 as of the 2011 ACS. However, the long-term trend in housing value has been positive growth, as evidenced by the City's 68.7% increase in median owner-occupied housing value between 2000 and 2011. Over this same period, the City's median contract rent increased by 69.6% from \$457 to \$775.

As shown in **Table 5**, the City's median household income has increased by only 10% between 2000 and 2011, rising from \$28,164 to \$30,952. If the past trends continue, where the median housing values increase at a much faster rate than median household incomes, it can be anticipated that housing within the City will generally become less affordable to households.

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## RENT COMPARISON

The City's current median contract rent stands at \$775 (according to the 2011 ACS 1-year estimates). This median contract rent is lower than the HUD Fair Market Rents for 2 bedroom, 3 bedroom and 4 bedroom units, but higher than the HUD Fair Market Rents for efficiency and 1 bedroom units. The City's current median contract rent is lower than the High HOME Fair Market Rents for 2 bedroom, 3 bedroom and 4 bedroom units, but higher than the High HOME Fair Market Rents for efficiency and 1 bedroom units. Finally, the City's median contract rent is lower than Low HOME Fair Market Rents for 3 bedroom and 4 bedroom units, but higher than the Low HOME Fair Market Rents for efficiency, 1 bedroom and 2 bedroom units.

## MA-20 Condition of Housing

### INTRODUCTION

This section describes the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing. Additionally, it provides a summary of the housing stock available to serve persons with disabilities and persons with HIV/AIDS and their families.

### DEFINITIONS

For the purposes of this housing condition assessment, the City establishes the following definitions:

- "Standard condition" – A housing unit that meets HUD Housing Quality Standards (HQS) and all applicable state and local codes.
- "Substandard condition but suitable for rehabilitation" – A housing unit that contains one or more housing condition (defined below), contains a lead-based paint hazard, and/or is deemed a dilapidated or dangerous structure under Chapter 16, Article II of the Code of Ordinances of the City of Gainesville, but which is both structurally and financially feasible to rehabilitate.
- "Substandard condition not suitable for rehabilitation" – A housing unit that contains one or more housing condition (defined below), contains a lead-based paint hazard, and/or is deemed a dilapidated or dangerous structure under Chapter 16, Article II of the Code of Ordinances of the City of Gainesville, and which is not structurally or financially feasible to rehabilitate.



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## CONDITION OF UNITS

**Table 34** shows the condition of occupied housing units within the City of Gainesville, with a breakdown of owner-occupied units and renter-occupied units. As defined by HUD, a housing “condition” includes the following:

- A housing unit that lacks complete plumbing facilities
- A housing unit that lacks complete kitchen facilities
- A housing unit with more than one person per room
- A housing unit with a cost burden greater than 30% of the occupant’s household income

According to 2005-2009 ACS data, the majority (67%) of owner-occupied housing units have no housing conditions. Of the remaining 33% of owner-occupied housing units, nearly all feature one housing condition (5,873). Only 65 owner-occupied units (less than 1%) have two housing conditions, while only 46 owner-occupied units (less than 1%) have three housing conditions. No owner-occupied units have four housing conditions.

Of the 18,330 total renter-occupied housing units in the City, 58% have one housing condition (16,086), 39% have no housing conditions (10,889) and 2% have two housing conditions (613). Less than 1% of renter-occupied housing units have three housing conditions (106). No renter-occupied units have four housing conditions.

**TABLE 34: CONDITION OF UNITS**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,873	32%	16,086	58%
With two selected Conditions	65	0%	613	2%
With three selected Conditions	46	0%	106	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,346	67%	10,889	39%
<b>Total</b>	<b>18,330</b>	<b>99%</b>	<b>27,694</b>	<b>99%</b>

**Table 34 – Condition of Units**

*Data Source:* 2005-2009 ACS Data

## YEAR UNIT BUILT

The age of housing within the City of Gainesville is detailed in **Table 35**. Of the 18,330 owner-occupied housing units, 9,617 or 52% were built between 1950 and 1979, 6,190 or 34% were built between 1980

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and 1999, and 1,373 or 7% were built 2000 or later. Only 1,150 or 6% of owner-occupied housing units were built before 1950.

Of the 27,694 total renter-occupied housing units, 13,138 or 47% were built between 1950 and 1979, 9,358 or 34% were built between 1980 and 1999, and 3,396 or 12% were built 2000 or later. A relatively small percentage (1,802 or 7%) of renter-occupied units was built before 1950.

**TABLE 35: YEAR UNIT BUILT**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,373	7%	3,396	12%
1980-1999	6,190	34%	9,358	34%
1950-1979	9,617	52%	13,138	47%
Before 1950	1,150	6%	1,802	7%
<b>Total</b>	<b>18,330</b>	<b>99%</b>	<b>27,694</b>	<b>100%</b>

Table 35 – Year Unit Built

*Data Source:* 2005-2009 CHAS

## RISK OF LEAD-BASED PAINT

The risk of lead-based paint hazards within the City of Gainesville is estimated in **Table 36**. Because the actual number of housing units in the City with lead-based paint is not available, an assumption must be made. For the purposes of this plan, a housing unit built before 1980 is presumed to have a higher risk of lead-based paint. Therefore, the table shows the total number of owner-occupied and renter-occupied units that were built before 1980, as well as those built before 1980 with children present. The data for this table is from the 2005-2009 ACS and 2005-2009 CHAS.

As shown in the table, 10,767 or 59% of owner-occupied housing units in the City were built prior to 1980, of which 2,820 or 15% were built before 1980 and have children present. For renter-occupied housing units, 14,940 or 54% were built prior to 1980, while 1,050 or 4% were built prior to 1980 and have children present.

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**TABLE 36: RISK OF LEAD-BASED PAINT HAZARD**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	10,767	59%	14,940	54%
Housing Units build before 1980 with children present	2,820	15%	1,050	N/A

**Table 36 – Risk of Lead-Based Paint**

*Data Source:* 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

## VACANT UNITS

According to 2011 ACS (1-year estimates) data, there are a total of 57,698 housing units within the City of Gainesville. Of these, 8,126 or 14.1% are vacant.

An abandoned vacant unit is defined as a home or residential property that is either:

- Mortgage, tribal leasehold, or tax payments are at least 90 days delinquent
- A code enforcement inspection has determined that the property is not habitable and the owner has taken no corrective actions within 90 days of notification of the deficiencies
- The property is subject to a court-ordered receivership or nuisance abatement related to abandonment pursuant to state or local law or otherwise meets a state definition of an abandoned home or residential property

As of May 21, 2013, the City had a total of 59 abandoned vacant units, 18 of which were suitable for rehabilitation and 41 of which were not suitable for rehabilitation (see **Table 37**).

**TABLE 37: VACANT UNITS**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units	18	41	59
REO Properties			
Abandoned REO Properties			

**Table 37 – Vacant Units**

According to the foreclosure database maintained by RealtyTrac.com, as accessed in April 2013, a total of 1,680 foreclosed properties are found within the City of Gainesville. Prior to their foreclosure, these properties would have been considered abandoned vacant properties because of mortgage and/or tax delinquencies.

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According to a May 13, 2010 media release from Alachua County, a total of 4,216 individual tax certificates within Alachua County were sold in 2009 as a result of unpaid property taxes in 2008. Although this number includes properties outside the City limits, it does provide an indication of the extent of tax delinquency within the Gainesville area.

The RealtyTrac.com foreclosure database accessed in April 2013 indicates that, of the 1,680 foreclosed properties within the City, 395 are Real Estate Owned (REO).

## **NEED FOR OWNER AND RENTAL REHABILITATION**

In terms of housing quality, 60% of renter-occupied housing units in the City have at least one housing condition, while 33% of owner-occupied housing units have at least one housing condition (see **Table 34**). Relative to the age of housing, 6% of the City's owner-occupied units were built prior to 1950, while 7% of renter-occupied units were built prior to 1950 (see **Table 35**). Although the exact number of homes with lead-based paint is not known, it is assumed that housing units in the City built prior to 1980 have a higher risk of lead-based paint hazards. Nearly 60% of owner-occupied homes and over 50% of renter-occupied homes were built prior to 1980. Generally, these statistics point toward the need for the City of Gainesville to facilitate both owner-unit and rental-unit rehabilitations within its jurisdiction.

## **ESTIMATED NUMBER OF HOUSING UNITS OCCUPIED BY LOW OR MODERATE INCOME FAMILIES WITH LBP HAZARDS**

**Table 36** notes that 10,767 owner-occupied housing units in the City were built prior to 1980 and 14,940 renter-occupied housing units were built prior to 1980.

These units are assumed to have a higher risk of lead-based paint hazards. As of the 2005-2009 ACS, there are 46,024 total households within the City of Gainesville, of which 27,525 or approximately 60% are low- or moderate-income families (earn less than or equal to 80% HAMFI). Thus, it can be assumed that approximately 60% of the owner-occupied and renter-occupied units having a higher risk of lead-based paint hazards are occupied by low- and moderate-income families.

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## MA-25 Public and Assisted Housing

### INTRODUCTION

As was noted earlier in Section NA-35, the Gainesville Housing Authority (GHA) has been charged with the responsibility of the administration of housing programs for low income persons. The operations of the GHA are funded through annual appropriations provided by U.S. Department of Housing and Urban Development.

### SUPPLY OF PUBLIC HOUSING DEVELOPMENT

**Table 38** shows the total number of units currently assisted by local, state or Federally funded programs. In total, 635 total public housing units are available within the City of Gainesville. These units are located in the following housing complexes, which are located in various parts of the greater Gainesville area:

1. Woodland Park – 170 Single & Duplex Units, 1900 SE 4th Street, Gainesville, FL
2. Eastwood Meadows – 50 Single Family Units – 925 SE 43<sup>rd</sup> Street, Gainesville, FL
3. Oak Park – 101 Family High-Rise Units – 100 NE 8<sup>th</sup> Ave, Gainesville, FL
4. Sunshine Park – 70 Family Houses – 1901 NW 2<sup>nd</sup> Street, Gainesville, FL
5. Caroline Manor – 28 Duplex Family Units – SE 25<sup>th</sup> Terrace, Gainesville, FL
6. Lake Terrace – 100 Single & Duplex Family Units – SE 26<sup>th</sup> Terrace & Street, Gainesville, FL
7. Pine Meadows – 80 Single and Duplex Family Units – 2626 E. University Avenue, Gainesville, FL
8. Forest Pines – 36 Single Family Units – NE 25<sup>th</sup> Street & NE 26<sup>th</sup> Terrace, Gainesville, FL

Administered by the GHA, **Table 38** notes that there are 1,449 Section 8 vouchers available. In addition to the public housing and Section 8 vouchers, the GHA also administers a Veteran's Affairs Supportive Housing special purpose voucher program, with 486 total vouchers available.

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**TABLE 38: TOTAL NUMBER OF UNITS BY PROGRAM TYPE**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			635	1,449			486		
# of accessible units									
# of FSS participants									
# of FSS completions									

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

**Table 38 – Total Number of Units by Program Type**

*Data Source:* Office of Public and Indian Housing (PIH) Public Information Center (PIC)

## CONDITION OF PUBLIC HOUSING UNITS

The GHA continually assesses the condition of its public housing units to determine whether physical improvements are necessary. The Gainesville Housing Authority's units are in "standard condition." The GHA will undergo an extensive green physical needs assessment and energy audit in 2013/2014.

The GHA's public housing units are in need of substantial rehabilitation. **Table 39** shows the 2013 Real Estate Assessment Center (REAC) scores for GHA's public housing units.

**TABLE 39: PUBLIC HOUSING CONDITION**

Public Housing Development	Average Inspection Score
Woodland Park/Eastwood Meadows	65
Oak Park/Sunshine Park	69
Pine Meadows, Caroline Manors, Forest Pines, Lake Terrace	48

*Data Source:* Gainesville Housing Authority, 2013 Real Estate Assessment Center (REAC) scores

**Table 39 – Public Housing Condition**

Modifications to public housing developments are on-going. The most recently approved GHA Public Housing Authority Plan identifies the following completed modifications:

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- Four units were modified at Oak Park. This brings the total public housing units modified for UFAS compliance to twenty-seven (27). The interior common spaces at Oak Park and the interior/exterior for the Sunshine park Community building has been modified for compliance with UFAS and ADA.

## RESTORATION AND REVITALIZATION NEEDS

The most recently approved GHA Public Housing Authority Plan provides a detailed “5-Year Action Plan” that outlines a variety of necessary physical improvements to public housing. For Year 1, the following projects and probable costs are as follows:

AMP 1 –	Woodland Park – Community Center (#170) and Administration Building	\$103,000
	Eastwood Meadows – Community Center (#51) and modify 3 units	\$326,000
AMP 2 –	Oak Park – Site Work	\$385,000
	Sunshine Park	\$23,000
AMP 3 –	Pine Meadows – Community Center (#65) and modify 1 unit	\$106,000
	Forest Pines – Community Center (1027 NE 25th Street)	\$46,000
	Caroline Manor – Modify 1 unit	\$71,000
	Total probable cost for public housing (all AMP’s) modification’s	\$1,060,000

For Year 2 through Year 5, the 5-Year Action Plan outlines various physical improvements totaling \$427,450 each year. Typical physical improvement projects include vacancy reduction projects, roof replacement, siding replacement, fence replacement, renovations and new appliances.

## STRATEGY OF IMPROVING THE LIVING ENVIRONMENT OF LOW- AND MODERATE INCOME FAMILIES

The overall goals of the Gainesville Housing Authority were listed earlier in Section NA-35. Related to physical improvements to the public housing living environment, one of the GHA’s goals is to carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing. In support of its goals, the GHA will continue to assess the condition of its public housing units and plan and implement physical modifications, as necessary, in accordance with a 5-Year Action Plan.

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## MA-30 Homeless Facilities

**TABLE 40: FACILITIES TARGETED TO HOMELESS PERSONS**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher/Seasonal/ Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	81	20	99	158	0
Households with Only Adults	84	60	163	349	0
Chronically Homeless Households	0	0	98	200	0
Veterans	0	0	116	456	0
Unaccompanied Child(ren)	32	0	0	0	0

*Data Source: Alachua County Coalition for the Homeless and Hungry (ACCHH), 2013 Inventory*

**Table 40 – Facilities Targeted to Homeless Persons**

**Table 41 – RESERVED**

**DESCRIBE MAINSTREAM SERVICES, SUCH AS HEALTH, MENTAL HEALTH, AND EMPLOYMENT SERVICES TO THE EXTENT THOSE SERVICES ARE USED TO COMPLEMENT SERVICES TARGETED TO HOMELESS PERSONS.**

During the citizen participation process, among the priorities identified were self-sufficiency training and case management, access to healthcare and mental health counseling, and employment and legal assistance (e.g. support and advocacy, particularly for veterans) for homeless persons. Several mainstream providers offer services to the homeless population as well low- and moderate- income populations. The providers are listed in the *Community Resource Guide* (published in 2013 by the Alachua County Coalition for the Homeless and Hungry (ACCHH) and State of Florida Department of Children and Families) and include, but are not limited to, the following organizations:

***Health Services***

*Alachua County Health Department* – Primary care services for adults and children

*Alachua County Department of Social Services* – Primary care and prescription assistance

*ACORN, Inc. Medical Clinic* – Primary care and preventative care, including pediatrics

*Children’s Medical Services* – Provides a health plan for children with special needs



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Family Medical and Dental Care – Primary care and dental services

Malcolm Randall Veterans Administration Medical Center (VA Hospital) – Full-range medical services

UF and Shands Family Medicine Equal Access Clinic – Primary and follow-up medical care

## **Mental Health Services**

ACORN, Inc. Medical Clinic – Counseling services

Child Advocacy Services – Counseling services for children

Meridian Behavioral Healthcare, Inc. – Counseling services, addiction services, children’s services; also provides six (6) beds for transitional housing and support services for the mentally ill homeless. These beds are reserved for homeless persons diagnosed with a mental disorder.

UF Shands Eastside Community Practice - Counseling

## **Employment Services**

Florida Works/One-Stop Career Center – Career counseling, resume/interview assistance, job training

Gainesville Job Corps Center – Vocational training facilities for young adults

Goodwill Job Junction – Job leads, career fairs, skills training

What is perhaps critical to the success of homeless services is the capacity to coordinate systems of care beyond sheltering – healthcare, mental health counseling, employment, etc. and the ability to follow a case through a myriad of providers to ensure that individual or family is transitioned out of homelessness.

The Alachua County Coalition for the Homeless and Hungry (ACCHH) is designated as the lead agency for the North Central Florida Continuum of Care (CoC), which is tasked with addressing homelessness in the City of Gainesville. The ACCHH is responsible for advancing community-wide efforts, including the 10-Year Plan to End Homelessness and the Annual Point-In-Time (PIT) survey conducted by the CoC, which involves various partnering agencies. The ACCHH oversees the Homeless Management Information System (HMIS) for the area and serves to coordinate systems of care through regular meetings and working groups.

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**LIST AND DESCRIBE SERVICES AND FACILITIES THAT MEET THE NEEDS OF HOMELESS PERSONS, PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH. IF THE SERVICES AND FACILITIES ARE LISTED ON SCREEN SP-40 INSTITUTIONAL DELIVERY STRUCTURE OR SCREEN MA-35 SPECIAL NEEDS FACILITIES AND SERVICES, DESCRIBE HOW THESE FACILITIES AND SERVICES SPECIFICALLY ADDRESS THE NEEDS OF THESE POPULATIONS.**

During the citizen participation process, among the priorities identified were shelter facilities and emergency shelter for homeless persons. Moreover, the need for shelters for the general homeless population (vs. only families or only veterans) was evident. Several non-profit providers and faith-based organizations offer services to the homeless population, which include emergency shelter, transitional housing, and permanent supportive housing. The providers are listed in the Community Resource Guide (published in 2013 by the Alachua County Coalition for the Homeless and Hungry (ACCHH) and State of Florida Department of Children and Families) and include, but are not limited to, the following organizations:

## ***Chronically Homeless***

*St. Francis House* – Emergency shelter, transitional housing, permanent supportive housing, support services (Emergency Shelter: 112 beds, 31% utilized; Housing: 16 beds, 88% utilized)

*Red Cross of Alachua County* – Temporary shelter for homeless, support services (Emergency Shelter: 14 beds, 43% utilized)

## ***Families***

*Another Way* – Domestic violence shelter (Emergency Shelter: 21 beds, 86% utilized; Housing: 17 beds, 53% utilized)

*Interfaith Hospitality Network* – Shelter, care, meals and case management for homeless families with children (Emergency Shelter: 17 beds, 65% utilized)

*Joy in the Morning* – Shelter for women with children (Emergency Shelter: 5 beds, 80% utilized)

*Lazarus Restoration Ministries, Inc.* – Transitional housing, emergency shelter, case management and other support services to homeless families (Housing: 6 beds; 67% utilized)

*Lee Conlee House* – Domestic violence shelter (Emergency Shelter: 17 beds, 94% utilized; Housing: 9 beds, 33% utilized)

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Peaceful Paths – Domestic Violence Shelter (Emergency Shelter: 30 beds, 40% utilized; Housing: 8 beds, 100% utilized)

Pleasant Place – Shelter for women and children (Housing: 16, 44% utilized)

## **Veterans**

Veterans Affairs Supportive Housing (HUD-VASH) – Housing choice vouchers with supportive case management

Healthcare for Homeless Veterans (VA-HCHV) – Temporary shelter and transitional housing (Emergency Shelter: 45 beds; 98% utilized; Housing: 12 beds, 100% utilized)

VETSPACE, Inc. – Transitional housing and permanent supportive housing with support services; no emergency shelter (Housing: 30 beds, 80% utilized)

Volunteers of America (VOA) – Transitional housing, employment assistance, case management and medical/mental health services in conjunction with the VA (Housing: 34 beds, 100% utilized)

## **Unaccompanied Youth**

CDS Family and Behavioral Health Services, Inc. (Project Safe Place) – Temporary shelter for runaway youth ages 10-17, crisis stabilization, case-planning and counseling services (Emergency Shelter: 32 beds; 53% utilized)

## **Other**

Alachua County Housing Authority – Shelter vouchers and housing (Emergency Shelter: 31 vouchers; Housing: 29 beds, 86% utilized)

Meridian Behavioral Healthcare, Inc. – Emergency shelter and transitional housing for the mentally ill homeless (Emergency Shelter: 36 beds, 100% utilized; Housing: 58 beds; 90% utilized)

House of Hope – Transitional housing for persons leaving prison (Housing: 8 beds, 88% utilized)

Gainesville Housing Authority – Provides some permanent supportive housing

Alachua County Housing Authority – Provides some permanent supportive housing

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## MA-35 Special Needs Facilities and Services

**INCLUDING THE ELDERLY, FRAIL ELDERLY, PERSONS WITH DISABILITIES (MENTAL, PHYSICAL, DEVELOPMENTAL), PERSONS WITH ALCOHOL OR OTHER DRUG ADDICTIONS, PERSONS WITH HIV/AIDS AND THEIR FAMILIES, PUBLIC HOUSING RESIDENTS AND ANY OTHER CATEGORIES THE JURISDICTION MAY SPECIFY, DESCRIBE THEIR SUPPORTIVE HOUSING NEEDS.**

### ***Elderly & Frail Elderly***

Households with an elderly or frail elderly member require supportive housing, including units that are barrier-free and accessible to the disabled, units with on-site supportive services, and units that are affordable to persons on a fixed-income.

### ***Persons with Disabilities (Mental, Physical, Developmental)***

Disabled persons require barrier-free housing that is also affordable. Accessibility retrofits tend to be expensive and homes with such features tend to be higher in value. In contrast, income levels for the disabled (mentally, physically or developmentally) tend to be lower than median area income, resulting in affordability concerns. While new multi-family units are required to have accessibility for such populations, older units tend to be lacking such features. Moreover, persons with mental or developmental disabilities often require supportive housing that includes on-site services.

### ***Persons with Alcohol or Drug Addictions***

Persons with addictions may require temporary housing and treatment. This type of housing can include beds for extended stay and counseling rooms for on-site services. The primary facility in Gainesville is the Sid Martin Bridge House, operated by Meridian Behavioral Healthcare, Inc.

### ***Persons with HIV/AIDS***

Persons living with HIV/AIDS face particular challenges with regard to supportive housing. Many are experiencing physical disability, loss of employment, and lack of income resulting in a need for more stable housing. Currently there are no housing facilities or units reserved specifically for persons with HIV/AIDS in the City of Gainesville; however, HOPWA housing assistance and case management is administered by Catholic Charities Bureau under contract with Well Florida Council, Inc. Other assistance is administered by Ryan White CARE Consortium through the Ryan White Title II program (another federal program for persons living with HIV/AIDS).

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## ***Other Groups***

Persons leaving a violent domestic situation are often homeless at first. The availability of emergency and transitional housing is critical to prevent their return to such a situation. Most of the needs for this group are related to shelter and counseling. Runaway youth require similar housing and counseling services.

Because City of Gainesville has such a large population of students, some students could also have special needs. Housing and other services for the student population are generally addressed through the University of Florida; however, many students live off-campus and could have disabilities, alcohol or drug addictions, HIV/AIDS or other special needs.

## **DESCRIBE PROGRAMS FOR ENSURING THAT PERSONS RETURNING FROM MENTAL AND PHYSICAL HEALTH INSTITUTIONS RECEIVE APPROPRIATE SUPPORTIVE HOUSING.**

During the citizen participation process, healthcare and mental health counseling for persons with mental, physical, or development disabilities and/or persons with alcohol and drug addictions were identified as priority needs. Moreover, a greater capacity to facilitate systems of care for all non-homeless special needs populations (e.g. need for a single portal to avoid duplicative steps and delayed service) is also needed.

Households with mental or physical health issues face barriers to safe, decent and affordable housing. Often, persons with mental or physical issues are discharged from institutions, but are then unable to find independent housing that they can afford or reasonably maintain. A number of homeless people have been discharged from institutions with no other housing options.

One of the organizations meeting this need is Meridian Behavioral Healthcare, Inc., a non-profit agency providing advocacy and services to the mentally ill in Alachua County and the City of Gainesville. Meridian provides a four-step supervised housing program through HUD's Section 202 program. The Level 1, Extended ARTS, houses 14 clients requiring a higher level of supervision but not full institutionalization. Level 4, Satellite Apartments, houses eight female clients requiring little supervision. Meridian also offers 16 units in the "CHOICE" apartments for those who are able to live independently. Meridian continues to seek opportunities to extend housing opportunities and to address the needs of the mentally ill, through HUD and other programs.

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**SPECIFY THE ACTIVITIES THAT THE JURISDICTION PLANS TO UNDERTAKE DURING THE NEXT YEAR TO ADDRESS THE HOUSING AND SUPPORTIVE SERVICES NEEDS IDENTIFIED IN ACCORDANCE WITH 91.215(E) WITH RESPECT TO PERSONS WHO ARE NOT HOMELESS BUT HAVE OTHER SPECIAL NEEDS. LINK TO ONE-YEAR GOALS. 91.315(E); 91.220(2)**

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

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

- Assisting the disabled to obtain decent, safe and affordable housing by funding accessibility retrofits and identifying housing units suitable for disabled families.
- Providing incentives to developers of affordable housing projects for the creation of housing units accessible to special needs populations such as the elderly and disabled.
- Establishing additional beds in foster homes for use by at-risk youth.
- Continuing to support transitional housing for victims of domestic violence, pregnant women or teen mothers, and persons with alcohol or drug addictions.
- Funding non-profit service providers offering transportation, congregate meals, social and recreation activities, healthcare or mental health counseling, and other forms of assistance to special needs populations.
- Supporting efforts to increase the capacity to facilitate systems of care for all non-homeless special needs populations by establishing a single portal for case management, looking to the Continuum of Care for homelessness and other agencies for examples.
- Promoting family safety and advocacy for both adults and children by establishing one-stop locations for assistance and direction to other related services.
- Supporting programs that provide assistance to veterans, including employment and legal guidance.
- Funding non-profit service providers offering programs for at-risk youth and young adults, including educational activities, life skills training, and programs to prevent recidivism.

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## MA-40 Barriers to Affordable Housing

### INTRODUCTION

This section requires the jurisdiction to explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment.

### NEGATIVE EFFECTS OF PUBLIC POLICIES ON AFFORDABLE HOUSING AND RESIDENTIAL INVESTMENT

The City of Gainesville has several programs that it utilizes to remove or ameliorate the negative effects of public policies that are barriers to affordable housing. These programs are documented in the City's Local Housing Assistance Plan (LHAP – Resolution #100867 – April 21, 2011) and the related City Affordable Housing Incentive Program (AHIP – April 11, 2005). The following is a summary of these programs:

#### ***Expedited Permitting***

The City provides an expedited building permitting process for building permit applicants that are willing to pay an extra fee for expedited review. However, the expedited building permitting process is provided at no cost for designated affordable housing projects that are funded by Community Development Block Grant (CDBG), HOME, or the State Housing Initiatives Program (SHIP). In addition, other projects that are issued a Certificate of Housing Affordability (CHA) by the City's Housing and Community Development Division may also utilize the expedited permitting process at no cost. The CHA ensures the project meets the definition and other applicable requirements as affordable housing in accordance with the City's adopted certificate standards, policies, and procedures.

#### ***Historic Preservation Board Review Process***

This incentive streamlines the Historic Preservation Board Review process for affordable housing projects. The City allows pre-approved affordable housing plans in targeted neighborhoods within historic districts to be modified through staff approvals instead of requiring a new review by the Historic Preservation Board. The staff approval process allows for a more streamlined process of review for affordable housing units

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## ***Removal of Non-Contributing Properties Located in Historic Districts***

There are numerous dilapidated/substandard units located within historic districts, which contribute significantly to slum and blight. Policy 1.3.3 of the City's Historic Preservation Element of the Comprehensive Plan encourages the use and rehabilitation of historic structures, relocation to another site for re-use, selective dismantling for re-use and as a last resort demolition of historic structures. This incentive makes more land available for residential infill development at sites where infrastructure is in place.

## ***Reservation of Infrastructure Capacity***

A lack of infrastructure capacity can add significantly to the cost of housing due to the delays and expense of providing such capacity. The reservation of infrastructure capacity refers to a system by which a portion of the existing infrastructure capacity is reserved for affordable housing project and is not a barrier to the provision of affordable housing in the City. If infrastructure capacity becomes a problem at a future date, this incentive directs the City to make reservations for affordable housing developments.

The Transportation Concurrency Exception Area (TCEA) covers a substantial portion of the City and allows for development to occur along roads that exceed their traffic level of service capacity to encourage development such as urban redevelopment and infill (mitigation is required in the form of various improvements that must be made by developers). This incentive will reduce housing costs on a case-by-case basis by avoiding the expense and delays associated with a lack of infrastructure for affordable housing.

## ***Increased Densities***

The City currently awards density bonus points for affordable housing. An affordable housing project is awarded 8 points if 10% of the housing of the project are set aside as affordable housing or 10 points if 20% of the project is set aside as affordable housing.



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## ***Reduction of Parking Requirements***

The City's parking requirements specifically require fewer parking spaces for low and moderate-income housing. The City's code requires one space per unit for low and moderate-income housing compared to one space per bedroom for market rate multi-family housing.

## ***Zero-Lot-Line Developments***

The City allows zero-lot-line developments. Zero-lot-line developments have no required setbacks. The allowance of zero-lot-line (or small setback) developments in appropriate locations will lower overall housing costs by reducing land costs on a case-by-case basis. Zero-lot-line development can be developed through the Planned Development District (PD). Cost savings in subdivision and building design can also be achieved through the City's cluster subdivision ordinance (Section 30-190 of Land Development Code).

## ***Modification of Street Requirements***

The City generally requires relatively modest street widths. The required street width in the City is 24 feet. Housing cost reductions will vary on a case-by-case basis depending upon the street widths required in the particular development. These savings will result in lower costs for eligible households.

## ***Evaluation of Regulations Prior to Adoption***

The City has a process by which new regulations are reviewed to determine their impact on affordable housing, and to mitigate any negative impacts if feasible and appropriate. The City reviews and evaluates zoning and other regulations that pertain to housing to insure that the requirements are to be continued reasonably and do not unduly limit opportunities for lower income groups to secure housing throughout the City. All petitions regulating land use include a fiscal impact statement regarding the impact any proposed new regulation will have on affordable housing. As a part of this process, a staff person from the City's Housing and Community Development Division is assigned to serve as the Affordable Housing Ombudsman (AHO) to vet proposed changes to local policies, ordinances, regulations, and comprehensive plan provisions that impact the cost of housing.

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## ***Inventory of Public Lands***

The City maintains an inventory of the public land available for affordable housing. An inventory of the public lands available for the development of affordable housing is an important resource for housing developers.

## ***Public-Private Partnerships***

The City encourages continued participation by the private sector in providing affordable housing and adequate housing education programs. Private sector involvement is important to the achievement of the City's affordable housing goals. This incentive greatly expands the resource base available for affordable housing by maximizing the leveraging of public–private dollars.

## ***Support of Affordable Housing Development Near Transportation Hubs and Major Employment Centers and Mixed Use Developments***

The City encourages developments near transportation hubs and major employment centers and mixed-used developments through zoning and land use requirements. The City's implementation of Special Area Plans (SAPs) in designated areas of the city is an example of the City's commitment to development near many employment centers as well as transit routes. The City's Planning & Development Services Division provides an inventory of high quality GIS maps comparing existing location of transportation hubs; major employment centers (grouped by ¼ mile radius); mixed use development; and existing affordable housing to identify areas that would benefit from the development of attainable housing in mixed use and mixed income developments located in catalyst areas that have high redevelopment potential.

## ***Community Housing Workshops & Forums***

The City hosts affordable housing workshops to conduct on-going study of ways to improve affordable housing opportunities in the city, and to recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The housing workshops and forums include, but are not limited to, topics on housing incentives such as:

- Reduced Impact Fees
- Flexible Densities
- Reservation of Infrastructure Capacity
- Accessory Dwelling Units

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- Reduced Parking & Setback
- Flexible Lot Configurations
- Modified Street Requirements
- Community Land Trusts
- Inclusionary Zoning
- Weatherization Programs

## MA-45 Non-Housing Community Development Assets

### INTRODUCTION

The Consolidated Plan provides a concise summary of the City's priority non-housing community development needs that are eligible for assistance. The following section describes the economic development needs of the City of Gainesville.

This section also provides a wealth of data regarding the local economic condition of the jurisdiction and compares the ability of the local work force to satisfy the needs of local businesses. Much of this data can be used to describe the level of housing demand in the local market.

This section contains the following:

- Introduction
- Business by Sector
- Labor Force
- Occupations by Sector
- Travel Time to Work
- Educational Attainment
- Median Earnings in the Past 12 Months
- Additional Narrative

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## ECONOMIC DEVELOPMENT MARKET ANALYSIS

### *Business by Sector*

Data provided in **Table 42** identify the jobs within the City of Gainesville by sector. The business data is divided into 13 sectors across number of workers, number of jobs and then calculations are made to determine the totals and a final ratio of workers to each job by business sector.

According to 2007-2011 ACS Data there are 56,792 workers within all business sectors identified in the City of Gainesville. Also, the number of jobs within all sectors totals 42,713 according to 2010 ESRI Business Analyst Package.

The largest percentages of workers are within the Education and Health Care Services sector at 39.8%. This is due to the presence of the University of Florida, Santa Fe College, and several large hospitals such as UF Health Shands Hospital, North Florida Regional Medical Center and the Veterans Administration (VA) Medical Center.

Arts, Entertainment, and Accommodations comprise 16.2% of workers with Retail Trade and Professional, Scientific, Management Services accounting for 10.4% and 8.9% of workers, respectively.

Remaining workers are scattered among the remaining 9 sectors with Agriculture, Mining, Oil and Gas Extraction (0.5%), Wholesale Trade (1.0%), and Transportation and Warehousing (2.3%) accounting for the lowest share of workers.

In regard to the share of jobs, the largest share of jobs resides within the Education and Health Care Services sector at 41.2%. Other Services (11%) and Arts, Entertainment, and Accommodations (10.3%) follow the Education and Health Services sector when looking at share of jobs.

The remaining 10 sectors all comprise smaller percentages of share of jobs within Gainesville with Agriculture, Mining, Oil and Gas Extraction (0.0%) and Transportation and Warehousing (1.1%) accounting for the smallest percentages of jobs.

When comparing the share of workers to share of jobs it can be determined within which sectors there are deficiencies in number of jobs within the City of Gainesville. The data below identifies the “jobs less

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workers”. This is determined by the percentage of jobs less the percentage of workers. A negative number reflects an oversupply of labor for the sector.

As **Table 42** shows within the City of Gainesville there are fewer workers than number of jobs within 4 sectors: Other Services (6.8%), Public Administration (4.2%), Wholesale Trade (3.7%), and Manufacturing. This means that workers from outside of the City of Gainesville are meeting the needs of the jobs markets where necessary.

Within 9 sectors there is an oversupply of labor according to data supplied. Arts, Entertainment, and Accommodations (-5.9%), Professional, Scientific, Management Services (-4.8%), and Retail Trade (-4.1) are business sectors where the number of workers exceeding the number of jobs is most prevalent.

**TABLE 42: BUSINESS ACTIVITY**

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	282	21	0.5%	0.0%	-0.4%
Arts, Entertainment, Accommodations	9,173	4,380	16.2%	10.3%	-5.9%
Construction	1,833	934	3.2%	2.2%	-1.0%
Education and Health Care Services	22,587	17,616	39.8%	41.2%	1.5%
Finance, Insurance, and Real Estate	2,490	1,648	4.4%	3.9%	-0.5%
Information	1,460	1,366	2.6%	3.2%	0.6%
Manufacturing	1,614	1,691	2.8%	4.0%	1.1%
Other Services	2,362	4,701	4.2%	11.0%	6.8%
Professional, Scientific, Management Services	5,080	1,771	8.9%	4.1%	-4.8%
Public Administration	2,147	3,416	3.8%	8.0%	4.2%
Retail Trade	5,911	2,695	10.4%	6.3%	-4.1%
Transportation and Warehousing	1,283	478	2.3%	1.1%	-1.1%
Wholesale Trade	570	1,996	1.0%	4.7%	3.7%
<b>Total</b>	<b>56,792</b>	<b>42,713</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Table 42 – Business Activity**

*Data Source:* 2007-2011 ACS Data(Workers), 2010 ESRI Business Analyst Package (Jobs)

**Table 43** explains the labor force within the City of Gainesville. According to the 2007-2011 ACS the total population within the City in the civilian labor force is 62,037. This number includes the number of civilian workers plus those actively seeking employment. This number does not include those who are not actively seeking employment.

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The number of the civilian population 16 years and over who are employed totals 56,792. The unemployment rate according to 2007-2011 ACS data is 8.5% within the City of Gainesville. This is up from 8.0% when compared to the 2005-2009 ACS.

The unemployment rate for ages 16-24 is much higher than the City as a whole. The unemployment rate for those between the ages of 16-24 is 19.0% while for ages 25-65 the unemployment rate is 3.8%.

**TABLE 43: LABOR FORCE**

Topic	2005-2009 ACS	2007-2011 ACS
Total Population in the Civilian Labor Force	56,329	62,037
Civilian Employed Population 16 years and over	51,802	56,792
Unemployment Rate	8.04%	8.50%
Unemployment Rate for Ages 16-24	18.98%	N/A
Unemployment Rate for Ages 25-65	3.82%	N/A

**Table 43 – Labor Force**

*Data Source:* 2005-2009 ACS Data, 2007-2011 ACS Data

## **Occupations by Sector**

**Table 44** identifies Occupations by Sector within the City of Gainesville according to the 2007-2011 ACS. Management, Business, and Financial occupations account for the largest number of occupations within the City of Gainesville with 24,590. Service (13,235) and Sales and Office (12,775) are next for occupations by sector.

**TABLE 44: OCCUPATIONS BY SECTOR**

Occupation	Number of Persons
Management, business and financial	24,590
Farming, fisheries and forestry occupations	0
Service	13,235
Sales and office	12,775
Construction, extraction, maintenance and repair	2,703
Production, transportation and material moving	3,489

**Table 44 – Occupations by Sector**

*Data Source:* 2007-2011 ACS Data

## **Travel Time to Work**

When assessing travel time to work for Gainesville residents the vast majority of Gainesville residents commute less than 30 minutes to work (87.8%) as shown in **Table 45** below. A notable percentage travel

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30-59 minutes (10.4%) with a small percentage commuting more than an hour (4%). Sixty-six percent of the City of Gainesville workers drove to work alone in 2011, and 11.5% carpooled. Among those who commuted to work, it took them on average 16.2 minutes to get to work.

**TABLE 45: TRAVEL TIME**

Travel Time	Number	Percentage
< 30 Minutes	47,298	87.8%
30-59 Minutes	5,623	10.4%
60 or More Minutes	926	1.7%
<b>Total</b>	<b>53,847</b>	<b>100.0%</b>

Table 45 – Travel Time

Data Source: 2009-2011 ACS Data

## EDUCATION

### *Educational Attainment by Employment Status*

Table 46 displays Educational Attainment by Employment Status. When looking at those who are employed the highest number of employed within the City are within the group who have a bachelor's degree or higher (18,692). The second highest of the employed population are those with some college or Associate's degree with 10,637. The lowest number of employed is within the group that has not obtained a high school diploma (1,843). High school graduates account for the second lowest number of those employed with 6,485.

The highest number of unemployed is those with some college or an Associate's degree (650). Those who have obtained a high school diploma have the second highest number of unemployed with 561. The second lowest numbers of unemployed are those with Bachelor's degree or higher (438) and the lowest number are those who have not a high school diploma (336).

When looking at the civilian population 16 years and older as a whole 37,657 are employed, 1,985 are unemployed, and 12,014 are not in the labor force and are not actively seeking employment.

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**TABLE 46: EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS (POPULATION 16 AND OLDER)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,843	336	2,282
High school graduate (includes equivalency)	6,485	561	2,895
Some college or Associate's degree	10,637	650	3,216
Bachelor's degree or higher	18,692	438	3,621

**Table 46 – Educational Attainment by Employment Status**

*Data Source:* 2007-2011 ACS Data

### **Educational Attainment by Age**

Data in **Table 47** show that the City of Gainesville has a highly educated citizenry. Approximately 83,512 people within the City have at least some college with no degree or higher. This accounts for nearly 77% of the population that is 18 years or older. It should also be noted that a significant population over the age of 18 (8,072) have not completed high school. This equates to 7.5% of the over 18 years old population within the City of Gainesville.

**TABLE 47: EDUCATIONAL ATTAINMENT BY AGE**

Educational Attainment	Age					Total
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.	
Less than 9th grade	236	293	314	993	860	2,696
9th to 12th grade, no diploma	1,707	784	926	1,151	808	5,376
High school graduate, GED, or alternative	4,890	2,646	2,421	4,313	2,296	16,566
Some college, no degree	28,772	3,321	1,365	3,733	1443	38,634
Associate's degree	5440	2424	1,253	1757	678	11,552
Bachelor's degree	6,247	5,584	2,005	3,587	1494	18,917
Graduate or professional degree	1,205	4,845	2,236	4,056	2,067	14,409

**Table 47 – Educational Attainment by Age**

*Data Source:* 2007-2011 ACS Data



# ATTACHMENT A

## ***Median Earnings by Educational Attainment***

**Table 48(A)** identifies income over a 12 month period based on educational attainment. Two data sources are identified to evaluate how median income has changed over the course of time. Both the 2005-2009 ACS and the 2007-2011 ACS are shown in the table.

It is evident when looking at the data provided that the higher level of education, the higher the income of the individual. Persons with a graduate or professional degree have a median income of \$49,092 according to the 2005-2009 ACS. Median income for this group has decreased to \$43,979 in the 2007-2011 ACS.

Those with a Bachelor's degree have the second highest income with a median income of \$35,081 in the 2005-2009 ACS. According to the 2007-2011 ACS incomes have declined slightly for this group to \$33,782.

Those with some college or an Associate's degree have the third highest income with a median of \$28,521 in the 2005-2009 ACS. Incomes for this group have also declined. The 2007-2011 ACS shows a median income of \$28,277 for this group.

Those who have attained a high school diploma as their highest level of education had the second lowest median income at \$22,500 according to the 2005-2009 ACS. This group has experienced a steady median income with the 2007-2011 ACS showing a median income of \$22,498.

Finally, the lowest median income is those who have not graduated high school. According to the 2005-2009 ACS this group had a median income of \$15,637. When compared to the 2007-2011 ACS, incomes have slightly increased for this group of the population to \$18,176.

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**TABLE 48(A): EDUCATIONAL ATTAINMENT – MEDIAN EARNINGS IN THE PAST 12 MONTHS**

Educational Attainment	2005-2009 ACS	2007-2011 ACS
Less than high school graduate	\$15,637	\$18,176
High school graduate (includes equivalency)	\$22,500	\$22,498
Some college or Associate's degree	\$28,521	\$28,277
Bachelor's degree	\$35,081	\$33,782
Graduate or professional degree	\$49,092	\$43,979

**Table 48(A) – Median Earnings in the Past 12 Months**

*Data Source:* 2005-2009 ACS Data, 2007-2011 ACS Data

## **BASED ON THE BUSINESS ACTIVITY TABLE ABOVE, WHAT ARE THE MAJOR EMPLOYMENT SECTORS WITHIN YOUR JURISDICTION?**

See “**Business by Sector**” section, above.

## **DESCRIBE THE WORKFORCE AND INFRASTRUCTURE NEEDS OF THE BUSINESS COMMUNITY.**

The needs of the business community include “Shovel Ready” sites, water and sewer availability, street-scaping/street improvements, better marketing of City planning efforts to potential investors/developers, more potential for matching funds from CRA, façade grants (advertise to building owners – not lessees) and small business loans. Also, there is a need for education/information for developers about opportunities, the need to advertise demand for affordable housing to developers, the need for workforce housing for entry-level workers (e.g. first-year nurse, first-year teacher, etc.) to support employment sectors and mixed-use affordable housing projects in the downtown and surrounding neighborhoods to put workers within reach of employment centers.

## **DESCRIBE ANY MAJOR CHANGES THAT MAY HAVE AN ECONOMIC IMPACT, SUCH AS PLANNED LOCAL OR REGIONAL PUBLIC OR PRIVATE SECTOR INVESTMENTS OR INITIATIVES THAT HAVE AFFECTED OR MAY AFFECT JOB AND BUSINESS GROWTH OPPORTUNITIES DURING THE PLANNING PERIOD. DESCRIBE ANY NEEDS FOR WORKFORCE DEVELOPMENT, BUSINESS SUPPORT OR INFRASTRUCTURE THESE CHANGES MAY CREATE.**

### ***Redevelopment Plans***

Innovation Gainesville began as a community initiative to harness innovation to create jobs in health and green technologies. Gainesville was named the Top Tech City in Florida and is a National Hub for Green and Health technologies and is home to one of the nation’s leading research universities, the University of Florida, as well as one of the nation’s premier healthcare systems.

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Building on this, Innovation Square is a 40 acre urban master plan for a modern live/work/play research and innovation community. The vision includes over five million square feet of office, research, and hi-tech space with residences, retail, hotel and open space that connect the University of Florida with downtown Gainesville. The intent of Innovation Gainesville is to link the private sector with the University of Florida, through access to cutting edge research and information, creating opportunity to collaborate with talented researchers in a place that is recognized for transferring new ideas to the marketplace. The result would be a business incubator for high-tech industry and subsequent job creation.

Another project, Depot Park, will create a public green space to function as Gainesville's "Central Park". It will be the gateway to central Gainesville and provide a space for public outdoor enjoyment unique to the City. The park will offer opportunities for community residents to experience the renovated historic train depot, enjoy a system of walking paths, and participate in family activities at several children's areas. A feasibility study is also in progress to bring the Cade Museum to the site and a stormwater facility planned for the site will enable cost-effective and environmentally sound stormwater management for downtown's evolving development pattern.

The Power District Redevelopment efforts have resulted from Gainesville Regional Utilities (GRU) transitioning its operations to new headquarters, leaving approximately 16 acres of land open for redevelopment. Located in the Power District, this area is proximate to Downtown, Depot Park, and historic neighborhoods. The redevelopment efforts will reintegrate former utility yards back into the community to strengthen urban neighborhoods and provide economic benefits. Redevelopment efforts include outreach, utility coordination, planning, and regulatory framework issues continue, in preparation for GRU's vacation of the area.

## ***Economic Development Initiatives***

The following economic development initiatives and business incentives are identified on the City of Gainesville's website [www.cityofgainesville.org](http://www.cityofgainesville.org). The City of Gainesville has a cross-departmental approach to economic development that includes coordination among the Gainesville Community Redevelopment Agency (CRA), Planning Department and Building Inspection Department. These incentives include tax exemptions, state funding, and employee screening services for qualified businesses help to defray costs and maximize business growth.

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## Enterprise Zone Tax Savings

Tax savings are offered to businesses that are located in the Enterprise Zone if they are employing zone residents, building or rehabilitating real property, or purchasing new business equipment. Companies can receive credits on their state sales tax, corporate income tax and property tax. In addition, local incentives include a 50 percent discount on building permits, development fees and occupational licenses. In addition, enterprise zone companies are exempt from the job creation requirements of some of the following programs.

## Qualified Targeted Industry Tax Refund Program

This program provides a tax refund of up to \$5,000 per new job created in Florida through the location of a new business or expansion of an existing business. To qualify, a company must create 100 new jobs (10 percent increase for expanding companies), pay an average of at least 115 percent of area wages, have significant impact on the community, show its necessity and have local support.

## Quick Response Training

This Enterprise Florida initiated program provides quick, effective training, which is specifically tailored and designed to meet the requirements of qualifying companies. Training is provided to the company employees by quality institutions such as school districts, universities, community colleges and technical centers. This incentive is available to new or expanding companies that produce exportable goods or services, create new jobs, pay 115% of area wages and employ Florida workers who require customized, entry-level training. Grants normally range from \$500 to \$800 per person trained.

## Economic Development Transportation Fund

This grant program provides up to \$2,000,000 for the construction or improvement of transportation infrastructure, such as roads and traffic signals, required to accommodate a new or expanding manufacturing company, corporate headquarters, or recycling facility. The alleviation of the problem must serve as an inducement for a specific company's location, retention, or expansion project and create or retain jobs for Floridians.

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## Sales Tax Exemption for Electrical Energy

Manufacturers in certain industry groups are eligible for an exemption on the sales tax normally paid on the purchase of electrical energy used to operate machinery and equipment used in certain manufacturing processes. To qualify for the exemption, eligible businesses must register with the State's new WAGES program.

Once registered, businesses may apply with their electric utility provider for the exemption; however, electricity used for the exempt purposes has to be separately metered or the company may apply for exemption on 50% of the charge for the electricity used by the entire facility. To qualify, businesses must be from a Standard Industrial Classification Industry Group beginning with 10, 12-14, or 20-39.

## Employee Recruitment Services

At no cost to a qualifying company, the state employment agency can assist employers by recruiting, screening, testing and referring quality applicants for hiring consideration.

## Florida Job-Siting Act

Provides an expedited permitting by consolidating and accelerating environmental permits and land use planning approvals to within 90 days of receipt of a completed application for major economic development projects.

## International Exemptions and Trade Assistance

Assistance is available to Florida companies to penetrate or maintain their position in foreign markets. Assistance includes export finance information, seminars, trade missions and shows, catalog shows and in-plant consultations. Also, certain international transactions are exempt from the documentary stamp tax. International banking transactions are not subject to the intangible personal property tax. Foreign source dividends are deleted from the corporate income tax base.

## Industrial Revenue Bonds

Provides bond issues for manufacturers (up to \$10,000,000) for property acquisition, construction, machinery and equipment costs, and certain soft costs.

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## Tax Exemptions

- Corporate income tax rate for C-corporations is 5.5 percent. The first \$5,000 of taxable income apportioned to Florida is exempt.
- No corporate income tax on sub-chapter S corporations
- No state personal income tax
- No corporate franchise tax on capital stock
- No state-level property tax; property taxes are only assessed at the local level
- No property tax on business inventories
- No property tax on goods-in-transit for up to 180 days
- Certain businesses are eligible for sales tax exemption on electric energy used in manufacturing
- No sales and use tax on goods manufactured or produced in the state for export
- Certain new businesses are eligible for a sales tax exemption for manufacturing or processing equipment
- No sales tax on purchases of raw materials used in a final product for resale, including non-reusable containers or packaging
- No sales tax on the labor component of research and development expenditures
- Pollution control equipment is assessed at salvage value rather than fair market value for property taxes
- No sales tax on aircraft modification, maintenance and repair
- The entertainment industry is exempt from sales and use tax (motion picture, television and recording production).
- Sale of farm equipment is taxed at 3 percent
- No sales or use tax on boiler fuels
- No sales or use tax on co-generation of electricity

## **HOW DO THE SKILLS AND EDUCATION OF THE CURRENT WORKFORCE CORRESPOND TO EMPLOYMENT OPPORTUNITIES IN THE JURISDICTION?**

Within the City of Gainesville there are fewer workers than number of jobs within four sectors: Other Services (6.8%), Public Administration (4.2%), Wholesale Trade (3.7%), and Manufacturing. This means that workers from outside of the City of Gainesville are meeting the needs of the jobs markets where necessary.

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Within nine sectors there is an oversupply of labor according to data supplied. Arts, Entertainment, and Accommodations (-5.9%), Professional, Scientific, Management Services (-4.8%), and Retail Trade (-4.1) are business sectors where the number of workers exceeding the number of jobs is most prevalent.

With that, there has been much momentum in the City to promote jobs in cutting-edge technologies, particularly “green” and healthcare technologies, including bio-manufacturing. These jobs typically require a bachelor’s degree or higher. Of the unemployed labor force in Gainesville, approximately 22% have a bachelor’s degree or higher. Of the total population age 18 and older, 31% have a bachelor’s degree or higher.

**DESCRIBE ANY CURRENT WORKFORCE TRAINING INITIATIVES, INCLUDING THOSE SUPPORTED BY WORKFORCE INVESTMENT BOARDS, COMMUNITY COLLEGES AND OTHER ORGANIZATIONS. DESCRIBE HOW THESE EFFORTS WILL SUPPORT THE JURISDICTION'S CONSOLIDATED PLAN.**

The following workforce training initiatives are available to residents of the City of Gainesville:

***Florida Works/One-Stop Career Center***

Florida Works provides career counseling, resume/interview assistance, and job training, which include:

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

**DOES YOUR JURISDICTION PARTICIPATE IN A COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)?**

The City of Gainesville participates in the implementation of the North Central Florida Comprehensive Economic Development Strategy. That strategy was prepared and published by the North Central Florida Regional Planning Council in September 2012. The North Central Florida Comprehensive Economic

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Development Strategy plans for five years, from 2013 to 2017. The City of Gainesville's participation in the plan allows the City to be part of a coordinated regional economic development strategy via collaboration on several levels. Participation in the plan also allows the City to utilize Federal grants in the event they are sought. For example, an EDA grant was secured for the GTEC Incubator approximately 12-13 years ago and there have been other grant opportunities that have been administered by the University of Florida's Office of Technology and Licensing.

## **IF SO, WHAT ECONOMIC DEVELOPMENT INITIATIVES ARE YOU UNDERTAKING THAT MAY BE COORDINATED WITH THE CONSOLIDATED PLAN? IF NOT, DESCRIBE OTHER LOCAL/REGIONAL PLANS OR INITIATIVES THAT IMPACT ECONOMIC GROWTH.**

The City of Gainesville pursuing many of the underlying efforts incorporated in the overall North Central Florida Economic Development Strategy. Much work has been done in collaboration with partners on many fronts to help facilitate the growth and development of the "Innovation Economy". Most recently this involves working diligently to assist in building the Innovation Square project and working with private industry on a variety of opportunities. The City is also focused on maintaining a vibrant small business environment in order to provide commercial opportunities and employment for Gainesville's residents.

## **MA-50 Needs and Market Analysis Discussion**

### **DISCUSSION**

The Gainesville City Commission determines the local use of HUD-funded programs. From 2008-2013, the City focused the majority of CDBG funded owner-occupied housing rehabilitation and public service activities in eligible block groups containing 51% or more low to moderate income persons. These eligible areas were identified as 12 distinct Local Target Areas. Investing federal, state and local resources into these specific Local Target Areas increases the likelihood of producing a sustainable impact.

While the previous Plan had a total of 12 Local Target Areas, the 2014-2018 Plan is more focused, limiting the number of Local Target Areas to increase the potential for coordinated planning and investment. Five (5) areas have been designated as Local Target Areas within the City of Gainesville for the 2014-2018 Plan. These are Porters Community, Duval, Southeast/Five-Points, 5th Avenue/Pleasant Street and University Avenue/Hawthorne Road Corridor. These areas were previously identified in the



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2008-2013 Five-Year Consolidated Plan as “Porters Neighborhood/Southwest”, “Duval”, “Southeast” and “NW 5th Avenue/Pleasant Street”.

The areas selected for the 2014-2018 Plan were identified through the citizen participation process, which consisted of stakeholder interviews and neighborhood meetings, as well as meetings with the City’s advisory committees for Affordable Housing and Community Development. Each of these areas meets the eligibility requirements for low- and moderate income benefit. While Local Target Areas allow the City to plan and invest in a coordinated manner, they do not limit the City from expending funds in other areas of Gainesville that also meet the eligibility requirements for low- and moderate income benefit.

## **ARE THERE ANY POPULATIONS OR HOUSEHOLDS IN AREAS OR NEIGHBORHOODS THAT ARE MORE AFFECTED BY MULTIPLE HOUSING PROBLEMS?**

Generally, populations or households that have been disproportionately affected by housing problems are located in lower income areas or neighborhoods of the City of Gainesville.

## **ARE THERE AREAS IN THE JURISDICTION WHERE THESE POPULATIONS ARE CONCENTRATED?**

As can be seen in **Table 48(B)**, Census Tracts identified as target areas are represented with having the highest percentages of low and moderate income households. These areas are the lowest income areas within the City that are most affected by housing problems and need of investment within the community. Approximately 11 of the City’s 43 Census Tracts have a low income percentage of 67.9% or greater. This is a significant number of low and moderate income persons concentrated in 25% of the City. Most of these Census Tracts are concentrated in east Gainesville.

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**Table 48(B): Concentration of Low and Moderate Income by Census Tract**

Census Tract	Low/Mod Population (#)	Potential of Becoming Low/Mod	Low/Mod Population (%)
901	1,062	1,187	89.5%
902	338	378	89.4%
1502	5,350	6,099	87.7%
200	3,670	4,490	81.7%
800	6,230	8,205	75.9%
1501	6,050	8,003	75.6%
600	2,742	3,633	75.5%
1503	5,044	6,851	73.6%
1902	1,369	1,901	72.0%
2206	4,387	6,290	69.7%
700	5,061	7,454	67.9%

Source: 2012 HUD Low and Moderate Income Data Summary (2000 Census Boundaries)

**Table 48(B) – Concentration of Low and Moderate Income by Census Tract**

As shown in **Table 48(C)**, the only significant concentrations of minority populations within the City are within the following Census Tracts:

- Census Tract 6.00 – 88.2% Black/African American
- Census Tract 7.00 – 80.3% Black/African American
- Census Tract 4.00 – 64.2% Black/African American
- Census Tract 19.02 – 60.2% Black/African American
- Census Tract 15.16 – 32.2% Black/African American
- Census Tract 15.2 – 23.2% Hispanic or Latino (Also, 14.8% Black/African American)

Data Source: 2007-2011 ACS Data (2010 Census Boundaries)

These Census Tracts have both high concentrations of minority populations and extremely high numbers of low and moderate income households. Although a disproportionate need is shown throughout for low income African American households, the data provided show that both White and Black/African American groups have a high demand for supportive housing of different types, such as tenant based housing. Families identified as “Families with Disabilities” have a high need for tenant based housing, while at the same time being in need of improved accessibility within existing housing.

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## **WHAT ARE THE CHARACTERISTICS OF THE MARKET IN THESE AREAS/NEIGHBORHOODS?**

There is currently little economic activity in these areas/neighborhoods with the exception of a few neighborhood retail or commercial businesses fronting major roadways. Some businesses are operating from homes, but are difficult to track. Childcare businesses and other services are interspersed throughout these areas/neighborhoods. During the citizen participation process, economic opportunity was identified as a priority need, particularly in East Gainesville and the Porters neighborhood near downtown.

## **ARE THERE ANY COMMUNITY ASSETS IN THESE AREAS/NEIGHBORHOODS?**

The assets in these areas/neighborhoods are the historic community fabric and a willingness to become involved in community-building efforts. It was clear that the assets are the people who live there, combined with some recent investment in public facilities and infrastructure, which gives momentum and structure to future economic investment.

## **ARE THERE OTHER STRATEGIC OPPORTUNITIES IN ANY OF THESE AREAS?**

In East Gainesville, one of the opportunities identified was to improve the aesthetics and market feasibility of retail/commercial along East/West roadways to encourage drivers to stop and spend money in the community. In Porters neighborhood, it was clear that recent investment in downtown Gainesville could easily spread into this area. Improving the connectivity to and from, as well as within, this neighborhood was seen as vital to bringing the investment back into the community. Furthermore, it was made clear that, for both communities, new economic opportunities must be balanced with maintaining the historic fabric of the community so that the existing population is benefitted rather than displaced.

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**Table 48(C): Race Concentrations by Census Tract (2010)**

Census Tract ID (2010)	White Alone		Black/African American		American Indian and Alaska Native		Asian		Native Hawaiian and Other Pacific Islander		Some Other Race		Two or More Races		Total	Hispanic or Latino (of any race)	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%		#	%
2	5,196	76.0%	1,081	15.8%	0	0.0%	237	3.5%	27	0.4%	38	0.6%	259	3.8%	6,838	1,060	15.5%
3.01	2,104	79.4%	434	16.4%	0	0.0%	56	2.1%	17	0.6%	0	0.0%	40	1.5%	2,651	157	5.9%
3.02	2,004	73.6%	545	20.0%	0	0.0%	44	1.6%	0	0.0%	30	1.1%	99	3.6%	2,722	240	8.8%
4	1,906	31.9%	3,841	64.2%	0	0.0%	10	0.2%	5	0.1%	88	1.5%	129	2.2%	5,979	444	7.4%
5	3,108	66.6%	1,335	28.6%	0	0.0%	152	3.3%	0	0.0%	0	0.0%	69	1.5%	4,664	188	4.0%
6	402	9.3%	3,821	88.2%	0	0.0%	2	0.0%	0	0.0%	26	0.6%	79	1.8%	4,330	26	0.6%
7	962	16.0%	4,824	80.3%	0	0.0%	0	0.0%	0	0.0%	174	2.9%	49	0.8%	6,009	241	4.0%
8.06	1,738	74.8%	268	11.5%	0	0.0%	221	9.5%	0	0.0%	84	3.6%	11	0.5%	2,322	155	6.7%
8.08	1,864	46.8%	797	20.0%	21	0.5%	1,024	25.7%	0	0.0%	23	0.6%	257	6.4%	3,986	216	5.4%
8.09	1,076	70.2%	212	13.8%	0	0.0%	128	8.4%	0	0.0%	0	0.0%	116	7.6%	1,532	44	2.9%
9.01	2,122	64.0%	328	9.9%	8	0.2%	591	17.8%	0	0.0%	118	3.6%	147	4.4%	3,314	479	14.5%
9.02	6,318	73.7%	1,347	15.7%	21	0.2%	527	6.1%	12	0.1%	126	1.5%	222	2.6%	8,573	1,204	14.0%
10	6,052	91.6%	60	0.9%	0	0.0%	408	6.2%	11	0.2%	10	0.2%	63	1.0%	6,604	461	7.0%
11	5,734	91.4%	83	1.3%	35	0.6%	259	4.1%	0	0.0%	33	0.5%	130	2.1%	6,274	340	5.4%
12.01	2,332	78.9%	165	5.6%	0	0.0%	384	13.0%	0	0.0%	0	0.0%	75	2.5%	2,956	184	6.2%
12.02	5,148	75.4%	944	13.8%	45	0.7%	254	3.7%	0	0.0%	230	3.4%	209	3.1%	6,830	710	10.4%
12.03	2,458	66.8%	636	17.3%	33	0.9%	274	7.4%	0	0.0%	204	5.5%	75	2.0%	3,680	537	14.6%
15.14	680	72.7%	128	13.7%	0	0.0%	123	13.2%	0	0.0%	4	0.4%	0	0.0%	935	122	13.0%
15.15	3,429	66.0%	764	14.7%	0	0.0%	695	13.4%	21	0.4%	102	2.0%	184	3.5%	5,195	878	16.9%
15.16	1,071	55.8%	619	32.2%	11	0.6%	148	7.7%	0	0.0%	58	3.0%	13	0.7%	1,920	108	5.6%
15.17	3,305	62.1%	1,036	19.5%	0	0.0%	535	10.0%	0	0.0%	266	5.0%	184	3.5%	5,326	814	15.3%
15.19	1,380	60.5%	309	13.6%	0	0.0%	469	20.6%	27	1.2%	36	1.6%	59	2.6%	2,280	428	18.8%
15.2	1,413	71.7%	292	14.8%	0	0.0%	228	11.6%	0	0.0%	15	0.8%	23	1.2%	1,971	457	23.2%
15.21	2,439	68.8%	609	17.2%	0	0.0%	393	11.1%	9	0.3%	46	1.3%	50	1.4%	3,546	329	9.3%
16.03	1,170	80.6%	162	11.2%	0	0.0%	74	5.1%	0	0.0%	0	0.0%	45	3.1%	1,451	110	7.6%
16.04	5,295	78.7%	878	13.1%	0	0.0%	260	3.9%	0	0.0%	14	0.2%	280	4.2%	6,727	782	11.6%
17.02	3,829	83.9%	344	7.5%	24	0.5%	136	3.0%	0	0.0%	61	1.3%	168	3.7%	4,562	387	8.5%
18.03	4,563	70.8%	1,123	17.4%	27	0.4%	386	6.0%	0	0.0%	54	0.8%	291	4.5%	6,444	439	6.8%
18.11	4,953	76.2%	241	3.7%	0	0.0%	1,060	16.3%	0	0.0%	42	0.6%	207	3.2%	6,503	659	10.1%
19.02	1,417	34.4%	2,479	60.2%	0	0.0%	127	3.1%	0	0.0%	9	0.2%	88	2.1%	4,120	130	3.2%
22.19	3,647	68.8%	1,234	23.3%	0	0.0%	220	4.1%	0	0.0%	46	0.9%	155	2.9%	5,302	340	6.4%
All Gainesville City	89,115	65.7%	30,939	22.8%	225	0.2%	9,425	7.0%	129	0.1%	1,937	1.4%	3,776	2.8%	135,546	12,669	9.3%

Source: 2007-2011 ACS Data

**Table 48(C) – Race Concentrations by Census Tract (2010)**



## SP-05 Overview

### STRATEGIC PLAN OVERVIEW

The Consolidated Plan process requires the City to identify priority needs and a Strategic Plan to meet those needs over the next five years. For every priority, there are goals and objectives established to measure progress, as well as strategies to address them. There are essentially four major topics of focus in the Consolidated Plan:

- Housing
- Homelessness
- Community Development
- Non-Homeless Special Needs

### *Housing*

The Housing topic is focused on the physical state of housing in the City of Gainesville and ways that Federal and local resources can be used to address housing issues. Based on input and data received through an extensive citizen participation process, the priority needs identified by the public are:

- Quality affordable housing in locations near essential amenities
- Land assembly and infrastructure to support affordable housing (e.g. shovel-ready sites)
- Elimination of perceived barriers to affordable housing (e.g. non-conforming lots, competition with student housing, etc.)
- Housing rehabilitation (e.g. housing rehabilitation and maintenance assistance, energy efficiency retrofits and utility bill assistance – both for homeowners and rental properties/landlords, accessibility retrofits, etc.)
- Historic preservation/restoration within low- and moderate-income neighborhoods
- Availability of rental housing/rental assistance, including smaller-sized or multi-family units, particularly for low- and very low-income renters
- Self-sufficiency training and case management for all populations (e.g. homeowners, renters and the homeless)

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- Housing for non-homeless special needs populations (e.g. housing for veterans and accessibility retrofits for the elderly and disabled)

To address these needs, the City of Gainesville has identified the following Goals, Objectives and Strategies for the next five years:

## GOAL #1:

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**Affordable Housing: Improve the location, supply and quality of affordable housing within City of Gainesville.**

## Objective 1:

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Provide additional affordable housing units through housing acquisition, recycling, rehabilitation and construction.

- Strategy 1: Fund the acquisition, recycling and rehabilitation of existing housing units through current housing grants and loan programs, as well as cost-effective leveraging strategies.
- Strategy 2: Improve coordination with emergency repair and other programs to reduce the total rehabilitation cost per unit and correct major problems before they worsen.
- Strategy 3: Support non-profit agencies in becoming developers of new affordable housing units.
- Strategy 4: Provide incentives to developers to contribute to the supply of new affordable housing units.
- Strategy 5: Develop an inventory of “shovel-ready” sites, including but not limited to City-owned property, suitable for the construction of affordable housing units near employment and commercial activities.

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## Objective 2:

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Provide additional housing units for renters earning less than 80% area median income through rental unit rehabilitation and construction.

Strategy 1: When feasible, replace rental rehabilitation deferred payment loans with repayable loans.

Strategy 2: Seek opportunities to increase the level of private leveraging of public dollars.

Strategy 3: Consider a program where substandard units that are not suitable for rehabilitation are donated to a non-profit or for-profit developer for demolition and construction of affordable rental units.

Strategy 4: Support non-profit agencies in becoming developers of new affordable rental units.

Strategy 5: Provide incentives to developers to contribute to the supply of new affordable rental units.

Strategy 6: When feasible, place high priority on rehabilitation or construction projects which will preserve or create rental housing for low- and very low-income renters.

## Objective 3:

---

Remove barriers to the provision of affordable housing.

Strategy 1: Continue to expedite the permitting process for affordable housing through the City's Fast Track program and other efforts, including the coordination of approvals for affordable housing projects.

Strategy 2: Encourage the reduction of the wait period for demolition of non-historic structures older than 45 years.

Strategy 3: Continue to provide zoning incentives for affordable housing, including but not limited to density bonus, parking reductions and the allowance of mobile and manufactured homes that meet building codes.

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## Objective 4:

---

Reduce the possibility of net losses from the existing supply of public housing and other assisted units.

Strategy 1: When feasible, support Gainesville Housing Authority and Alachua County Housing Authority requests for HUD funds to rehabilitate and improve the public housing and Section 8 New Construction housing stock.

Strategy 2: Strive to reduce the possibility of net losses of public housing or other assisted units as a result of demolition or conversion, prepayment or voluntary termination of a federally assisted mortgage, or other actions.

## GOAL #2:

---

**Self-sufficiency: Address the role of self-sufficiency in protecting and enhancing the condition of the City's housing stock and neighborhoods.**

## Objective 1:

---

Promote affordable homeownership opportunities for low- and moderate income persons through homebuyer training opportunities and down-payment assistance.

Strategy 1: Continue to support homebuyer training programs and homebuyer assistance programs for low- and moderate-income persons.

Strategy 2: Continue to support public-private partnerships for increasing homeownership among low- and moderate-income persons.

Strategy 3: Target eligible public housing residents, recipients of Section 8 tenant assistance and FSS Program graduates for homebuyer assistance.



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## Objective 2:

---

Help low- and moderate-income persons to reduce their energy costs through weatherization and energy conservation programs.

Strategy 1: Coordinate with Gainesville Regional Utilities (GRU) to provide energy audits to low- and moderate-income homeowners, as well as owners of rental properties housing low- and moderate-income renters, to reduce the cost of utilities.

Strategy 2: Provide energy conservation training as part of the homeowner rehabilitation program, as well as post-purchase homeowner education.

Strategy 3: Support existing weatherization and energy conservation retrofit programs and encourage new programs that further reduce home and rental unit utility costs.

## Objective 3:

---

Provide rental deposit assistance for low- and moderate-income persons.

Strategy 1: Improve coordination with housing providers to facilitate program delivery.

Strategy 2: Support GHA in applications for Section 8 Housing Choice Vouchers.

### ***Homelessness***

The Alachua County Coalition for the Homeless and Hungry (ACCHH) is designated as the lead agency for the North Central Florida Continuum of Care (CoC), which is tasked with addressing homelessness in the City of Gainesville. The North Central Florida CoC covers a five county area (Alachua, Bradford, Gilchrist, Levy and Putnam); however, most of the CoC's data collection and efforts are focused in Alachua, the most populated county.

As the lead agency for the CoC, the ACCHH seeks to improve access to services that support housing stability and facilitate self-sufficiency. In addition, the ACCHH is responsible for advancing community-wide efforts, including the 10-Year Plan to End Homelessness and the Annual Point-In-Time (PIT) survey

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conducted by the CoC, which involves various partnering agencies. In developing priority homeless needs, City of Gainesville coordinated with the ACCHH and North Central Florida CoC, as well as the general public through stakeholder and neighborhood meetings.

Based on input and data received through an extensive citizen participation process, the priority needs identified by the public are:

- Self-sufficiency training and case management
- Access to healthcare and mental health counseling
- Employment and legal assistance (e.g. support and advocacy, particularly for veterans)
- Other homeless facilities (e.g. shelter options for individuals) and services for groups such as families, single-parents and children taking care of themselves

To address these needs, the City of Gainesville has identified the following Goals, Objectives and Strategies for the next five years:

## GOAL #1:

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**Reduced homelessness: Prevent and reduce homelessness within the City of Gainesville.**

### Objective 1:

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Provide services that promote self-sufficiency for the homeless or those at-risk of becoming homeless.

Strategy 1: 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.

Strategy 2: Assist the Alachua County Coalition for the Homeless and Hungry, as the lead agency for the Continuum of Care, in their efforts to improve coordination between service providers.

### Objective 2:

---

Support programs that offer meals and emergency shelter facilities or shelter beds to the homeless.

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- Strategy 1: Assist non-profit service providers in obtaining additional funding sources for emergency shelter.
- Strategy 2: Continue to support programs that assist the homeless or those at risk of becoming homeless.

## Objective 3:

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Support organizations that supply transitional or permanent supportive housing for the homeless.

- Strategy 1: Promote and encourage the development of programs that facilitate the transition from homelessness into permanent housing.
- Strategy 2: Coordinate with the Continuum of Care, non-profit service providers, and other organizations to establish additional transitional or permanent supportive housing.
- Strategy 3: Support the establishment of additional transitional or permanent supportive housing through identification of funding sources, technical assistance with applications, and other means of support.

### ***Non-Housing Community Development***

Non-Housing Community Development is a broad category of spending that covers many types of public facilities and improvements such as roads, sewer improvements, water improvements, wastewater improvements, lighting, drainage, community centers, parks, and virtually any other public project that benefits low- or moderate-income neighborhoods.

Based on input and the data received through an extensive citizen participation process, the priority needs identified by the public are:

- Redevelopment on the “Eastside” of Gainesville, including infrastructure, streetscaping and sidewalks (e.g. destination-making, particularly toward University Avenue/Hawthorne Road Corridor)

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- Historic preservation and community revitalization near “Downtown” Gainesville (e.g. projects that respect the historic integrity and affordability of low- and moderate-income neighborhoods while capitalizing on nearby economic growth)
- Collaboration with the Community Redevelopment Agency (CRA) regarding City-planned projects (e.g. synergy of investment)
- Coordination with City planned projects, including:
  - Public facilities (e.g. parks and recreation improvements in low- and moderate-income areas, trail connectivity, coordination with the Recreation and Parks Master Plan, and facilities and programs for seniors, youth and disabled populations)
  - Public improvements (e.g. sidewalks, ADA ramps, bus stops – particularly in low- and moderate-income areas – and stormwater projects)
  - City’s Comprehensive Plan and Capital Improvements Element
- Public services (e.g. food/nutrition programs, afterschool care, etc.)

To address these needs, the City of Gainesville has identified the following Goals, Objectives and Strategies for the next five years:

## GOAL #1:

---

**Quality of life: Enhance 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.**

## Objective 1:

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Improve physical conditions within designated low- and moderate-income areas through code enforcement and blight elimination.

Strategy 1: Fund designated code enforcement activities to identify and correct code violations within low- and moderate-income areas.

Strategy 2: Provide funding for the demolition of blighted structures.

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## Objective 2:

---

Invest in public improvements within low- and moderate-income areas.

- Strategy 1: Construct new or replace deteriorated sidewalks.
- Strategy 2: Improve streets through construction, reconstruction or resurfacing.
- Strategy 3: Construct new or replace deteriorated water, sewer, or stormwater systems.
- Strategy 4: Support improvement of streetscapes, including lighting and crosswalk enhancements, in low- and moderate-income areas.

## Objective 3:

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Invest in public facilities that benefit low- and moderate-income areas or persons, or special needs populations.

- Strategy 1: Support investment in community centers, parks and recreation facilities, health/safety facilities, and other public facilities.

## Objective 4:

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Support public services for low- and moderate-income persons.

- Strategy 1: Fund programs that support economic development initiatives.
- Strategy 2: Support programs that offer health services to persons of low- and moderate-income.
- Strategy 3: Support programs that offer legal services to persons of low- and moderate-income.
- Strategy 4: Support programs that provide youth or childcare services for low- and moderate-income households.

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Strategy 5: Support food distribution and nutritional support services for low- and moderate-income households.

Strategy 6: Support programs that provide services for low- and moderate-income adults.

## ***Non-Homeless Special Needs***

Non-Homeless Special Needs is a broad category that applies to any population that is presumed to be low to moderate income and in need of public services. The category covers a large population, including the mentally ill, developmentally disabled, elderly, and other groups. These specific services are often provided by non-profit agencies, usually in coordination with the City of Gainesville or Alachua County.

Based on input and the data received through an extensive citizen participation process, the priority needs identified by the public are:

- Capacity to facilitate systems of care for all non-homeless special needs populations (e.g. need for a single portal to avoid duplicative steps and delayed service)
- Healthcare and mental health counseling for persons with mental, physical, or development disabilities and/or persons with alcohol and drug addictions
- Family safety and advocacy for both adults and children (e.g. collocated Family Safety Center)
- Youth and young adult services (e.g. educational programming, job skill training, and programs to prevent recidivism)
- Employment and legal assistance for veterans

To address these needs, the City of Gainesville has identified the following Goals, Objectives and Strategies for the next five years:

### **GOAL #1:**

**Special needs assistance: Promote access to public services for special needs populations generally assumed to be low- and moderate-income including, but not limited to, programs addressing at-risk youth, seniors/elderly and frail elderly, veterans, and persons with mental, physical or developmental disabilities, alcohol or drug addiction, HIV/AIDS or other special needs.**

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## Objective 1:

---

Support programs that assist special needs populations with housing or accessibility improvements.

Strategy 1: Assist the disabled to obtain decent, safe and affordable housing by funding accessibility retrofits and identifying housing units suitable for disabled families.

Strategy 2: Provide incentives to developers of affordable housing projects for the creation of housing units accessible to special needs populations such as the elderly and disabled.

## Objective 2:

---

Increase the supply of transitional housing for persons with special needs.

Strategy 1: Continue to support transitional housing for at-risk youth.

Strategy 2: Continue to support transitional housing for victims of domestic violence, pregnant women or teen mothers, persons with alcohol or drug addictions, and persons with HIV/AIDS.

## Objective 3:

---

Support programs that provide basic needs assistance (e.g. meals, healthcare, transportation, etc.) to persons with special needs.

Strategy 1: Support non-profit service providers offering transportation, congregate meals, social and recreation activities, healthcare or mental health counseling, and other forms of assistance to special needs populations.

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## Objective 4:

Provide funding to agencies that offer case management, counseling, or self-sufficiency training to persons with special needs.

Strategy 1: Coordinating with organizations to increase the capacity to facilitate systems of care for all non-homeless special needs populations by establishing a single portal for case management, looking to the Continuum of Care for homelessness and other agencies for examples.

Strategy 2: Promote family safety and advocacy for both adults and children by establishing one-stop locations for assistance and direction to other related services.

Strategy 3: Support programs that provide assistance to veterans, including employment and legal guidance.

Strategy 4: Support non-profit service providers offering programs for at-risk youth and young adults, including educational activities, life skills training, and programs to prevent recidivism.

## SP-10 Geographic Priorities

### GENERAL ALLOCATION PRIORITIES

***Describe the basis for allocating investments geographically within the City.***

Five (5) areas have been designated as Local Target Areas within the City of Gainesville (see **Map 3** and **Table 49**). These are Porters Community, Duval, Southeast/Five-Points, 5<sup>th</sup> Avenue/Pleasant Street and University Avenue/Hawthorne Road Corridor. These neighborhoods were previously identified in the 2008-2013 Five-Year Consolidated Plan as “Porters Neighborhood/Southwest”, “Duval”, “Southeast” and “NW 5<sup>th</sup> Avenue/Pleasant Street”. While the previous Plan had a total of 12 Local Target Areas, the 2014-2018 Plan is more focused, limiting the number of Local Target Areas to increase the potential for coordinated planning and investment. The areas selected for the 2014-2018 Plan were identified through the citizen participation process, which consisted of stakeholder interviews and neighborhood meetings, as well as meetings with the City’s advisory committees for Affordable Housing and



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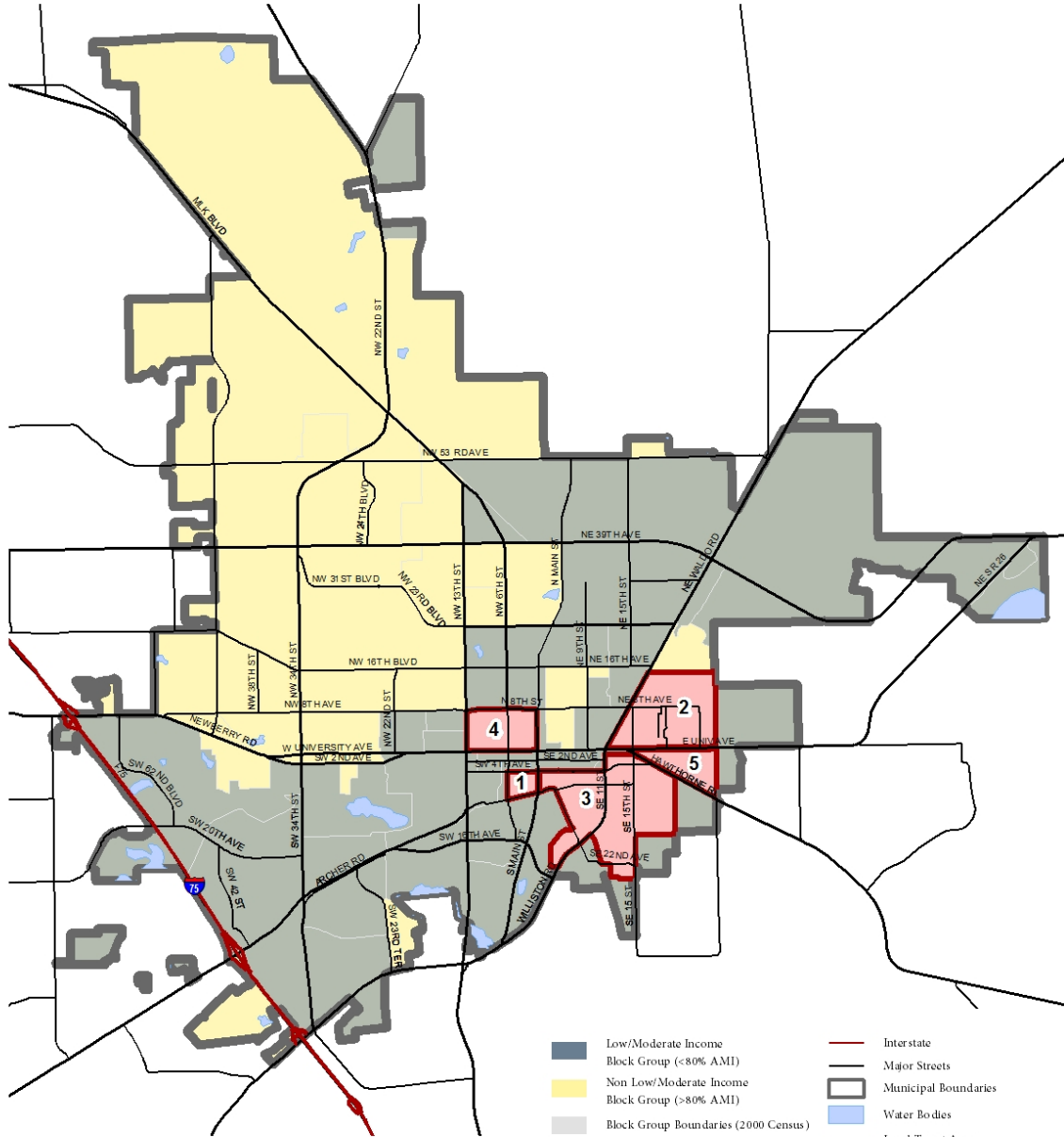
Community Development. Each of these areas meets the eligibility requirements for low- and moderate income benefit. While Local Target Areas allow the City to plan and invest in a coordinated manner, they do not limit the City from expending funds in other areas of Gainesville that also meet the eligibility requirements for low- and moderate income benefit.

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## MAP 3



## Local Target Areas



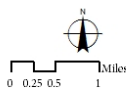
- Low/Moderate Income Block Group (<80% AMI)
- Non Low/Moderate Income Block Group (>80% AMI)
- Block Group Boundaries (2000 Census)
- Interstate
- Major Streets
- Municipal Boundaries
- Water Bodies
- Local Target Areas
- 1 - Porters Community
- 2 - Duval
- 3 - Southeast / Five-Points
- 4 - Fifth Avenue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

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

June 2013

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**City of Gainesville**  
**CONSOLIDATED PLAN**

**2014-2018**

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**TABLE 49: GEOGRAPHIC AREA**

<b>1. Area Name: Porters Community</b>
<b>Area Type:</b> Local Target Area
<b>Identify the neighborhood boundaries for this target area.</b> The Porters Community is bounded by SW 4 <sup>th</sup> Avenue, South Main Street, SW Depot Avenue and SW 6 <sup>th</sup> Street.
<b>Include specific housing and commercial characteristics of this target area.</b> The Local Target Area is located south of downtown Gainesville and east of the University of South Florida. The Porters Community is comprised of predominantly single-family homes with some multi-family rental units. Commercial uses are located at the periphery of the neighborhood fronting SW 4 <sup>th</sup> Avenue and South Main Street and along the central axis of the neighborhood, SW 3 <sup>rd</sup> Street. Both the housing and commercial structures within the Porters Community are ageing. Some infill/new housing has been constructed on the south side of the neighborhood, however.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> Representatives of this community attended the Neighborhood Meeting held on March 28, 2013. Additionally, a tour of the community was conducted on April 4, 2013. Through the meeting and tour, it was identified that the Porters Community had several opportunities for improvement, including its location and proximity to recent investment in downtown Gainesville. This opportunity was balanced by a concern for maintaining the historic character and sense of community amidst the dynamic change occurring downtown.
<b>Identify the needs in this target area.</b> The Porters Community is surrounded by new commercial and multi-family investment, but little positive economic change is happening within the neighborhood. The neighborhood is characterized by unproductive vacant lots, ageing and inadequate infrastructure (particularly sidewalks and roadways), and nonconforming lots that limit land assembly and redevelopment. Moreover, although downtown is nearby, few commercial or other amenities are within walking distance of the community. Additionally, the need to address youth in poverty with limited access to education and life skills was apparent. The Porters Community has a population of immobile elderly and frail elderly on a fixed income. Unemployment, particularly for young adults is a concern.
<b>What are the opportunities for improvement in this target area?</b> The City of Gainesville Downtown CRA is poised to match funding in the Porters Community. Recent improvements in coordination with the City of Gainesville and/or the Downtown CRA have included improved sidewalks, lighting and crosswalks along the central axis of the neighborhood (SW 3 <sup>rd</sup> Street) and a multi-use trail running north/south along SW 6 <sup>th</sup> Street. Opportunities include small business start-ups utilizing the momentum of Innovation Square and other projects, new infrastructure to attract development (e.g. quality and connectivity of streets and sidewalks), and programs that expand the capacity of the Porters Community Center, including those that serve youth, the elderly and the unemployed.
<b>Are there barriers to improvement in this target area?</b> One of the greatest barriers to improvements is the perception of crime in the Porters Community. While the community no longer has a stigma of violent crime, the stigma of drug dealing and prostitution endures. Moreover, there is tension between the economic momentum of downtown Gainesville and the Porters Community's desire to maintain its historic character. The community is active and organized; however, commercial uses are struggling at the neighborhood's periphery. Further investment in the Porters Community may persuade businesses to capitalize on the neighborhood's good location and strong community fabric.
<b>2. Area Name: Duval</b>
<b>Area Type:</b> Local Target Area
<b>Identify the neighborhood boundaries for this target area.</b> The Duval area is roughly bounded by just north of NE 12 <sup>th</sup> Avenue, just east of NE 26 <sup>th</sup> Terrace, East University Avenue, and Waldo Road.

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## **Include specific housing and commercial characteristics of this target area.**

This area is primarily residential, with housing along internal roads and some commercial along major roads. A new Wal-Mart was recently constructed along NE 12<sup>th</sup> Avenue (at the northernmost target area boundary) in addition to a housing development recently completed with assistance from HUD. While this investment has made a significant difference, other areas of the Duval area have not seen significant change.

## **How did your consultation and citizen participation process help you to identify this neighborhood as a target area?**

This Local Target Area was identified by City departments as lacking public facilities and infrastructure improvements, as well as needing code enforcement and housing rehabilitation. A tour of this community was conducted on March 18, 2013 to further identify potential needs and opportunities.

## **Identify the needs in this target area.**

Flooding and steep ditches are problematic throughout the neighborhood and public facilities are deteriorating. Like many areas in Gainesville, the Duval area is also in need of housing rehabilitation due to ageing housing stock combined with a generally low- and moderate-income population. There is a need to stabilize property values, reduce crime and improve the visual appearance of the neighborhood to support further community development. Like the Porters Neighborhood, the Duval area also needs to address youth in poverty with limited access to education and life skills, immobile elderly and frail elderly on a fixed income, and a high rate of unemployment.

## **What are the opportunities for improvement in this target area?**

The opportunities for the Duval area are to continue to expand investment beyond the NE 12<sup>th</sup> Avenue area through public facilities and infrastructure projects, as well as housing acquisition, recycling, rehabilitation and construction efforts.

## **Are there barriers to improvement in this target area?**

One of the greatest barriers to improvements is the perception of crime in the Duval area. While actual crime levels have dropped, the stigma of crime endures. Moreover, the geographic location of the Duval Area is a barrier. The area is bordered by two major roads and a railroad corridor, which present physical and psychological barriers between Duval and the City of Gainesville at-large. Improved connectivity is essential to improvements in the Duval area.

## **3. Area Name: Southeast/Five-Points**

**Area Type:** Local Target Area

**Identify the neighborhood boundaries for this target area.** Generally bounded by University Avenue, SE 24<sup>th</sup> Avenue/SE 21<sup>st</sup> Street, Main Street and Hawthorne Road

**Include specific housing and commercial characteristics of this target area.** This area is primarily residential, with housing along internal roads and some commercial along major roads. The housing is older and while some housing units have been rehabilitated, other units remain in disrepair.

## **How did your consultation and citizen participation process help you to identify this neighborhood as a target area?**

Representatives of this community attended the Neighborhood Meeting held on March 14, 2013. Through this meeting, it was identified that the Southeast/Five-Points area had several opportunities for investment, including its location near East University Avenue and Hawthorne Road – both major east/west connectors through City of Gainesville. Additionally, a tour of the community was also conducted on March 14, 2013 to further identify potential needs and opportunities. In comparison to the other Local Target Areas, this community has a variety of needs to be addressed, from housing rehabilitation to addressing homeless and non-homeless special needs populations.

## **Identify the needs in this target area.**

Needs identified for the Southeast/Five-Points area include lack of safe and secure housing that is also affordable to renters and owners, elimination of blight, housing rehabilitation, weatherization/energy efficiency retrofits, accessibility improvements for the elderly and disabled, rental housing/rental assistance, shelter options for the homeless singles and families, and programs to prevent recidivism.

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## **What are the opportunities for improvement in this target area?**

Opportunities for improvements to the Southeast/Five-Points area include rehabilitation of old homes built in the 1930s and 1940s, roof repair, demolition and removal of blight, removal of septic tanks and replacement with utility lines, adequate housing for low income families with children, economic development including neighborhood commercial, and programs for the homeless and non-homeless special needs populations such as seniors.

## **Are there barriers to improvement in this target area?**

One of the greatest barriers to improvements is the perception of crime in the Southeast/Five-Points area. While actual crime levels have dropped, the stigma of crime endures. Moreover, there is tension between environmental interests and the neighborhoods' desire for increased safety and security, given the area's proximity to Paynes Prairie Preserve and other natural features.

## **4. Area Name: Fifth Avenue/Pleasant Street**

**Area Type:** Local Target Area

### **Identify the neighborhood boundaries for this target area.**

The Fifth Avenue/Pleasant Street area is bounded by NW 8<sup>th</sup> Avenue, NW 6<sup>th</sup> Street, West University Avenue and NW 13<sup>th</sup> Street.

### **Include specific housing and commercial characteristics of this target area.**

The Fifth Avenue/Pleasant Street area is comprised of a both residential and commercial uses, with the majority of commercial uses fronting the areas major roadways: NW 6<sup>th</sup> Street, West University Avenue, and NW 13<sup>th</sup> Street. The area is located just west of downtown and just northeast of the University of Florida. Its proximity to two major activity centers affords opportunities for community development.

### **How did your consultation and citizen participation process help you to identify this neighborhood as a target area?**

This Local Target Area was identified by City departments as lacking public facilities and infrastructure improvements, as well as needing code enforcement and housing rehabilitation.

### **Identify the needs in this target area.**

Like many areas in Gainesville, the Fifth Avenue/Pleasant Street area is also in need of housing rehabilitation due to ageing housing stock combined with a generally low- and moderate-income population. There is a need to stabilize property values, reduce crime and improve the visual appearance of the neighborhood to support further community development.

### **What are the opportunities for improvement in this target area?**

The opportunities for the Fifth Avenue/Pleasant Street area are to continue to support community development through public facilities and infrastructure projects, as well as housing acquisition, recycling, rehabilitation and construction efforts.

### **Are there barriers to improvement in this target area?**

One of the greatest barriers to improvements is the perception of crime in the Fifth Avenue/Pleasant Street area. While actual crime levels have dropped, the stigma of crime endures. Moreover, there is tension between the economic momentum of downtown Gainesville and the Fifth Avenue/Pleasant Street area's desire to maintain its historic character.

## **5. Area Name: University Avenue/Hawthorne Road Corridor**

**Area Type:** Local Target Area

### **Identify the neighborhood boundaries for this target area.**

East University Avenue, Hawthorne Road, SE 27th Street (the western edge of Cone Park).

### **Include specific housing and commercial characteristics of this target area.**

The University Avenue/Hawthorne Road Corridor is characterized by a mix of uses including single family residential, multi-family residential, commercial, institutional, and government or other public agency uses (e.g. Alachua County offices, Alachua County School Board offices, Gainesville Housing Authority property, etc.). The development pattern is mostly suburban and automobile-orientated, with commercial fast food, convenience stores, drug stores and other retail.

### **How did your consultation and citizen participation process help you to identify this neighborhood as a target area?**

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This Local Target Area was identified by neighborhood groups as having the potential for economic development through the promotion of neighborhood-oriented businesses. The area is located two major roads and its frontage is underutilized.

**Identify the needs in this target area.**

Like many areas in Gainesville, the University Avenue/Hawthorne Road Corridor area is also in need of housing rehabilitation due to ageing housing stock combined with a generally low- and moderate-income population. There is a need to stabilize property values, reduce crime and improve the visual appearance of the neighborhood to support further community development.

**What are the opportunities for improvement in this target area?**

The opportunities for the University Avenue/Hawthorne Road Corridor include improved connections to east and west Gainesville through major roads, as well as connection to north and south Gainesville across major roads. While mixed-use zoning is in place, many parcels remain undeveloped. The area's unique exposure to multiple roads could support economic development opportunities from University of Florida and several large employment centers in the area (e.g. Alachua County and Alachua County School Board, etc.).

**Are there barriers to improvement in this target area?**

The University Avenue/Hawthorne Road Corridor is somewhat isolated by its major roads and adjacent wetlands. Additionally, there is a perception of crime and stigma regarding the number of social services offices in the area.

**Table 49 – Geographic Priority Areas**

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## SP-25 Priority Needs

The Five-Year Consolidated Plan must indicate the general priorities for allocating investment of available resources among different needs. Priority needs are those that will be addressed by the goals outlined in the Strategic Plan. For each priority, the City of Gainesville has indicated one or more populations to be served, as well as an assigned priority level indicating relative importance among the needs listed (see **Table 50**).

**TABLE 50: PRIORITY NEEDS SUMMARY**

Priority Need Name	Priority Level	Population	Geographic Areas	Goals Addressing
<b>Housing</b>				
Development of quality affordable housing	High	Low/Mod	Citywide	Housing, Goal 1
Land assembly and infrastructure	Medium	Low/Mod	Citywide	Housing, Goal 1
Removal of barriers to affordable housing	Medium	Low/Mod	Citywide	Housing, Goal 1
Housing acquisition, recycling, rehabilitation and construction	High	Low/Mod	Citywide	Housing, Goal 1
Rental unit rehabilitation/construction and rental assistance for	High	Low/Mod	Citywide	Housing, Goal 1
New homeowner/renter self-sufficiency training or case management	Medium	Low/Mod	Citywide	Housing, Goal 2
Weatherization/energy conservation	Medium	Low/Mod	Citywide	Housing, Goal 2
<b>Homelessness</b>				
Homeless self-sufficiency training or case management	High	Homeless	Citywide	Homelessness, Goal 1
Shelter facilities or shelter beds	High	Homeless	Citywide	Homelessness, Goal 1
Transitional or permanent supportive housing facilities	High	Homeless	Citywide	Homelessness, Goal 1
Healthcare and mental health counseling	Medium	Homeless	Citywide	Homelessness, Goal 1
Employment and legal assistance	Medium	Homeless	Citywide	Homelessness, Goal 1
<b>Community Development</b>				
Code enforcement and blight elimination	High	Low/Mod	Low/Mod Areas	Community Development, Goal 1
Public facilities (parks, community centers, etc.)	Medium	Low/Mod	Low/Mod Areas	Community Development, Goal 1
Public improvements (infrastructure, streetscaping, etc.)	High	Low/Mod	Low/Mod Areas	Community Development, Goal 1
Coordination with City planned projects	Medium	Low/Mod	Low/Mod Areas	Community Development, Goal 1
Community redevelopment/revitalization	High	Low/Mod	Low/Mod Areas	Community Development, Goal 1
<b>Non-Homeless Special Needs</b>				
Capacity to facilitate systems of care	Medium	Special Needs	Citywide	Special Needs, Goal 1
Special needs case management, counseling or other self-sufficiency training (e.g. veterans, domestic violence, etc.)	High	Special Needs	Citywide	Special Needs, Goal 1
Assistance to persons with special needs (e.g. meals, etc.)	High	Special Needs	Citywide	Special Needs, Goal 1
Housing and accessibility improvements for special needs	High	Special Needs	Citywide	Special Needs, Goal 1

**Table 50 – Priority Needs Summary**

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## SP-30 Influence of Market Conditions

The Five-Year Consolidated Plan must describe how the characteristics of the housing market influenced the City’s decisions regarding allocation priorities amongst the types of housing assistance (see **Table 51**).

**TABLE 51: INFLUENCE OF MARKET CONDITIONS**

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Tenant-based vouchers are by far the most common voucher used in Gainesville. The average annual income of residents using TBRA is \$11,343. This voucher continues to be critical for persons with extremely low incomes who are severely cost burdened. It is estimated that while approximately 1,200 TBRA vouchers are in use, nearly 12,000 households in Gainesville have extremely low incomes.
TBRA for Non-Homeless Special Needs	Non-Homeless Special Needs populations have a high need for TBRA, while at the same time being in need of improved accessibility within housing. Approximately 300 disabled, veteran, or elderly families receive TBRA. The number of disabled, veteran, or elderly families requesting assistance is nearly 1,300. Due to their limited income, housing needs for those with non-homeless special needs include affordability, availability of assistance, accessibility improvements and Fair Housing options.
New Unit Production	A shortage of affordable housing exists for several income groups, including both renter and owner households earning less than 80% HAMFI. The current housing inventory lacks rental units to house persons with low- and extremely-low incomes (less than 50% HAMFI). Necessary demolition of ageing and unsafe multi-family structures, in addition to competition with student housing, has contributed to the loss of affordable rental units.
Rehabilitation	The majority of renter-occupied housing units have at least one housing problem, while a large percentage (33%) of owner-occupied housing units have at least one housing problem. Furthermore, more than half of all housing units were built prior to 1980 and are more than 30 years old. Generally, these statistics point toward the need for the City of Gainesville to facilitate both owner-unit and rental-unit rehabilitations to improve the condition of housing within its jurisdiction.
Acquisition, including preservation	Historic preservation/restoration within low- and moderate-income neighborhoods was identified during the citizen participation process with regard to the expense associated with preserving/restoring historic homes and obstacles to demolition in cases of ageing and unsafe structures.

**Table 51 – Influence of Market Conditions**



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## SP-35 Anticipated Resources

The Five-Year Consolidated Plan must identify the federal, state, local and private resources expected to be available to the City to address priority needs and specific objectives identified in the Strategic Plan. These resources are summarized in **Table 52**.

**TABLE 52: 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	Public, Federal	Increasing Homeownership; Existing Homeowner Assistance; Public Services; Code Enforcement; Planning & Administration	1,353,663	3,000	425,150	1,781,813	5,414,652	Additional resources for leveraging may include SHIP, CRA, City Departments (Public Works, Parks and Recreation), public or social service providers or other sources of funding.
HOME	Public, Federal	Increasing Homeownership; Existing Homeowner Assistance; Rental Housing Assistance; Planning & Administration; CHDO	541,229	4,500	846,171	1,391,900	2,164,916	Additional resources for leveraging may include SHIP, CHDO, PHA or other housing agencies and programs funding.

*\*The prior year resources amount was estimated based on activities to be encumbered by the end of September 2013. These amounts will be updated during the 2013 program year close-out.*

**Table 52 – Anticipated Resources**

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## **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 look to leverage funds, if available, from SHIP, CRA, Public Works, Parks & Recreation, public or social service providers, or other sources against CDBG dollars. The City will look to leverage funds, if available, from CHDOs, PHA, or other housing agencies and programs against HOME dollars.

## **IF APPROPRIATE, DESCRIBE PUBLICALLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN.**

The City of Gainesville owns a number of properties within low- and moderate-income areas of its jurisdiction. The largest number of city-owned properties is located in the Duval area between NE 10th and NE 8th Avenue; however, these 16 properties are all less than 0.25 acre in size. These properties may be suitable for the construction of infill affordable housing on a lot-by-lot basis; however, few if any are suitable for land assembly. Three properties in the Red Barn area, located south of East University Avenue between SE 4th Avenue and SE 8th Avenue, are similarly sized and suited. The largest of the city-owned properties within low- and moderate-income areas is the former Kennedy Homes site at 1717 SE 8th Avenue (also in the Red Barn area). Now demolished, Kennedy Homes was 172-unit Section 8 housing complex that consisted of two- and four-bedroom apartment units. Due to health and safety concerns, the property was acquired by the City and demolished. The site sized and suited to support a high quality mixed-income owner-occupied housing development that could address the City's need for quality affordable housing.

## **SP-40 Institutional Delivery Structure**

### **EXPLAIN THE INSTITUTIONAL STRUCTURE THROUGH WHICH THE JURISDICTION WILL CARRY OUT ITS CONSOLIDATED PLAN INCLUDING PRIVATE INDUSTRY, NON-PROFIT ORGANIZATIONS, AND PUBLIC INSTITUTIONS.**

**Table 53** shows the institutional structure through which the City of Gainesville will carry out its Strategic Plan. Although not every organization involved in the program of delivery is included in **Table 53**, the lead agency and other organizations presented show the breadth of delivery capacity within the City.

The lead agency for institutional delivery is the City of Gainesville's Housing and Community Development Division, along with other City divisions and departments, including Code Enforcement,

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Parks & Recreation, and Neighborhood Improvement. These divisions and departments carryout objectives related to housing and community development. Additionally, the Neighborhood Housing & Development Corporation is a Community Housing Development Organization (CHDO) operating within the City. Furthermore, there are multiple nonprofit organizations that provide a range of public services, from programs to reduce homelessness to programs for non-homeless special needs populations. The Alachua County Coalition for the Homeless and Hungry (ACCHH) functions as the region's Continuum of Care (CoC) agency, serving Alachua County and the City of Gainesville. The ACCHH includes multiple member agencies.

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**TABLE 53: INSTITUTIONAL DELIVERY STRUCTURE**

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Gainesville Housing & Community Development Division	Government Agency	Affordable Housing; Planning	Low/Mod. Income Areas; Local Target Areas
City of Gainesville Code Enforcement Division	Government Agency	Community Development - Facilities & Improvements	Citywide
City of Gainesville Public Works	Government Agency	Community Development - Facilities & Improvements	Low/Mod. Income Areas
City of Gainesville Parks & Recreation	Government Agency	Community Development - Facilities & Improvements	Low/Mod. Income Areas
City of Gainesville Neigh. Improvement Dept.	Government Agency	Homelessness	Citywide
Neighborhood Housing & Development Corp. (CHDO)	CHDO	Affordable Housing	Citywide
Center for Independent Living	Nonprofit Organization	Non-Homeless Special Needs	Citywide
Gainesville Community Ministry	Nonprofit Organization	Affordable Housing	Citywide
Black-On-Black Crime Task Force	Nonprofit Organization	Community Development - Public Services	Low/Mod. Income Areas
Boys & Girls Club of Alachua County	Nonprofit Organization	Community Development - Public Services	Low/Mod. Income Areas
Bread of the Mighty Food Bank	Nonprofit Organization	Community Development - Public Services	Citywide
Child Advocacy Center, Inc.	Nonprofit Organization	Non-Homeless Special Needs	Citywide
Children's Home Society	Nonprofit Organization	Community Development - Public Services	Low/Mod. Income Areas
Cultural Arts Coalition, Inc.	Nonprofit Organization	Community Development - Economic Development	Low/Mod. Income Areas
Early Learning Coalition of Alachua County	Nonprofit Organization	Non-Homeless Special Needs	Citywide
Elder Care of Alachua County	Nonprofit Organization	Non-Homeless Special Needs	Citywide
Florida Certified Organic Growers	Nonprofit Organization	Community Development - Public Services	Low/Mod. Income Areas
Gainesville Front Porch Florida, Inc.	Nonprofit Organization	Community Development - Economic Development	Citywide
Gardenia Garden, Inc.	Nonprofit Organization	Community Development - Public Services	Low/Mod. Income Areas
Gateway Girl Scout Council	Nonprofit Organization	Community Development - Public Services	Low/Mod. Income Areas
Meridian Behavioral Healthcare, Inc.	Nonprofit Organization	Non-Homeless Special Needs	Citywide

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Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Reichert House Youth Academy, Inc.	Nonprofit Organization	Community Development - Public Services	Low/Mod. Income Areas
Sisters Helping Sisters in Need, Inc.	Nonprofit Organization	Community Development - Public Services	Low/Mod. Income Areas
Helping Hands Clinic	Nonprofit Organization	Homelessness	Citywide
Interfaith Hospitality Network	Nonprofit Organization	Homelessness	Citywide
Peaceful Paths	Nonprofit Organization	Non-Homeless Special Needs	Citywide
St. Francis House	Nonprofit Organization	Homelessness	Citywide
Three Rivers	Nonprofit Organization	Homelessness; Community Development - Economic	Citywide
Alachua County Coalition for the Homeless and Hungry (ACCHH)*	Regional Organization	Homelessness	Region

*\*The ACCHH is the CoC for the Gainesville area and includes multiple member agencies.*

**Table 53 – Institutional Delivery Structure**

## ASSESS THE STRENGTHS AND GAPS OF THE INSTITUTIONAL DELIVERY STRUCTURE

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 and youth programs (see **Table 54**). These programs are provided by nonprofit organizations and Continuum of Care (CoC) member agencies.

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**TABLE 54: AVAILABILITY OF SERVICES TARGETED TO HOMELESS PERSONS AND PERSONS WITH HIV AND MAINSTREAM SERVICES**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
<b>Other</b>			
Food Banks/Nutrition Programs	X	X	
Youth Programs	X	X	

**Table 54 – Homeless Prevention Services Summary**

**DESCRIBE HOW THE SERVICE DELIVERY SYSTEM INCLUDING, BUT NOT LIMITED TO, THE SERVICES LISTED ABOVE MEET THE NEEDS OF HOMELESS PERSONS (PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH)**

The Alachua County Coalition for the Homeless and Hungry (ACCHH) is designated as the lead agency for the North Florida CoC, which is tasked with addressing homelessness in the City of Gainesville. The ACCHH oversees the Homeless Management Information System (HMIS) for the area and serves to coordinate systems of care through regular meetings and working groups. The ACCHH is also responsible for advancing community-wide efforts, including the 10-Year Plan to End Homelessness and the Annual Point-in-Time (PIT) survey conducted by the CoC, which involves various partnering organizations. These organizations offer services to the homeless population, including prevention services, street outreach

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and supportive services. Examples of such organizations include St. Francis House's emergency shelter facilities, Meridian Behavioral Healthcare, Inc.'s counseling, Peaceful Path, Pleasant Place, Helping Hands Clinic's healthcare, Interfaith Hospitality Network's shelter for homeless families, and Three Rivers' legal assistance.

## **DESCRIBE THE STRENGTHS AND GAPS OF THE SERVICE DELIVERY SYSTEM FOR SPECIAL NEEDS POPULATION AND PERSONS EXPERIENCING HOMELESSNESS, INCLUDING, BUT NOT LIMITED TO, THE SERVICES LISTED ABOVE.**

While most services are available to the community at large and to the homeless, some services are not targeted to the homeless or persons with HIV/AIDS. Services not specifically targeted to the homeless include mortgage assistance, law enforcement, mobile clinics, transportation and specific assistance to persons with HIV/AIDS. While these services are important, they were not identified during the citizen participation process as priority needs. Priority needs corresponding to persons experiencing homelessness were shelter facilities and emergency shelter, particularly for the general homeless population rather than specific groups (e.g. only families or only veterans). Services for persons with HIV/AIDS were discussed generally, but were not identified as a priority need.

## **PROVIDE A SUMMARY OF THE STRATEGY FOR OVERCOMING GAPS IN THE INSTITUTIONAL STRUCTURE AND SERVICE DELIVERY SYSTEM TO ADDRESS PRIORITY NEEDS.**

The City will utilize the following strategies to overcome gaps in the institutional structure and service delivery system for homeless prevention services:

- Support non-profit service providers that offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent and reduce homelessness.
- Assist the Alachua County Coalition for the Homeless and Hungry, as the lead agency for the Continuum of Care, in their efforts to improve coordination between service providers.
- Continue to support programs that assist the homeless or those at risk of becoming homeless.
- Promote and encourage the development of programs that facilitate the transition from homelessness into permanent housing.
- Coordinate with the Continuum of Care, non-profit service providers, and other organizations to establish additional transitional or permanent supportive housing.
- Support the establishment of additional transitional or permanent supportive housing through identification of funding sources, technical assistance with applications, and other means of support.

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## SP-45 Goals Summary

The Five-Year Consolidated Plan must summarize the City’s priorities and the specific goals it intends to initiate and/or complete within the five-year term of the Strategic Plan. These goals must be described in quantitative terms. The City of Gainesville has selected funding allocations, goal outcome indicators and quantities using past and anticipated performance measures from its Annual Action Plans. These performance measures have been projected over the course of the five-year period to arrive at a total five-year funding allocation and quantity for each outcome indicator. See **Table 55**.

**TABLE 55: FIVE-YEAR GOALS SUMMARY INFORMATION\***

Goal Name	Description	Category	Start Year	End Year	Objective	Outcome	Geographic Area	Priority Needs Addressed	Funding Allocated (Five-Year Total)	Goal Outcome Indicator	Quantity (Five-Year Total)	UoM
AFFORDABLE HOUSING	Improve the location, supply and quality of affordable housing within the City of Gainesville.	Housing	2013/2014	2017/2018	Decent Housing	Affordability	Citywide	Development of quality affordable housing; land assembly and infrastructure; removal of barriers to affordable housing; housing acquisition, recycling, rehabilitation and construction; rental unit rehabilitation/construction	<b>CDBG – \$ 2,764,535</b> <b>HOME - \$ 2,024,145</b>	Rental Units Rehabilitated Homeowner Housing Added Homeowner Housing Rehabilitated	25 10 400	Housing Units Housing Units Housing Units
SELF-SUFFICIENCY	Address the role of self-sufficiency in protecting and enhancing the condition of the City's housing stock and neighborhoods.	Housing	2013/2014	2017/2018	Decent Housing	Availability/ Accessibility	Citywide	New homeowner/renter self-sufficiency training or case management; weatherization/energy conservation; housing assistance	<b>CDBG – \$675,000</b> <b>HOME - \$ 394,425</b>	Public Service Activities for Low/Mod Income Housing Benefit Direct Financial Assistance to Homebuyers Tenant-Based Rental Assistance/Rapid Re-Housing	850 25 175	Households Assisted Households Assisted Households Assisted
REDUCED HOMELESSNESS	Prevent and reduce homelessness within the City of Gainesville.	Homelessness	2013/2014	2017/2018	Decent Housing; Suitable Living Environment	Availability/ Accessibility	Citywide	Homeless self-sufficiency training or case management; shelter facilities or shelter beds; transitional or permanent supportive housing facilities; healthcare and mental health counseling; employment and legal assistance	<b>CDBG - \$380,000</b>	Homeless Persons Overnight Shelter Homeless Prevention	800 (per year) 500 (per year)	Persons Assisted Persons Assisted
QUALITY OF LIFE	Enhance 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.	Community Development	2013/2014	2017/2018	Suitable Living Environment; Creating Economic Opportunities	Sustainability	Low/Mod Income Areas	Code enforcement and blight elimination; public facilities (parks, community centers, etc.); public improvements (infrastructure, streetscaping, etc.); public services; coordination with City planned projects; community redevelopment/revitalization	<b>CDBG - \$ 1,342,260</b>	Public Facility or Infrastructure Activities Other Than Low/ Moderate-Income Housing Benefit Public Service Activities Other Than Low/ Mod-Income Housing Benefit Housing Code Enforcement/ Foreclosed Property Care	10 40,000 (per year) 2,000	Projects Persons Assisted Inspections
SPECIAL NEEDS ASSISTANCE	Promote 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.	Non-Homeless Special Needs	2013/2014	2017/2018	Suitable Living Environment	Availability/ Accessibility	Citywide	Capacity to facilitate systems of care; Special needs case management, counseling or other self-sufficiency training (e.g. veterans, domestic violence, etc.); Assistance to persons with special needs (e.g. meals, etc.); Housing and accessibility improvements for special needs	<b>CDBG - \$252,865</b>	Public Service Activities Other Than Low/Mod-Income Housing Benefit	325	Persons Assisted

\*Excludes administrative costs over five-year period (estimated CDBG - \$ 1,353,655; estimated HOME - \$ 287,575).

**Table 55 – Goals Summary**



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## **ESTIMATE THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, AND MODERATE-INCOME FAMILIES TO WHOM THE JURISDICTION WILL PROVIDE AFFORDABLE HOUSING AS DEFINED BY HOME 91.315(B)(2)**

Through annual CDBG and HOME allocations, the City will provide affordable housing activities to support approximately 240 income-eligible non-homeless and special needs households annually, or approximately 1,200 households over the next five years. Activities to support income-eligible non-homeless and special needs households may include rental assistance, production of new units, and rehabilitation of existing units, as well as public service activities for low- and moderate-income housing benefit.

### **SP-50 Public Housing Accessibility and Involvement**

Since its establishment by a charter of the City of Gainesville, Florida in 1966, the Gainesville Housing Authority has been committed to advocating for and providing affordable housing for eligible individuals and families. The GHA works closely with the U.S. Department of HUD, the City of Gainesville, and area agencies and organizations. The GHA owns and operates eight (8) Public Housing properties (635 units), one (1) Multi-Family “Section 8 New Construction” property (101 units), and administers 1,457 Section 8 vouchers, 170 HUD VASH vouchers, 9 Path vouchers, and 16 Shelter Plus Grant vouchers. The GHA also operates a Job Training & Entrepreneurial program for Public Housing residents and Section 8 participants.

The Gainesville Housing Authority (GHA) seeks to address the housing needs of families in the city of Gainesville by accomplishing the following goals:

- Maximize the number of affordable units available to the PHA within its current resources by:
  - Employ effective maintenance and management policies to minimize the number of public housing units off-line;
  - Reduce turnover time for vacated public housing units; Reduce time to renovate public housing units, maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction;
  - Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required;
  - Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside the areas of minority and poverty concentration; Maintain or

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- increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program; and
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
  - Increase the number of affordable housing units by:
    - Apply for additional Section 8 units should they become available;
    - Leverage affordable housing resources in the community through the creation of mixed finance housing; and
    - Pursue housing resources other than public housing of Section 8 tenant-based assistance;
  - Target available assistance to families at or below 50% of AMI through Flat Rents and MEID;
  - Target available assistance to the elderly:
    - Seek designation of public housing for the elderly;
    - Apply for special-purpose vouchers targeted to the elderly, should they become available;
  - Target available assistance to Families with Disabilities:
    - Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing;
    - Apply for special-purpose vouchers targeted to families with disabilities, should they become available;
    - Affirmatively market to local non-profit agencies that assist families with disabilities; and
    - Target through letters, meetings, advertisements, church announcements and other outreach to individuals least likely to apply;
  - Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
    - Affirmatively market to races/ethnicities shown to have disproportionate housing needs and who are least likely to apply;
  - Conduct activities to affirmatively further Fair Housing
    - Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate them; and
    - Market the Section 8 Program to owners outside of areas of poverty/minority concentrations.

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## **NEED TO INCREASE THE NUMBER OF ACCESSIBLE UNITS (IF REQUIRED BY A SECTION 504 VOLUNTARY COMPLIANCE AGREEMENT)**

On July 18, 2006, HUD issued a Corrective Action Order (CAO) to the Housing Authority of the City of Gainesville, Florida (GHA) to remedy its noncompliance with fair housing laws and regulations.

During 2005, HUD found GHA to be in noncompliance with fair housing laws and regulations in several program areas. Previously, HUD had issued letters of findings of noncompliance in GHA's Public Housing and Multifamily Housing programs with Title VI of the Civil Rights Act, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act, and had charged GHA with violating the Fair Housing Act by failing to make a reasonable accommodation for a married couple with disabilities. GHA has not entered into a Voluntary Compliance Agreement (VCA) or undertaken the necessary steps to remedy the noncompliance.

The CAO restricts GHA's access to all Capital Fund Program (CFP) funds not already obligated or under contract to expenditures necessary to cure the civil rights noncompliance and to remedy emergency situations. The CAO also requires GHA to obtain HUD approval for all obligations and expenditures of CFP funds.

The restriction is in effect until GHA implements a HUD-approved Voluntary Compliance Agreement to remedy its fair housing deficiencies. HUD may take further enforcement actions if GHA fails to execute and implement a VCA in a timely manner.

## **ACTIVITIES TO INCREASE RESIDENT INVOLVEMENTS**

GHA is committed to continuing the Family Self-Sufficiency (FSS) Program for its public housing and Section 8 House Choice Voucher clients. The FSS program assists housing residents to attain financial independence through education and employment toward increased resident involvement. The FSS Program serves as a clearinghouse for referrals to other agencies and private resources for participating families.

The GHA also receives Resident Opportunities and Self-Sufficiency (ROSS) Program funding to provide supportive services for elderly and disabled public housing residents, to improve their independence

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and self-sufficiency. Services include wellness, transportation, meals, case management and other assistance.

Additionally, the City of Gainesville will utilize the following strategies to reduce the possibility of net losses from the existing supply of public housing and other assisted units:

- When feasible, support Gainesville Housing Authority and Alachua County Housing Authority requests for HUD funds to rehabilitate and improve the public housing and Section 8 New Construction housing stock.
- Strive to reduce the possibility of net losses of public housing or other assisted units as a result of demolition or conversion, prepayment or voluntary termination of a federally assisted mortgage, or other actions.

Furthermore, the City will utilize the following strategies to promote the self-sufficiency of persons in public housing or Section 8 households to increase the number of applicants served from waiting lists:

- Target eligible public housing residents, recipients of Section 8 tenant assistance and FSS Program graduates for homebuyer assistance.

## **IS THE PUBLIC HOUSING AGENCY DESIGNATED AS TROUBLED UNDER 24 CFR PART 902?**

Not applicable.

## **IF APPLICABLE, PLAN TO REMOVE THE 'TROUBLED' DESIGNATION**

Not applicable. When necessary, the City of Gainesville coordinates with the Gainesville Housing Authority to reduce the possibility of net losses to the existing supply of public housing and other assisted units.

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## SP-55 Barriers to affordable housing

### **BARRIERS TO AFFORDABLE HOUSING**

The City of Gainesville has several programs that it utilizes to remove or ameliorate the negative effects of public policies that are barriers to affordable housing. These programs are documented in the City's Local Housing Assistance Plan (LHAP – Resolution #100867 – April 21, 2011) and the related City Affordable Housing Incentive Program (AHIP – April 11, 2005). The following is a summary of these programs:

#### ***Expedited Permitting***

The City provides an expedited building permitting process for building permit applicants that are willing to pay an extra fee for expedited review. However, the expedited building permitting process is provided at no cost for designated affordable housing projects that are funded by Community Development Block Grant (CDBG), HOME, or the State Housing Initiatives Program (SHIP). In addition, other projects that are issued a Certificate of Housing Affordability (CHA) by the City's Housing and Community Development Division may also utilize the expedited permitting process at no cost. The CHA ensures the project meets the definition and other applicable requirements as affordable housing in accordance with the City's adopted certificate standards, policies, and procedures.

#### ***Historic Preservation Board Review Process***

This incentive streamlines the Historic Preservation Board Review process for affordable housing projects. The City allows pre-approved affordable housing plans in targeted neighborhoods within historic districts to be modified through staff approvals instead of requiring a new review by the Historic Preservation Board. The staff approval process allows for a more streamlined process of review for affordable housing units

#### ***Removal of Non-Contributing Properties Located in Historic Districts***

There are numerous dilapidated/substandard units located within historic districts, which contribute significantly to slum and blight. Policy 1.3.3 of the City's Historic Preservation Element of the Comprehensive Plan encourages the use and rehabilitation of historic structures, relocation to another site for re-use, selective dismantling for re-use and as a last resort demolition of historic structures. This incentive makes more land available for residential infill development at sites where infrastructure is in place.

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## ***Reservation of Infrastructure Capacity***

A lack of infrastructure capacity can add significantly to the cost of housing due to the delays and expense of providing such capacity. The reservation of infrastructure capacity refers to a system by which a portion of the existing infrastructure capacity is reserved for affordable housing project and is not a barrier to the provision of affordable housing in the City. If infrastructure capacity becomes a problem at a future date, this incentive directs the City to make reservations for affordable housing developments.

The Transportation Concurrency Exception Area (TCEA) covers a substantial portion of the City and allows for development to occur along roads that exceed their traffic level of service capacity to encourage development such as urban redevelopment and infill (mitigation is required in the form of various improvements that must be made by developers). This incentive will reduce housing costs on a case-by-case basis by avoiding the expense and delays associated with a lack of infrastructure for affordable housing.

## ***Increased Densities***

The City currently awards density bonus points for affordable housing. An affordable housing project is awarded 8 points if 10% of the housing of the project are set aside as affordable housing or 10 points if 20% of the project is set aside as affordable housing.

## ***Reduction of Parking Requirements***

The City's parking requirements specifically require fewer parking spaces for low and moderate-income housing. The City's code requires one space per unit for low and moderate-income housing compared to one space per bedroom for market rate multi-family housing.

## ***Zero-Lot-Line Developments***

The City allows zero-lot-line developments. Zero-lot-line developments have no required setbacks. The allowance of zero-lot-line (or small setback) developments in appropriate locations will lower overall housing costs by reducing land costs on a case-by-case basis. Zero-lot-line development can be developed through the Planned Development District (PD). Cost savings in subdivision and building

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design can also be achieved through the City's cluster subdivision ordinance (Section 30-190 of Land Development Code).

## ***Modification of Street Requirements***

The City generally requires relatively modest street widths. The required street width in the City is 24 feet. Housing cost reductions will vary on a case-by-case basis depending upon the street widths required in the particular development. These savings will result in lower costs for eligible households.

## ***Evaluation of Regulations Prior to Adoption***

The City has a process by which new regulations are reviewed to determine their impact on affordable housing, and to mitigate any negative impacts if feasible and appropriate. The City reviews and evaluates zoning and other regulations that pertain to housing to insure that the requirements are to be continued reasonably and do not unduly limit opportunities for lower income groups to secure housing throughout the City. All petitions regulating land use include a fiscal impact statement regarding the impact any proposed new regulation will have on affordable housing. As a part of this process, a staff person from the City's Housing and Community Development Division is assigned to serve as the Affordable Housing Ombudsman (AHO) to vet proposed changes to local policies, ordinances, regulations, and comprehensive plan provisions that impact the cost of housing.

## ***Inventory of Public Lands***

The City maintains an inventory of the public land available for affordable housing. An inventory of the public lands available for the development of affordable housing is an important resource for housing developers.

## ***Public-Private Partnerships***

The City encourages continued participation by the private sector in providing affordable housing and adequate housing education programs. Private sector involvement is important to the achievement of the City's affordable housing goals. This incentive greatly expands the resource base available for affordable housing by maximizing the leveraging of public-private dollars.

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## ***Support of Affordable Housing Development Near Transportation Hubs and Major Employment Centers and Mixed Use Developments***

The City encourages developments near transportation hubs and major employment centers and mixed-used developments through zoning and land use requirements. The City's implementation of Special Area Plans (SAPs) in designated areas of the city is an example of the City's commitment to development near many employment centers as well as transit routes. The City's Planning & Development Services Division provides an inventory of high quality GIS maps comparing existing location of transportation hubs; major employment centers (grouped by ¼ mile radius); mixed use development; and existing affordable housing to identify areas that would benefit from the development of attainable housing in mixed use and mixed income developments located in catalyst areas that have high redevelopment potential.

## ***Community Housing Workshops & Forums***

The City hosts affordable housing workshops to conduct on-going study of ways to improve affordable housing opportunities in the city, and to recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The housing workshops and forums include, but are not limited to, topics on housing incentives such as:

- Reduced Impact Fees
- Flexible Densities
- Reservation of Infrastructure Capacity
- Accessory Dwelling Units
- Reduced Parking & Setback
- Flexible Lot Configurations
- Modified Street Requirements
- Community Land Trusts
- Inclusionary Zoning
- Weatherization Programs

## **STRATEGY TO REMOVE OR AMELIORATE THE BARRIERS TO AFFORDABLE HOUSING**

The City will utilize the following strategies to remove or ameliorate the barriers to affordable housing:

- Support non-profit agencies in becoming developers of new affordable housing units.
- Provide incentives to developers to contribute to the supply of new affordable housing units.



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- Develop an inventory of “shovel-ready” sites, including but not limited to City-owned property, suitable for the construction of affordable housing units near employment and commercial activities.
- Continue to expedite the permitting process for affordable housing through the City’s Fast Track program and other efforts, including the coordination of approvals for affordable housing projects.
- Encourage the reduction of the wait period for demolition of non-historic structures older than 45 years.
- Continue to provide zoning incentives for affordable housing, including but not limited to density bonus, parking reductions and the allowance of mobile and manufactured homes that meet building codes.

## SP-60 Homelessness Strategy

### **REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS**

The Alachua County Coalition for the Homeless and Hungry (ACCHH) is designated as the lead agency for the North Central Florida Continuum of Care (CoC), which is tasked with addressing homelessness in the City of Gainesville. The CoC is the primary means of reaching out to homeless persons and assessing their individual needs. The CoC does this through the Annual Point-In-Time (PIT) survey and through its partnering agencies, which include organizations such as St. Francis House in City of Gainesville. For example, based on the most recent PIT survey, there is an urgent need for shelter beds serving single individuals and families without children. This need was identified during both the PIT survey and during the Five-Year Consolidated Plan citizen participation process through stakeholder and neighborhood meetings. Of the unsheltered homeless interviewed during the PIT survey, the five most needed services were shelter, clothing, food/meals, healthcare and affordable housing. Other needs identified during the citizen participation process included self-sufficiency training and case management, access to healthcare and mental health counseling, and employment and legal assistance.

### **ADDRESSING THE EMERGENCY AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS**

The supportive services needs of homeless persons are currently addressed by the CoC partnering agencies. The City of Gainesville/Alachua County 10-Year Plan to End Homelessness (December 2005)

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identifies the following strategies to address the emergency and transitional housing needs of homeless persons:

- Provide an additional 350 beds for homeless persons for the next 10 years and increase affordable housing.
- Increase faith-based initiatives to address homeless needs in Gainesville and Alachua County.

Additionally, the City will utilize the following strategies to address these needs:

- Assist non-profit service providers in obtaining additional funding sources for emergency shelter.
- Continue to support programs that assist the homeless or those at risk of becoming homeless.
- Coordinate with the Continuum of Care, non-profit service providers, and other organizations to establish additional transitional housing.
- Support the establishment of additional transitional housing through identification of funding sources, technical assistance with applications, and other means of support.

**HELPING HOMELESS PERSONS (ESPECIALLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH) MAKE THE TRANSITION TO PERMANENT HOUSING AND INDEPENDENT LIVING, INCLUDING SHORTENING THE PERIOD OF TIME THAT INDIVIDUALS AND FAMILIES EXPERIENCE HOMELESSNESS, FACILITATING ACCESS FOR HOMELESS INDIVIDUALS AND FAMILIES TO AFFORDABLE HOUSING UNITS, AND PREVENTING INDIVIDUALS AND FAMILIES WHO WERE RECENTLY HOMELESS FROM BECOMING HOMELESS AGAIN.**

The supportive services needs of homeless persons are currently addressed by the CoC partnering agencies. The City of Gainesville/Alachua County 10-Year Plan to End Homelessness (December 2005) identifies the following strategies to help homeless persons make the transition to more permanent housing and preventing recurrence:

- Facilitate housing stabilization once homeless people secure permanent housing and prevent at-risk persons from losing their housing.
- Create First Entry/One-Stop Center to ensure coordination of services for homeless persons.
- Broaden wrap-around services and increase capacity of existing services for homeless individuals and low-income families.
- Provide life skills, mentoring, job training and placement, budgeting workshops, crisis management, and other supportive services to facilitate a stable way of life.

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Additionally, the City will utilize the following strategies to increase the supply of permanent supportive housing for the homeless:

- Promote and encourage the development of programs that facilitate the transition from homelessness into permanent housing.
- Coordinate with the Continuum of Care, non-profit service providers, and other organizations to establish additional permanent supportive housing.
- Support the establishment of additional permanent supportive housing through identification of funding sources, technical assistance with applications, and other means of support.

## **HELP LOW-INCOME INDIVIDUALS AND FAMILIES AVOID BECOMING HOMELESS, ESPECIALLY EXTREMELY LOW-INCOME INDIVIDUALS AND FAMILIES WHO ARE LIKELY TO BECOME HOMELESS AFTER BEING DISCHARGED FROM A PUBLICLY FUNDED INSTITUTION OR SYSTEM OF CARE, OR WHO ARE RECEIVING ASSISTANCE FROM PUBLIC AND PRIVATE AGENCIES THAT ADDRESS HOUSING, HEALTH, SOCIAL SERVICES, EMPLOYMENT, EDUCATION OR YOUTH NEEDS**

The supportive services needs of homeless persons are currently addressed by the CoC partnering agencies. The City of Gainesville/Alachua County 10-Year Plan to End Homelessness (December 2005) identifies the following strategies to help low-income individuals and families avoid becoming homeless, especially as a result of being discharged from a system of care:

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

Additionally, the City will utilize the following strategies to provide services that promote self-sufficiency for the homeless or those at-risk of becoming homeless:

- Support non-profit service providers that offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent and reduce homelessness.
- Assist the Alachua County Coalition for the Homeless and Hungry, as the lead agency for the Continuum of Care, in their efforts to improve coordination between service providers.

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## SP-65 Lead based paint Hazards

### **ACTIONS TO ADDRESS LBP HAZARDS AND INCREASE ACCESS TO HOUSING WITHOUT LBP HAZARDS**

The City of Gainesville will continue to ensure the availability of accessible and affordable testing, screening, mitigation and treatment for problems related to lead-based paint for low- and moderate-income residents of the City of Gainesville.

Currently, the City includes lead-based paint mitigation measures in all rehabilitation and emergency repair programs and, if needed, will identify and apply for additional funding resources to finance this mitigation. The City also assists and supports other agencies in applying for such funds. Contractors are required to be trained and certified to supervise removal of lead hazards in order to comply with HUD regulations.

The City will utilize the following strategies to address lead-based paint hazards and increase access to housing without lead-based paint hazards through its housing rehabilitation and emergency repair programs:

- Fund the acquisition, recycling and rehabilitation of existing housing units through current housing grants and loan programs, as well as cost-effective leveraging strategies.
- Improve coordination with emergency repair and other programs to reduce the total rehabilitation cost per unit and correct major problems before they worsen.

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

#### ***Alachua County Health Department***

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

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## ***Gainesville Housing Authority (GHA)***

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

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

## **HOW ARE THE ACTIONS LISTED ABOVE RELATED TO THE EXTENT OF LEAD POISONING AND HAZARDS?**

Housing built before 1980 is presumed to have a higher risk of lead-based paint. In the City of Gainesville, 59% of owner-occupied housing units were built prior to 1980 present. For renter-occupied units, 54% were built prior to 1980. It is estimated that 60% of these housing units are occupied by low- and moderate-income families. Generally, these statistics point toward the need for the City of Gainesville to facilitate both owner-unit and rental-unit rehabilitations within its jurisdiction.

## **HOW ARE THE ACTIONS LISTED ABOVE INTEGRATED INTO HOUSING POLICIES AND PROCEDURES?**

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

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

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

## SP-70 Anti-Poverty Strategy

### **JURISDICTION GOALS, PROGRAMS AND POLICIES FOR REDUCING THE NUMBER OF POVERTY-LEVEL FAMILIES**

According to the 2007-2011 American Community Survey (ACS) estimates, 35 percent of people living in the City of Gainesville are at poverty level or below. To combat this trend, the City of Gainesville and Alachua County have a number of agencies that provide public services to persons in poverty. These agencies typically provide services to other homeless and non-homeless special needs populations, as well as low- and moderate-income families. These services include housing, job/skills training and other assistance to promote self-sufficiency. The City of Gainesville will continue to support and collaborate with the following services and agencies:

- Alachua-Bradford Workforce Development Board (Florida Works)
- Gainesville Housing Authority
- Central Florida Community Action Agency
- Alachua County Social Services

### **HOW ARE THE JURISDICTION POVERTY REDUCING GOALS, PROGRAMS, AND POLICIES COORDINATED WITH THIS AFFORDABLE HOUSING PLAN.**

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

- Continue to support homebuyer training programs and homebuyer assistance programs for low- and moderate-income persons.
- Continue to support public-private partnerships for increasing homeownership among low- and moderate-income persons.

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- Coordinate with Gainesville Regional Utilities (GRU) to provide energy audits to low- and moderate-income homeowners, as well as owners of rental properties housing low- and moderate-income renters, to reduce the cost of utilities.
- Provide energy conservation training as part of the homeowner rehabilitation program, as well as post-purchase homeowner education.
- Support existing weatherization and energy conservation retrofit programs and encourage new programs that further reduce home and rental unit utility costs.
- Target eligible public housing residents, recipients of Section 8 tenant assistance and FSS Program graduates for homebuyer assistance.

## SP-80 Monitoring

### **DESCRIBE THE STANDARDS AND PROCEDURES THAT THE JURISDICTION WILL USE TO MONITOR ACTIVITIES CARRIED OUT IN FURTHERANCE OF THE PLAN AND WILL USE TO ENSURE LONG-TERM COMPLIANCE WITH REQUIREMENTS OF THE PROGRAMS INVOLVED, INCLUDING MINORITY BUSINESS OUTREACH AND THE COMPREHENSIVE PLANNING REQUIREMENTS**

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

During the duration of the 5-Year Consolidated Plan, the City of Gainesville will utilize both on-site and remote monitoring of its sub-recipients. Through these procedures, the Housing and Community Development Division can determine whether the program participant's performance meets CDBG and HOME program requirements. If problems or concerns are found during the monitoring process, Housing and Community Development Division can assist the sub-recipient in improving their performance by providing guidance and making recommendations.

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

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

Housing and Community Development staff continues to monitor affordable housing projects to ensure they meet long-term compliance with affordability and regulatory requirements. All monitoring efforts delineated above are being implemented in order to meet Gainesville's goals and objectives as outlined in the Consolidated Plan.





## AP-15 Expected Resources

### INTRODUCTION

The City of Gainesville anticipates a total allocation of \$1,353,663 in CDBG funding for the 2013/2014 program year. Program income for CDBG is expected to be approximately \$3,000, with approximately \$425,150 in prior-year resources. CDBG funds will be used for housing and community development activities including, but not limited to, increasing homeownership, providing existing homeownership assistance (e.g. housing rehabilitation), public services, code enforcement and administration of the City's CDBG program.

The City of Gainesville also expects a total allocation of \$541,229 in HOME funding. Program income for HOME is expected to be approximately \$4,500, with approximately \$846,171 in prior-year resources. HOME funds will be used for housing activities such as increasing homeownership, providing existing homeowner assistance, rental housing assistance, administration of the City's HOME program and CHDO support.

Other resources, such as private and non-Federal public sources may become available to the City of Gainesville during the program year. For CDBG leveraging, these include funding from SHIP, Community Redevelopment Agency (CRA), City Departments (e.g. Public Works, Parks and Recreation), public or social service providers, or other sources. The City will also look to leverage funds, if available, from SHIP, Community Housing Development Organizations (CHDOs), Public Housing Authority (PHA), or other agencies and programs against HOME dollars.

Expected resources are summarized in **Table 56**.

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**TABLE 56: ANTICIPATED RESOURCES**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public, Federal	Increasing Homeownership; Existing Homeowner Assistance; Public Services; Code Enforcement; Planning & Administration	1,353,663	3,000	425,150	1,781,813	5,414,652	Additional resources for leveraging may include SHIP, CRA, City Departments (Public Works, Parks and Recreation), public or social service providers or other sources of funding.
HOME	Public, Federal	Increasing Homeownership; Existing Homeowner Assistance; Rental Housing Assistance; Planning & Administration; CHDO	541,229	4,500	846,171	1,391,900	2,164,916	Additional resources for leveraging may include SHIP, CHDO, PHA or other housing agencies and programs funding.

*\*The prior year resources amount was estimated based on activities to be encumbered by the end of September 2013. These amounts will be updated during the 2013 program year close-out.*

**Table 56 – Expected Resources – Priority Table**

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## **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 look to leverage funds, if available, from SHIP, Community Redevelopment Agency (CRA), City Departments (e.g. Public Works, Parks and Recreation), public or social service providers, or other sources against CDBG dollars. The City will look to leverage funds, if available, from SHIP, Community Housing Development Organizations (CHDOs), Public Housing Authority (PHA), or other agencies and programs against HOME dollars.

## **IF APPROPRIATE, DESCRIBE PUBLICALLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN**

The City of Gainesville owns a number of properties within low- and moderate-income areas of its jurisdiction. The largest number of city-owned properties is located in the Duval area between NE 10th and NE 8th Avenue; however, these 16 properties are all less than 0.25 acre in size. These properties may be suitable for the construction of infill affordable housing on a lot-by-lot basis; however, few if any are suitable for land assembly. Three properties in the Red Barn area, located south of East University Avenue between SE 4th Avenue and SE 8th Avenue, are similarly sized and suited. The largest of the city-owned properties within low- and moderate-income areas is the former Kennedy Homes site at 1717 SE 8th Avenue (also in the Red Barn area). Now demolished, Kennedy Homes was 172-unit Section 8 housing complex that consisted of two- and four-bedroom apartment units. Due to health and safety concerns, the property was acquired by the City and demolished. The site sized and suited to support a high quality mixed-income owner-occupied housing development that could address the City's need for quality affordable housing.

## **DISCUSSION**

The City of Gainesville's anticipated funding allocation from CDBG and HOME will address many of the City's goals, including affordable housing, self-sufficiency, reduced homelessness, quality of life, and special needs assistance. The City is fortunate to have a network of public or social service providers to help address these goals through financial leveraging, as well as other Federal funding sources such as SHIP and non-Federal sources such as the Community Redevelopment Agency (CRA), City Departments, Community Housing Development Organizations (CHDOs) and other agency and program funding.



**AP-20 Annual Goals and Objectives**

The Annual Action Plan must summarize the City’s priorities and the specific goals it intends to initiate and/or complete within the first-year of the Strategic Plan. These goals must be described in quantitative terms. The City of Gainesville has selected goal outcome indicators and quantities based on the anticipated performance measures of the 2013/2014 Annual Action Plan. See [Table 57](#).

**TABLE 57: ONE-YEAR GOALS SUMMARY INFORMATION**

Goal Name	Start Year	End Year	Category	Objective	Outcome	Geo-graphic Area	Needs Addressed	Funding	Goal Outcome Indicator	Quantity	UoM
Affordable Housing	2013	2014	Housing	Decent Housing	Affordability	Citywide	Development of quality affordable housing; removal of barriers to affordable housing; housing acquisition, recycling, rehabilitation and construction; rental unit rehabilitation/ construction	<b>CDBG - \$ 552,907</b> (+\$ 256,550 estimated prior year resources; +\$4,500 estimated program income) / <b>HOME - \$ 404,829</b> (+\$ 743,962 estimated prior year resources)	Rental Units Rehabilitated Homeowner Housing Added Homeowner Housing Rehabilitated	5 2 77	Housing Units Housing Units Housing Units
Self-Sufficiency	2013	2014	Housing	Decent Housing	Availability/ Accessibility	Citywide	New homeowner/renter self-sufficiency training or case management; housing assistance	<b>CDBG - \$ 135,000</b> (+\$ 8,600 estimated prior year resources) / <b>HOME - \$ 78,885</b> (+\$ 102,209 estimated prior year resources)	Public Service Activities for Low/Mod Income Housing Benefit Direct Financial Assistance to Homebuyers Tenant-Based Rental Assistance/Rapid Re-Housing	171 5 35	Households Assisted Households Assisted Households Assisted
Reduced Homelessness	2013	2014	Homelessness	Decent Housing; Suitable Living Environment	Availability/ Accessibility	Citywide	Homeless self-sufficiency training or case management; shelter facilities or shelter beds; transitional or permanent supportive housing facilities; healthcare and mental health counseling; employment and legal assistance	<b>CDBG - \$ 76,000</b>	Homeless Persons Overnight Shelter Homeless Prevention	818 505	Persons Assisted Persons Assisted
Quality of Life	2013	2014	Community Development	Suitable Living Environment; Creating Economic Opportunities	Sustainability	Citywide	Code enforcement and blight elimination; public facilities (parks, community centers, etc.); public improvements (infrastructure, streetscaping, etc.); public services; community redevelopment/revitalization	<b>CDBG - \$ 268,452</b> (+\$160,000 estimated prior year resources; +\$3,000 estimated program income)	Public Facility or Infrastructure Activities Other Than Low/Moderate-Income Housing Benefit Public Service Activities Other Than Low/Mod-Income Housing Benefit Housing Code Enforcement/Foreclosed Property Care	4 41,168 400	Projects Persons Assisted Inspections
Special Needs Assistance	2013	2014	Non-Homeless Special Needs	Suitable Living Environment	Availability/ Accessibility	Citywide	Special needs case management, counseling or other self-sufficiency training; assistance to persons with special needs; housing and accessibility improvements for special needs	<b>CDBG - \$ 50,573</b>	Public Service Activities Other Than Low/Mod-Income Housing Benefit	66	Persons Assisted

**Table 57 – Goals Summary**

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## AP-35 Projects

### INTRODUCTION

The City of Gainesville's planned actions for the 2013/2014 Annual Action Plan are intended to support housing and community development for the City's low- and moderate-income populations, as well as the City's homeless and special needs groups.

The City will continue to operate its CDBG and HOME programs through the Housing and Community Development Division, which will continue to provide funding for affordable housing construction and rehabilitation, as well as housing assistance and counseling. In partnership with other housing providers, the City will further its goal of improving the location, supply and quality of affordable housing within its jurisdiction by constructing or rehabilitating approximately **80 homeowner or rental housing units** during the program year. Additionally, the City will provide housing assistance and public service activities such as housing counseling to promote self-sufficiency of homeowners and renters to approximately **200 low- and moderate-income households**.

As in the past, the City will continue to coordinate with public or social service providers to enhance the quality of life for people living in low- and moderate-income neighborhoods and to promote access to public services for special needs populations. During the 2013/2014 program year, the City will fund activities that address the needs of low- and moderate-income youth and special needs populations such as the elderly, disabled and mentally ill. Through 17 coordinated activities, the City anticipates providing assistance to approximately 41,000 low- and moderate-income persons and approximately 65 persons with special needs. Planned code enforcement activities, including blight elimination, and public facilities and infrastructure activities will also contribute to enhancing quality of life.

Similarly, the City will continue to coordinate with public or social services providers to reduce homelessness through seven (7) coordinated activities. In partnership with community organizations,

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the City anticipates providing shelter for approximately 800 homeless persons and preventive services, such as counseling and medical care, to approximately 500 homeless persons.

The City of Gainesville's planned actions for the 2013/2014 Annual Action Plan are summarized in

**Table 58.**

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**TABLE 58: PROJECTS TABLE**

Project Title	Grantee/PJ Project ID	Description (no. / type of beneficiary, target date completion)	Estimated Amount (including Program Income)	Expected Resources	Annual Goals Supported	Target Areas Included	Priority Need(s) Addressed	Planned Activities	Goal Outcome Indicator	Quantity	UoM
New Construction (City of Gainesville)		Construction of 1 new housing unit for low/mod-income (2014)	HOME - \$25,000	SHIP - \$5,000	AFFORDABLE HOUSING	Low/Mod Areas; All Target Areas	Development of quality affordable housing	Activities that provide affordable homeownership opportunities for eligible homebuyers; and to stabilize neighborhoods through the development of new affordable housing. The new housing units may be constructed on infill lots or as part of a larger development of vacant lots within the City. This program will address the need to provide decent, safe and affordable homes to eligible homebuyers. Funds will be used as a subsidy to provide subordinate financing to assist in making the purchase of the new home affordable.	Homeowner Housing Added	1	Housing Units
Homebuyer Assistance (City of Gainesville)		Assistance to 5 low/mod-income households (2014)	HOME - \$40,000	Matching Funds - \$8,000	SELF-SUFFICIENCY	Citywide	Housing assistance	Activities to promote homeownership for first-time homebuyers. Funds are provided to assist eligible first-time homebuyers with down-payment and closing costs assistance to purchase a new or existing home.	Direct Financial Assistance to Homebuyers	5	Households Assisted
Housing Counseling – Increasing Homeownership (Homebuyer) (City of Gainesville)		Counseling to 100 low/mod-income households (2014)	CDBG - \$60,000		SELF-SUFFICIENCY	Citywide	New homeowner/ renter self-sufficiency training or case management	The City of Gainesville Housing Division is a certified HUD Housing Counseling Agency. This certification allows the City of Gainesville to provide comprehensive housing counseling and education/training programs to the at-large community. This program is designed to expand homeownership opportunities and improve access to affordable housing. This program Counseling Program enables any person who wants to (or already does) rent or own housing to obtain the counseling and resources needed for seeking, financing, maintaining, renting, or owning a home to become successful homeowners and/or responsible renters. The program works to prevent homelessness and to promote safe, stable and affordable housing.	Public Service Activities for Low/Moderate Income Housing Benefit	100	Households Assisted
Lease Purchase Program (City of Gainesville)		Lease purchase assistance to 1 low/mod-income household (2014)	CDBG - \$10,000 / HOME - \$25,000	Matching Funds - \$5,000	SELF-SUFFICIENCY	Low/Mod Areas; All Target Areas	New homeowner/ renter self-sufficiency training or case management	Activities designed to aid first-time homebuyers who are unable to obtain a mortgage loan to purchase a home. The goal of the program is to reduce barriers to homeownership by providing up to a 36-month period for the first-time homebuyer to lease the home while saving for the purchase.	Public Service Activities for Low/Moderate Income Housing Benefit	1	Households Assisted

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Project Title	Grantee/PJ Project ID	Description (no. / type of beneficiary, target date completion)	Estimated Amount (including Program Income)	Expected Resources	Annual Goals Supported	Target Areas Included	Priority Need(s) Addressed	Planned Activities	Goal Outcome Indicator	Quantity	UoM
Rehabilitation Administration (City of Gainesville)		Program Delivery (2014)	CDBG - \$220,000		AFFORDABLE HOUSING	Citywide	Housing acquisition, recycling, rehabilitation and construction	The City of Gainesville Housing & Community Development Division will continue to implement and administer the Homeowner Rehabilitation Program with a focus toward preserving the quality of the City's existing affordable housing stock city-wide, including local target areas. The Rehabilitation Administration consists of related program costs incurred by the City and associated with the financing and/or development of rehabilitation of housing assisted with CDBG, HOME and/or other related federal, state and/or local grant program funds. These costs may include, but are not limited to: staff and overhead costs directly related to carrying out the projects, such as work specifications preparation, loan processing, inspections, and other services related to assisting potential households.	Not applicable		
Alachua County Habitat for Humanity New Construction		Construction of 1 new housing unit for low/mod-income (2014)	CDBG - \$3,400 / HOME - \$7,000		AFFORDABLE HOUSING	Low/Mod Areas; All Target Areas	Development of quality affordable housing	Rehabilitation/Construction of two new homes, including professional supervision and oversight for the projects as well as project development and materials.	Homeowner Housing Added	1	Housing Units
Center for Independent Living Architectural Barrier Removal Project for Persons with Disabilities		Barrier removal for 15 persons with disabilities (2014)	CDBG - \$10,600	Matching Funds - \$60,000	SPECIAL NEEDS ASSISTANCE	Citywide	Housing and accessibility improvements for special needs	Homeowner Rehabilitation Ramp Program that constructs wheelchair ramps to homes to make them accessible for individuals with disabilities.	Public Service Activities Other Than Low/Mod-Income Housing Benefit	15	Persons Assisted
Homeowner Rehabilitation (City of Gainesville)		Major rehabilitation of 30 low/mod-income housing units (2014)	CDBG - \$221,679 (+\$181,886 prior year resources) / HOME - \$184,134 (+\$593,962 prior year resources) [+ \$4,500 estimated program income]	Matching Funds - \$145,000	AFFORDABLE HOUSING	Citywide	Housing acquisition, recycling, rehabilitation and construction	Activities designed to provide assistance to eligible homeowners to improve the health and safety conditions in the unit to preserve the home. This program will address the repair of serious health and safety violations on a home.	Homeowner Housing Rehabilitated	30	Housing Units
Roof Program (City of Gainesville)		Roof rehabilitation/repair on 30 low/mod-income housing units (2014)	CDBG - \$75,000 (+\$69,664 prior year resources)		AFFORDABLE HOUSING	Citywide	Housing acquisition, recycling, rehabilitation and construction	Activities designed to prevent further damage to homes, and reduce major rehabilitation costs of homes by repairing or replacing deteriorated or leaking roofs.	Homeowner Housing Rehabilitated	30	Housing Units



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Project Title	Grantee/PJ Project ID	Description (no. / type of beneficiary, target date completion)	Estimated Amount (including Program Income)	Expected Resources	Annual Goals Supported	Target Areas Included	Priority Need(s) Addressed	Planned Activities	Goal Outcome Indicator	Quantity	UoM
House Replacement (City of Gainesville)		Replace 3 low/mod-income housing units (2014)	HOME - \$75,000 (+\$150,000 prior year resources)	Matching Funds - \$10,000	AFFORDABLE HOUSING	Citywide	Housing acquisition, recycling, rehabilitation and construction	Activities designed to address housing units that are infeasible to rehabilitate due to the existing major health and safety violations, and the exorbitant cost of repairs required to make these dwellings meet the minimum housing code requirements. Funding for this program will be reserved for homeowners who applied to the Housing Rehabilitation Program for assistance and their homes were subsequently determined to be infeasible to rehabilitate. This program will assist a homeowner with demolishing the existing home and rebuilding a new home on the same site or other equivalent site.	Homeowner Housing Rehabilitated	3	Housing Units
Mortgage Foreclosure Intervention (City of Gainesville)		Foreclosure prevention for 20 low/mod-income households (2014)	CDBG - \$25,000 (+\$8,600 prior year resources) / HOME - (\$102,209 prior year resources)		SELF-SUFFICIENCY	Citywide	New homeowner/ renter self-sufficiency training or case management	Activities designed to assist eligible homeowners to avoid foreclosure and retain their homes. Funds will be provided to eligible homeowners to assist with bringing their mortgage payments current. Eligible expenses include, but are not limited to: delinquent mortgage payments (principal, interest, taxes and insurance), attorney's fees, late fees and other customary fees, if applicable.	Public Service Activities for Low/Moderate Income Housing Benefit	20	Households Assisted
Housing Counseling – Existing Homeownership (Homeowner) (City of Gainesville)		Housing counseling for 50 low/mod-income households (2014)	CDBG - \$40,000		SELF-SUFFICIENCY	Citywide	New homeowner/ renter self-sufficiency training or case management	The City of Gainesville Housing Division is a certified HUD Housing Counseling Agency. This certification allows the City of Gainesville to provide comprehensive housing counseling and education/training programs to the at-large community. This program is designed to expand homeownership opportunities and improve access to affordable housing. This program Counseling Program enables any person who wants to (or already does) rent or own housing to obtain the counseling and resources needed for seeking, financing, maintaining, renting, or owning a home to become successful homeowners and/or responsible renters. The program works to prevent homelessness and to promote safe, stable and affordable housing.	Public Service Activities for Low/Moderate Income Housing Benefit	50	Households Assisted

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Project Title	Grantee/PJ Project ID	Description (no. / type of beneficiary, target date completion)	Estimated Amount (including Program Income)	Expected Resources	Annual Goals Supported	Target Areas Included	Priority Need(s) Addressed	Planned Activities	Goal Outcome Indicator	Quantity	UoM
Temporary Relocation Program (City of Gainesville)		Temporary relocation services for 10 low/mod-income households (2014)	CDBG - \$13,328 (+\$5,000 prior year resources)		AFFORDABLE HOUSING	Citywide; All Target Areas	Housing acquisition, recycling, rehabilitation and construction	CDBG or HOME funds may be used for temporary relocation payments and assistance to persons who are temporarily relocated by an activity that is not subject to the displaced person requirements found at 24 CFR Part 570.606, and where such relocation payments are available because the recipient is low-income and is voluntarily participating in a housing rehabilitation or lead paint abatement program. The program provides for limited relocation assistance for those homeowners who must move out of their homes for temporary periods of time due to the nature of work performed.	Homeowner Housing Rehabilitated	10	Housing Units
Alachua County Habitat for Humanity Rehabilitation Programs		Rehabilitation of 1 low-mod-income housing unit (2014)	CDBG - \$3,400 / HOME - \$7,500		AFFORDABLE HOUSING	Low/Mod Areas; All Target Areas	Housing acquisition, recycling, rehabilitation and construction	Rehabilitation Program Delivery	Homeowner Housing Rehabilitated	1	Housing Units
Neighborhood Housing & Development Corp. (CHDO) Purchase/Homeowner Rehabilitation		Rehabilitation of 3 low/mod-income housing units (2014)	CDBG - \$11,100 / HOME - \$81,195	Matching Funds - \$4,000	AFFORDABLE HOUSING	Citywide	Housing acquisition, recycling, rehabilitation and construction	Rehabilitation Program Delivery and Acquisition/Purchase Rehab Projects for low- and moderate-income households.	Homeowner Housing Rehabilitated	3	Housing Units
Rental Housing Rehabilitation/New Construction (City of Gainesville)		Rehabilitation or construction of 5 low/mod-income rental units (2014)	CDBG - \$5,000 / HOME - \$25,000	Matching Funds - \$5,000	AFFORDABLE HOUSING	Citywide	Rental unit rehabilitation/construction	Activities designed to provide a local government contribution to qualified developers to stimulate the construction of new rental housing and rehabilitation of existing units for income eligible tenant households. Eligible expenses include construction and rehabilitation costs only. Priority may be given to projects that are located in neighborhoods within the City that have no and/or a shortage of affordable rental units available for low-income households.	Rental Units Rehabilitated	5	Housing Units
Gainesville Community Ministry Rental Deposit Assistance		Rental deposit assistance for 35 low/mod-income households (2014)	CDBG - \$0 / HOME - \$13,885	Matching Funds - \$1,388	SELF-SUFFICIENCY	Citywide	Housing assistance	Rental Deposits to low- and moderate-income households, including one-time utility deposit assistance.	Tenant-Based Rental Assistance/Rapid Re-Housing	35	Households Assisted
Boys & Girls Club of Alachua County		Provide programming for 150 low/mod-income youth (2014)	CDBG - \$14,000	Other Leveraging - \$276,000	QUALITY OF LIFE	Low/Mod Income Areas	Public services	Youth programs serving youth and families from low- and moderate-income areas in Gainesville. All programs have quantifiable results and are designed to meet the human services and recreational needs of at-risk.	Public Service Activities Other Than Low/Mod-Income Housing Benefit	150	Persons Assisted
Bread of the Mighty Food Bank Food Bank Program		Assist 40,000 people in poverty (2014)	CDBG - \$10,230	Other Leveraging - \$10,230	QUALITY OF LIFE	Citywide	Public services	Food Distribution Program to supply families in poverty with food.	Public Service Activities Other Than Low/Mod-Income Housing Benefit	40,000	Persons Assisted

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Project Title	Grantee/PJ Project ID	Description (no. / type of beneficiary, target date completion)	Estimated Amount (including Program Income)	Expected Resources	Annual Goals Supported	Target Areas Included	Priority Need(s) Addressed	Planned Activities	Goal Outcome Indicator	Quantity	UoM
Bread of the Mighty Food Bank Kids Café/Food Nutrition		Assist 600 people in poverty (2014)	CDBG - \$4,800	Other Leveraging - \$4,800	QUALITY OF LIFE	Citywide	Public services	Food Distribution Program to supply youth in poverty with food.	Public Service Activities Other Than Low/Mod-Income Housing Benefit	600	Persons Assisted
Child Advocacy Center, Inc. Mental Health Services for Abused Children		Assist 12 abused children (2014)	CDBG - \$5,200	Other Leveraging - \$20,000	SPECIAL NEEDS ASSISTANCE	Citywide	Special needs case management, counseling or other self-sufficiency training	Abused Children Therapy Program to meet the needs of sexually and/or physically abused children in Gainesville.	Public Service Activities Other Than Low/Mod-Income Housing Benefit	12	Persons Assisted
Children's Home Society Adoption/Foster Care Programs		Assist 6 children toward adoption or foster care (2014)	CDBG - \$5,550		SPECIAL NEEDS ASSISTANCE	Low/Mod Areas	Special needs case management, counseling or other self-sufficiency training	Family Visitation Center Program that provides supervised visitations and monitored exchanges. The Program provides a safe, supportive environment for families to maintain their bonds during difficult times.	Public Service Activities Other Than Low/Mod-Income Housing Benefit	6	Persons Assisted
Cultural Arts Coalition, Inc. Youth Job Training		Job training for 10 at-risk youths (2014)	CDBG - \$3,800		QUALITY OF LIFE	Low/Mod Areas	Public services	Environmental Ambassadors Program that teaches low- and moderate income youth about environmental issues provides job training and public speaking opportunities through educational trips and activities.	Public Service Activities Other Than Low/Mod-Income Housing Benefit	10	Persons Assisted
Early Learning Coalition of Alachua County Child Care		Assist 60 low/mod-income children with early education (2014)	CDBG - \$12,000	Other Leveraging - \$100,000	QUALITY OF LIFE	Citywide	Public services	School Readiness – Childcare for Working Poor Program early learning services.	Public Service Activities Other Than Low/Mod-Income Housing Benefit	60	Persons
Easter Seals Adult Care		Assist 2 adults with special needs (2014)	CDBG - \$4,223		SPECIAL NEEDS ASSISTANCE	Citywide	Special needs assistance	Disabled Adult Health Day Care services to low- and moderate-income adults with disabilities or other special needs, including therapeutic activities, socialization, cognition, health and wellness.	Public Service Activities Other Than Low/Mod-Income Housing Benefit	2	Persons
Elder Care of Alachua County Food Nutrition		Provide food nutrition assistance to 25 elderly persons (2014)	CDBG - \$20,000	Other Leveraging - \$3,149	SPECIAL NEEDS ASSISTANCE	Citywide	Special needs assistance	Congregate/home delivered meals for seniors.	Public Service Activities Other Than Low/Mod-Income Housing Benefit	25	Persons
Gainesville Front Porch Florida, Inc. Youth Programs		Assist 6 low/mod-income youth (2014)	CDBG - \$6,777	Other Leveraging - \$36,272	QUALITY OF LIFE	Citywide	Public services	Youth Job Training Program that strives to reduce crime among middle and high school students by providing training and employment opportunities to low- and moderate-income youth.	Public Service Activities Other Than Low/Mod-Income Housing Benefit	6	Persons
Gardenia Garden, Inc. Youth Educational Programs		Educate 100 low/mod-income youth (2014)	CDBG - \$4,200	Other Leveraging - \$8,700	QUALITY OF LIFE	Low/Mod Areas	Public services	Youth Saturday Academy Program that provides educational and enrichment support to children in the Gardenia Gardens Apartment and the Duval and Eastside neighborhoods. The program is designed for youth in kindergarten through fifth grade to assist with reading, writing and FCAT preparation.	Public Service Activities Other Than Low/Mod-Income Housing Benefit	100	Persons

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Project Title	Grantee/PJ Project ID	Description (no. / type of beneficiary, target date completion)	Estimated Amount (including Program Income)	Expected Resources	Annual Goals Supported	Target Areas Included	Priority Need(s) Addressed	Planned Activities	Goal Outcome Indicator	Quantity	UoM
Gateway Girl Scout Council Youth Programs		Provide programming for 75 low/mod-income youth (2014)	CDBG - \$5,800		QUALITY OF LIFE	Low/Mod Areas	Public services	Program serving low- and moderate-income girls.	Public Service Activities Other Than Low/Mod-Income Housing Benefit	75	Persons
Girls Place Youth Programs		Provide programming for 150 low/mod-income youth (2014)	CDBG - \$2,000	Other Leveraging - \$20,000	QUALITY OF LIFE	Low/Mod Areas	Public services	Academic Counseling Program that assists low- and moderate-income youth with homework and provides year-round learning opportunities and educational field trips.	Public Service Activities Other Than Low/Mod-Income Housing Benefit	150	Persons
Meridian Behavioral Healthcare, Inc.		Provide case management and counseling to the mentally ill (2014)	CDBG - \$5,000		SPECIAL NEEDS ASSISTANCE	Citywide	Special needs case management, counseling or other self-sufficiency training	Job Training & Placement of Disabled Services to assist those with mental illness in choosing and keeping a job, as well as transitioning from an in-house job to competitive job.	Public Service Activities Other Than Low/Mod-Income Housing Benefit	6	Persons
Sisters Helping Sisters in Needs, Inc. Youth Programs		Provide programming for 10 low/mod-income youth (2014)	CDBG - \$2,150	Other Leveraging - \$2,000	QUALITY OF LIFE	Low/Mod Income Areas	Public services	Youth Educational/Leadership Transformation Program to assist youth with homework through tutoring and mentoring, to assist in the writing process to develop critical thinking skills, to assist in workforce skills training, and to assist with test-taking skills. The program will be located at the Porter's Community Center.	Public Service Activities Other Than Low/Mod-Income Housing Benefit	10	Persons
Star Center Children's Theatre, Inc.		Provide programming for 4 low/mod-income youth (2014)	CDBG - \$2,000		QUALITY OF LIFE	Low/Mod Income Areas	Public services	Youth Service Program that provides accessibility to cultural and artistic education programs for low- and moderate- income youth and families, as well as structured arts education programs.	Public Service Activities Other Than Low/Mod-Income Housing Benefit	4	Persons
The Education Foundation of Alachua County Youth Programs		Provide programming for 3 low/mod-income youth (2014)	CDBG - \$2,000		QUALITY OF LIFE	Low/Mod Income Areas	Public services	Youth Academic Services Program that provides resources for students to stay in school and improve academically.	Public Service Activities Other Than Low/Mod-Income Housing Benefit	3	Persons
City of Gainesville Neighborhood Improvements/Code Enforcement		Code enforcement and blight elimination (2014)	CDBG - \$198,695	City of Gainesville General Fund - \$450,000	QUALITY OF LIFE	Low/Mod Income Areas; All Target Areas	Code enforcement and blight elimination	Funds may be used to support code enforcement activities in low income areas and target areas in an effort to reduce slum/blight to stabilize neighborhoods, create a safe environment for residents, and preserve the City's affordable housing stock. This program includes all quality of life ordinance enforcement activities such as minimum housing codes; demolish unsafe, non-compliant structures, clean-up debris and weedy lots, and abandoned/junk vehicles. This initiative is part of the City's Strategic Plan, to improve the quality of life in its neighborhoods for the benefit of all residents.	Housing Code Enforcement/Fore-closed Property Care	400	Inspections

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Project Title	Grantee/PJ Project ID	Description (no. / type of beneficiary, target date completion)	Estimated Amount (including Program Income)	Expected Resources	Annual Goals Supported	Target Areas Included	Priority Need(s) Addressed	Planned Activities	Goal Outcome Indicator	Quantity	UoM
City of Gainesville Public Works		Public works activities (2014)	CDBG – \$0 (+\$160,000 estimated prior year resources)		QUALITY OF LIFE	Low/Mod Income Areas; All Target Areas	Public improvements (infrastructure, streetscaping, etc.);	Funds may be used to implement programs to improve public facilities and infrastructure, ensure access for the mobility-impaired by addressing physical access barriers to public facilities, and support efforts to ensure that adequate access is provided for public transportation that serve a majority low-income population and those with special needs. This initiative is part of the City's Strategic Plan, Infrastructure and Transportation to invest in community infrastructure and continue to enhance the transportation network and systems.	Public facility or infrastructure activities other than low/moderate-income housing benefit	3	Projects
City of Gainesville Parks, Recreation & Cultural Affairs		Parks, Recreation & Cultural Affairs activities (2014)	CDGB - \$0 (+\$3,000 estimated program income)		QUALITY OF LIFE	Low/Mod Income Areas; All Target Areas	Public facilities (parks, community centers, etc.)	Funds may be used to improve and expand parks and recreation facilities that serve a majority low-income population and those with special needs. This initiative is part of the City's Strategic Plan, to improve the quality of life in its neighborhoods for the benefit of all residents.	Public facility or infrastructure activities other than low/moderate-income housing benefit	1	Project
Helping Hands Clinic Medical Care for Homeless Persons		Provide medical care for 450 homeless persons (2014)	CDBG - \$11,000	Other Leveraging - \$8,000	REDUCED HOMELESSNESS	Gainesville/Alachua	Healthcare and mental health counseling for homeless	Medical Assistance to homeless individuals provided by licensed medical doctors, nurse practitioners, nurses and other qualified professionals.	Homeless Prevention	450	Persons Assisted
Helping Hands Clinic Medical Care for Homeless Women Program		Provide medical care for 30 homeless persons (2014)	CDBG -\$3,900	Other Leveraging - \$2,000	REDUCED HOMELESSNESS	Gainesville/Alachua	Healthcare and mental health counseling for homeless	Medical Assistance to homeless individuals provided by licensed medical doctors, nurse practitioners, nurses and other qualified professionals.	Homeless Prevention	30	Persons Assisted
Interfaith Hospitality Network Emergency Shelter for Homeless Families		Provide shelter for homeless families (2014)	CDBG - \$8,650	Other Leveraging - \$8,650	REDUCED HOMELESSNESS	Gainesville/Alachua	Shelter facilities or shelter beds	Shelter & Transitional Housing Project providing shelter, meals, personal care items and case management for the homeless, as well as transitional housing services.	Homeless Persons Overnight Shelter	9	Persons Assisted
Pleasant Place, Inc. Transitional Shelter Program		Provide transitional shelter for 9 homeless persons (2014)	CDBG - \$4,850		REDUCED HOMELESSNESS	Low/Mod Income Areas	Transitional or permanent supportive housing facilities	Emergency Shelter Program for otherwise homeless pregnant and/or parenting teenaged mothers ages 13-19 and their children.	Homeless Persons Overnight Shelter	9	Persons Assisted
St. Francis House Emergency Homeless Shelter		Provide emergency shelter for 700 homeless persons (2014)	CDBG - \$13,000	Other Leveraging - \$12,000	REDUCED HOMELESSNESS	Gainesville/Alachua	Shelter facilities or shelter beds	Emergency Shelter Program and support services to individuals who have recently become homeless, especially families, without turning away the chronically homeless if space is available. St. Francis operates 24 hours a day, seven days a week.	Homeless Persons Overnight Shelter	700	Persons Assisted
Three Rivers Health Care and Economic Benefits Assistance		Provide healthcare and economic benefits assistance to 25 homeless persons (2014)	CDBG - \$9,600	Other Leveraging - \$2,000	REDUCED HOMELESSNESS	Gainesville/Alachua	Healthcare and mental health counseling; employment and legal assistance	Housing & Benefits for the Homeless Project to assist homeless individuals to apply for and receive Social Security Disability and supplemental security benefits.	Homeless Prevention	25	Persons Assisted

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Project Title	Grantee/PJ Project ID	Description (no. / type of beneficiary, target date completion)	Estimated Amount (including Program Income)	Expected Resources	Annual Goals Supported	Target Areas Included	Priority Need(s) Addressed	Planned Activities	Goal Outcome Indicator	Quantity	UoM
Cold Weather Shelter Program		Provide cold weather shelter to 100 homeless persons (2014)	CDBG - \$25,000	Alachua County General Fund - \$25,000	REDUCED HOMELESSNESS	Gainesville/Alachua	Shelter facilities or shelter beds	Activities jointly funded by the City and County via an interlocal agreement to support the operations of emergency shelter services for the purpose of providing assistance to homeless individuals during periods of cold weather or other emergencies caused by extraordinary circumstances that threaten the physical health and/or welfare of homeless persons.	Homeless Persons Overnight Shelter	100	Persons Assisted
City of Gainesville Planning & Administration		Administration (2014)	CDBG - \$270,731 / HOME - \$54,130		ADMINISTRATION	Not applicable	Administration		Not applicable	Not applicable	Not applicable
Neighborhood Housing & Development Corp. (CHDO) Operating Expenses		Administration (2014)	HOME - \$3,385		ADMINISTRATION	Not applicable	Administration		Not applicable	Not applicable	Not applicable

**Table 58 – Project Information**

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## DESCRIBE THE REASONS FOR ALLOCATION PRIORITIES AND ANY OBSTACLES TO ADDRESSING UNDERSERVED NEEDS

The allocation priorities are focused on the five (5) goals of the Strategic Plan: affordable housing, self-sufficiency, reduced homelessness, quality of life and special needs assistance. It is important to note that total funding for many of the activities related to quality of life, reduced homelessness and special needs assistance is capped at 15% of the total CDBG allocation. Total funding for activities related to administration is capped at 20% for CDBG and 10% for HOME.

Just over 50 percent of the total allocation of funding, including both CDBG and HOME sources, is directed to affordable housing activities. Fourteen (14) percent is directed toward enhancing the quality of life for people living in low- and moderate-income neighborhoods, primarily through public service and code enforcement activities. **Eleven (11) percent** is directed toward addressing the role of self-sufficiency in protecting the condition of the City's neighborhoods. Activities for the homeless and special needs assistance will receive four (4) percent and three (3) percent of the total allocation, respectively.

<b>Strategic Plan Goal</b>	<b>Amount*   % of Total Award (CDBG + HOME)</b>
<b>Affordable Housing</b>	<b>\$957,736   51%</b>
Program Administration	\$328,246   17%
Quality of Life	\$268,452   14%
<b>Self-Sufficiency</b>	<b>\$213,885   11%</b>
Homelessness	\$76,000   4%
Special Needs Assistance	\$50,573   3%

\* Excludes program income and prior year resources.

The City's primary obstacle to meeting underserved needs is a lack of funding. In recent years, spurred by a nation-wide recession, reduced revenues have plagued all levels of government (federal, state and local). These reduced revenues have hindered the City's ability to meet the needs of low-income residents. Another obstacle to meeting underserved needs is the generally increasing demand for public services that is placing an additional burden on public service agencies within the City.

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## AP-50 Geographic Distribution

### DESCRIPTION OF THE GEOGRAPHIC AREAS OF THE ENTITLEMENT (INCLUDING AREAS OF LOW-INCOME AND MINORITY CONCENTRATION) WHERE ASSISTANCE WILL BE DIRECTED

For the 2013/2014 Annual Action Plan, the City of Gainesville will direct assistance to low- and moderate-income areas of the City including, but not limited to, five (5) Target Areas. These are Porters Community, Duval, Southeast/Five-Points, Fifth Avenue/Pleasant Street and East University Avenue/Hawthorne Road Corridor. Assistance will also be made available citywide to persons meeting the CDBG eligibility requirements for low- and moderate income benefit. While the City of Gainesville has estimated the percentage of funds to be directed to low- and moderate-income areas or citywide, the City of Gainesville has not estimated the percentage of funds to be directed to specific Target Areas. Although activities benefitting Target Areas may be incentivized during the 2013/2014 program year, such activities will not be Target Area-specific.

### RATIONALE FOR THE PRIORITIES FOR ALLOCATING INVESTMENTS GEOGRAPHICALLY

While the previous Plan had a total of 12 Local Target Areas, the 2014-2018 Plan is more focused, limiting the number of Local Target Areas to increase the potential for coordinate planning and investment. The areas selected for the 2014-2018 Plan were identified through the citizen participation process, which consisted of stakeholder interviews and neighborhood meetings, as well as meetings with the City's advisory committees for Affordable Housing and Community Development. Each of these areas meets the eligibility requirements for low- and moderate income benefit. While Local Target Areas allow the City to plan and invest in a coordinated manner, they do not limit the City from expending funds in other areas of Gainesville that also meet the eligibility requirements for low- and moderate income benefit.

**Table 59 – RESERVED**

**Table 60 – RESERVED**



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## AP-55 Affordable Housing

### INTRODUCTION

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. These numbers are shown in **Table 61** and are inclusive of the affordable housing activities shown in **Table 62**, in addition to other planned housing activities identified in **Table 58**. **Table 62** indicates the number of households to be supported through specific activities, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. For the purpose of this section, the term “affordable housing” is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. [This section replaces the former HUD Table 3B.]

**TABLE 61: ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT**

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	295
Special-Needs	15
<b>Total</b>	<b>310</b>

Table 61 – One Year Goals for Affordable Housing by Support Requirement

**TABLE 62: ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE**

One Year Goals for the Number of Households Supported Through:	
Rental Assistance	35
The Production of New Units	2
Rehab of Existing Units	82
Acquisition of Existing Units	0
<b>Total</b>	<b>119</b>

Table 62 – One Year Goals for Affordable Housing by Support Type

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## AP-60 Public Housing

### INTRODUCTION

This section of the Annual Action Plan describes what actions the City of Gainesville will take in the 2013/2014 program year to carry out the public housing portion of the Strategic Plan. Below the City has identified the manner in which the 2013/2014 Annual Action Plan will address the needs of public housing during the program year.

### ACTIONS PLANNED DURING THE NEXT YEAR TO ADDRESS THE NEEDS TO PUBLIC HOUSING

Since its establishment by a charter of the City of Gainesville, Florida in 1966, the Gainesville Housing Authority (GHA) has been committed to advocating for and providing affordable housing for eligible individuals and families. The GHA works closely with the U.S. Department of HUD, the City of Gainesville, and area agencies and organizations. The GHA owns and operates eight (8) Public Housing properties (635 units), one (1) Multi-Family “Section 8 New Construction” property (101 units), and administers 1,457 Section 8 vouchers, 170 HUD VASH vouchers, 9 Path vouchers, and 16 Shelter Plus Grant vouchers. The GHA also operates a Job Training & Entrepreneurial program for Public Housing residents and Section 8 participants.

### ACTIONS TO ENCOURAGE PUBLIC HOUSING RESIDENTS TO BECOME MORE INVOLVED IN MANAGEMENT AND PARTICIPATE IN HOMEOWNERSHIP

GHA is committed to continuing the Family Self-Sufficiency (FSS) Program for its public housing and Section 8 House Choice Voucher clients. The FSS program assists housing residents to attain financial independence through education and employment toward increased resident involvement. The FSS Program serves as a clearinghouse for referrals to other agencies and private resources for participating families.

The GHA also receives Resident Opportunities and Self-Sufficiency (ROSS) Program funding to provide supportive services for elderly and disabled public housing residents, to improve their independence and self-sufficiency. Services include wellness, transportation, meals, case management and other assistance.

Additionally, the City of Gainesville will utilize the following strategies to reduce the possibility of net losses to the existing supply of public housing and other assisted units:

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- When feasible, support Gainesville Housing Authority and Alachua County Housing Authority requests for HUD funds to rehabilitate and improve the public housing and Section 8 New Construction housing stock.
- Strive to reduce the possibility of net losses of public housing or other assisted units as a result of demolition or conversion, prepayment or voluntary termination of a federally assisted mortgage, or other actions.

Furthermore, the City will utilize the following strategies to promote the self-sufficiency of persons in public housing or Section 8 households to increase the number of applicants served from waiting lists:

- Target eligible public housing residents, recipients of Section 8 tenant assistance and FSS Program graduates for homebuyer assistance.

## **IF THE PHA IS DESIGNATED AS TROUBLED, DESCRIBE THE MANNER IN WHICH FINANCIAL ASSISTANCE WILL BE PROVIDED OR OTHER ASSISTANCE**

Not applicable. When necessary, the City of Gainesville coordinates with the Gainesville Housing Authority to reduce the possibility of net losses to the existing supply of public housing and other assisted units

## **AP-65 Homeless and Other Special Needs Activities**

### **INTRODUCTION**

This section of the Annual Action Plan describes the City of Gainesville's one-year goal and the specific actions steps it will undertake in the program year to carry out the homeless strategy identified in the Strategic Plan. Additionally, this section addresses any activities related to the supportive housing needs of non-homeless populations.

### **DESCRIBE THE JURISDICTIONS ONE-YEAR GOALS AND ACTIONS FOR REDUCING AND ENDING HOMELESSNESS**

Consistent with the Five-Year Consolidated Plan's Strategic Plan, the City of Gainesville will pursue the goal of reduced homeless. To this end, the City has programmed public service activities that meet the following objectives of the Strategic Plan:

- Provide services that promote self-sufficiency for the homeless or those at-risk of becoming homeless. (Reduced Homelessness, Objective 1)

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- Support programs that offer meals and emergency shelter facilities or shelter beds to the homeless. (Reduced Homelessness, Objective 2)
- Support organizations that supply transitional or permanent supportive housing for the homeless. (Reduced Homelessness, Objective 3)

## **REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS**

The City of Gainesville has identified seven (7) public service activities that will serve homeless persons during the 2013/2014 program year. These activities provide emergency shelter and transitional housing, medical care and health services, as well as economic assistance. The activities planned for the year are as follows:

- Cold Weather Shelter Program
- St. Francis House Emergency Homeless Shelter
- Interfaith Hospitality Network Emergency Shelter for Homeless Families
- Pleasant Place, Inc. Transitional Shelter Program
- Helping Hands Clinic Medical Care for Homeless Persons
- Helping Hands Clinic Medical Care for Women Program
- Three Rivers Health Care and Economic Benefits Assistance

The City plans to allocated \$76,000, or 5.6 percent of the anticipated 2013/2014 CDBG award toward these activities.

## **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. Additionally, the City's strategies include continued support of the Cold Night Shelter during winter months. The following three (3) activities will meet these ends:

- Cold Weather Shelter Program – The Cold Weather Shelter Program includes activities jointly funded by the City and County via an interlocal agreement to support the operations of emergency shelter services for the purpose of providing assistance to homeless individuals during periods of cold weather or other emergencies caused by extraordinary circumstances that threaten the physical health and/or welfare of homeless persons. The City plans to allocate

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\$25,000 of CDBG funds to the Cold Weather Shelter Program, which will serve 100 homeless individuals.

- St. Francis House Emergency Homeless Shelter – The Emergency Shelter Program provides shelter and support services to individuals who have recently become homeless, especially families, without turning away the chronically homeless when space is available. St. Francis House operates 24 hours a day, seven days a week and has a long history of meeting the City’s homeless needs. The City plans to allocate \$13,000 of CDBG funds to the Emergency Shelter Program, which will serve 700 homeless individuals.
- Interfaith Hospitality Network Emergency Shelter for Homeless Families – The Shelter & Transitional Housing Project will provide shelter, meals, personal care items and case management for the homeless, as well as transitional housing services. The City plans to allocate \$8,650 of CDBG funds to the Shelter & Transitional Housing Project, which will serve nine (9) homeless individuals.

**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**

Another of the City’s strategies for preventing and reducing homelessness is to promote and encourage the development of programs that facilitate the transition from homelessness into permanent housing.

The following activity will meet this end:

- Pleasant Place, Inc. Transitional Shelter Program – The Transitional Shelter Program provides services for otherwise homeless pregnant and/or parenting teenaged mothers, ages 13-19, and their children. The City plans to allocate \$4,850 of CDBG funds to the Transitional Shelter Program, which will serve nine (9) individuals.

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## **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'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. The following three (3) activities will meet this end:

- Helping Hands Clinic Medical Care for Homeless Persons – This activity will provide medical assistance to homeless individuals through licensed medical doctors, nurse practitioners, nurses and other qualified professionals. The City plans to allocate \$11,000 of CDBG funds to the Medical Care for Homeless Persons activity, which will serve 450 homeless individuals.
- Helping Hands Clinic Medical Care for Women Program – This activity will provide medical assistance to homeless individuals through licensed medical doctors, nurse practitioners, nurses and other qualified professionals. The City plans to allocate \$3,900 of CDBG funds to the Medical Care for Women Program, which will serve 30 homeless individuals.
- Three Rivers Health Care and Economic Benefits Assistance – The Housing & Benefits for the Homeless Project will assist homeless individuals to apply for and receive Social Security Disability and supplemental security benefits to find suitable housing. The City plans to allocate \$9,600 of CDBG funds to the Housing & Benefits for the Homeless Project, which will serve 25 homeless individuals.

## **AP-75 Barriers to affordable housing**

### **INTRODUCTION**

This section of the Annual Action Plan summarizes actions the City of Gainesville will undertake during the program year to reduce barriers to affordable housing.

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## **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**

The City of Gainesville has several programs that it utilizes to remove or ameliorate the negative effects of public policies that are barriers to affordable housing. These programs are documented in the City's Local Housing Assistance Plan (LHAP – Resolution #100867 – April 21, 2011) and the related City Affordable Housing Incentive Program (AHIP – April 11, 2005). The following is a summary of these programs:

### ***Expedited Permitting***

The City provides an expedited building permitting process for building permit applicants that are willing to pay an extra fee for expedited review. However, the expedited building permitting process is provided at no cost for designated affordable housing projects that are funded by Community Development Block Grant (CDBG), HOME, or the State Housing Initiatives Program (SHIP). In addition, other projects that are issued a Certificate of Housing Affordability (CHA) by the City's Housing and Community Development Division may also utilize the expedited permitting process at no cost. The CHA ensures the project meets the definition and other applicable requirements as affordable housing in accordance with the City's adopted certificate standards, policies, and procedures.

### ***Historic Preservation Board Review Process***

This incentive streamlines the Historic Preservation Board Review process for affordable housing projects. The City allows pre-approved affordable housing plans in targeted neighborhoods within historic districts to be modified through staff approvals instead of requiring a new review by the Historic Preservation Board. The staff approval process allows for a more streamlined process of review for affordable housing units

### ***Removal of Non-Contributing Properties Located in Historic Districts***

There are numerous dilapidated/substandard units located within historic districts, which contribute significantly to slum and blight. Policy 1.3.3 of the City's Historic Preservation Element of the Comprehensive Plan encourages the use and rehabilitation of historic structures, relocation to another site for re-use, selective dismantling for re-use and as a last resort demolition of historic structures. This

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incentive makes more land available for residential infill development at sites where infrastructure is in place.

## ***Reservation of Infrastructure Capacity***

A lack of infrastructure capacity can add significantly to the cost of housing due to the delays and expense of providing such capacity. The reservation of infrastructure capacity refers to a system by which a portion of the existing infrastructure capacity is reserved for affordable housing project and is not a barrier to the provision of affordable housing in the City. If infrastructure capacity becomes a problem at a future date, this incentive directs the City to make reservations for affordable housing developments.

The Transportation Concurrency Exception Area (TCEA) covers a substantial portion of the City and allows for development to occur along roads that exceed their traffic level of service capacity to encourage development such as urban redevelopment and infill (mitigation is required in the form of various improvements that must be made by developers). This incentive will reduce housing costs on a case-by-case basis by avoiding the expense and delays associated with a lack of infrastructure for affordable housing.

## ***Increased Densities***

The City currently awards density bonus points for affordable housing. An affordable housing project is awarded 8 points if 10% of the housing of the project are set aside as affordable housing or 10 points if 20% of the project is set aside as affordable housing.

## ***Reduction of Parking Requirements***

The City's parking requirements specifically require fewer parking spaces for low and moderate-income housing. The City's code requires one space per unit for low and moderate-income housing compared to one space per bedroom for market rate multi-family housing.

## ***Zero-Lot-Line Developments***

The City allows zero-lot-line developments. Zero-lot-line developments have no required setbacks. The allowance of zero-lot-line (or small setback) developments in appropriate locations will lower overall housing costs by reducing land costs on a case-by-case basis. Zero-lot-line development can be



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developed through the Planned Development District (PD). Cost savings in subdivision and building design can also be achieved through the City's cluster subdivision ordinance (Section 30-190 of Land Development Code).

## ***Modification of Street Requirements***

The City generally requires relatively modest street widths. The required street width in the City is 24 feet. Housing cost reductions will vary on a case-by-case basis depending upon the street widths required in the particular development. These savings will result in lower costs for eligible households.

## ***Evaluation of Regulations Prior to Adoption***

The City has a process by which new regulations are reviewed to determine their impact on affordable housing, and to mitigate any negative impacts if feasible and appropriate. The City reviews and evaluates zoning and other regulations that pertain to housing to insure that the requirements are to be continued reasonably and do not unduly limit opportunities for lower income groups to secure housing throughout the City. All petitions regulating land use include a fiscal impact statement regarding the impact any proposed new regulation will have on affordable housing. As a part of this process, a staff person from the City's Housing and Community Development Division is assigned to serve as the Affordable Housing Ombudsman (AHO) to vet proposed changes to local policies, ordinances, regulations, and comprehensive plan provisions that impact the cost of housing.

## ***Inventory of Public Lands***

The City maintains an inventory of the public land available for affordable housing. An inventory of the public lands available for the development of affordable housing is an important resource for housing developers.

## ***Public-Private Partnerships***

The City encourages continued participation by the private sector in providing affordable housing and adequate housing education programs. Private sector involvement is important to the achievement of the City's affordable housing goals. This incentive greatly expands the resource base available for affordable housing by maximizing the leveraging of public-private dollars.

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## ***Support of Affordable Housing Development Near Transportation Hubs and Major Employment Centers and Mixed Use Developments***

The City encourages developments near transportation hubs and major employment centers and mixed-used developments through zoning and land use requirements. The City's implementation of Special Area Plans (SAPs) in designated areas of the city is an example of the City's commitment to development near many employment centers as well as transit routes. The City's Planning & Development Services Division provides an inventory of high quality GIS maps comparing existing location of transportation hubs; major employment centers (grouped by ¼ mile radius); mixed use development; and existing affordable housing to identify areas that would benefit from the development of attainable housing in mixed use and mixed income developments located in catalyst areas that have high redevelopment potential.

## ***Community Housing Workshops & Forums***

The City hosts affordable housing workshops to conduct on-going study of ways to improve affordable housing opportunities in the city, and to recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The housing workshops and forums include, but are not limited to, topics on housing incentives such as:

- Reduced Impact Fees
- Flexible Densities
- Reservation of Infrastructure Capacity
- Accessory Dwelling Units
- Reduced Parking & Setback
- Flexible Lot Configurations
- Modified Street Requirements
- Community Land Trusts
- Inclusionary Zoning
- Weatherization Programs

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## AP-85 Other Actions

### INTRODUCTION

This section of the Annual Action Plan describes the City of Gainesville's planned actions to carry out the following strategies outlined in the Strategic Plan:

- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families;
- Develop institutional structure; and
- Enhance coordination.

In addition, the City has identified obstacles to meeting underserved needs and proposed actions to overcome those obstacles.

### ACTIONS PLANNED TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS

Consistent with the Five-Year Consolidated Plan's Strategic Plan, the City of Gainesville will pursue 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. Moreover, the City will 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.

To this end, the City has programmed 17 public service activities that meet the following objectives of the Strategic Plan:

- Support public services for low- and moderate-income persons. (Quality of Life, Objective 4)
- Support programs that provide basic needs assistance (e.g. meals, healthcare, transportation, etc.) to persons with special needs. (Special Needs Assistance, Objective 3)
- Provide funding to agencies that offer case management, counseling, or self-sufficiency training to persons with special needs. (Special Needs Assistance, Objective 4)

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These activities provide programming for low- and moderate-income children and families, at-risk youth, elderly/frail elderly, and persons with disabilities, among other eligible populations. The public service activities planned for the year total \$109,730 in CDBG funds and are as follows:

- Boys & Girls Club of Alachua County (\$14,000; serves 150 persons)
- Bread of the Mighty Food Bank Food Bank Program (\$10,230; serves 40,000 persons)
- Bread of the Mighty Food Bank Kids Café/Food Nutrition (\$4,800; serves 600 persons)
- Child Advocacy Center, Inc. Mental Health Services for Abused Children (\$5,200; serves 12 persons)
- Children's Home Society Adoption/Foster Care Programs (\$5,550; serves 6 persons)
- Cultural Arts Coalition, Inc. Youth Job Training (\$3,800; serves 10 persons)
- Early Learning Coalition of Alachua County Child Care (\$12,000; serves 60 persons)
- Easter Seals Adult Care (\$4,223; serves 2 persons)
- Elder Care of Alachua County Food Nutrition (\$20,000; serves 25 persons)
- Gainesville Front Porch Florida, Inc. Youth Programs (\$6,777; serves 6 persons)
- Gardenia Garden, Inc. Youth Educational Programs (\$4,200; serves 100 persons)
- Gateway Girl Scout Council Youth Programs (\$5,800; serves 75 persons)
- Girls Place Youth Programs (\$2,000; serves 150 persons)
- Meridian Behavioral Healthcare, Inc. (\$5,000; serves 6 persons)
- Sisters Helping Sisters in Needs, Inc. Youth Programs (\$2,150; serves 10 persons)
- Star Center Children's Theatre, Inc. (\$2,000; serves 4 persons)
- The Education Foundation of Alachua County Youth Programs (\$2,000; serves 3 persons)

Additionally, the City has programmed public facilities, public improvements and code enforcement activities that meet the following objectives of the Strategic Plan:

- Improve physical conditions within designated low- and moderate-income areas through code enforcement and blight elimination. (Quality of Life, Objective 1)
- Invest in public improvements within low- and moderate-income areas. (Quality of Life, Objective 2)
- Invest in public facilities that benefit low- and moderate-income areas or persons, or special needs populations. (Quality of Life, Objective 3)

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The public facilities, improvements and code enforcement activities planned for the year total \$361,695 CDBG funds and are as follows:

- Neighborhood Improvements/code enforcement (\$198,695; 400 inspections)
- Public Works (\$160,000; 3 projects)
- Parks, Recreation & Cultural Affairs (\$3,000; 1 project)

## **ACTIONS PLANNED TO FOSTER AND MAINTAIN AFFORDABLE HOUSING**

Consistent with the Five-Year Consolidated Plan's Strategic Plan, the City of Gainesville will pursue the goal of improving the location, supply and quality of affordable housing within City of Gainesville. Moreover, the City will pursue the goal of addressing the role of self-sufficiency in protecting and enhancing the condition of the City's housing stock and neighborhoods.

To this end, the City has programmed **12 housing activities** that meet the following objectives of the Strategic Plan:

- Provide additional affordable housing units through housing acquisition, recycling, rehabilitation and construction. (Affordable Housing, Objective 1)
- Provide additional housing units for renters earning less than 80% area median income through rental unit rehabilitation and construction. (Affordable Housing, Objective 2)
- Help low- and moderate-income persons to become homeowners through homebuyer training opportunities and down-payment assistance. (Self-Sufficiency, Objective 1)

These activities provide housing construction, rehabilitation and assistance to low- and moderate-income households. The activities planned for the year are as follows:

- **Homeowner Rehabilitation**: designed to provide assistance to eligible homeowners to improve the health and safety conditions in the unit to preserve the home. This program will address the repair of serious health and safety violations on a home. (**\$221,679 CDBG, \$184,134 HOME; 30 households**)
- **Rehabilitation Administration**: consists of related program costs incurred by the City and associated with the financing and/or development of rehabilitation of housing assisted with CDBG, HOME and/or other related federal, state and/or local grant program funds. These costs may include, but are not limited to: staff and overhead costs directly related to carrying out the

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projects, such as work specifications preparation, loan processing, inspections, and other services related to assisting potential households. (\$220,000 CDBG)

- Roof Program: designed to prevent further damage to homes, and reduce major rehabilitation costs of homes by repairing or replacing deteriorated or leaking roofs. (\$75,000 CDBG, 30 households)
- House Replacement: designed to address housing units that are infeasible to rehabilitate due to the existing major health and safety violations, and the exorbitant cost of repairs required to make these dwellings meet the minimum housing code requirements. Funding for this program will be reserved for homeowners who applied to the Housing Rehabilitation Program for assistance and their homes were subsequently determined to be infeasible to rehabilitate. This program will assist a homeowner with demolishing the existing home and rebuilding a new home on the same site or other equivalent site. (\$0 CDBG, \$75,000 HOME; 3 households)
- New Construction: provide affordable homeownership opportunities for eligible homebuyers; and to stabilize neighborhoods through the development of new affordable housing. The new housing units may be constructed on infill lots or as part of a larger development of vacant lots within the City. This program will address the need to provide decent, safe and affordable homes to eligible homebuyers. Funds will be used as a subsidy to provide subordinate financing to assist in making the purchase of the new home affordable. (\$0 CDBG, \$25,000 HOME; 1 household)
- Homebuyer Assistance: promote homeownership for first-time homebuyers. Funds are provided to assist eligible first-time homebuyers with down-payment and closing costs assistance to purchase a new or existing home. (\$0 CDBG, \$40,000 HOME, 5 households)
- Lease Purchase Program: designed to aid first-time homebuyers who are unable to obtain a mortgage loan to purchase a home. The goal of the program is to reduce barriers to homeownership by providing up to a 36-month period for the first-time homebuyer to lease the home while saving for the purchase. (\$10,000 CDBG, \$25,000 HOME, 1 household)

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- Mortgage Foreclosure Intervention: designed to assist eligible homeowners to avoid foreclosure and retain their homes. Funds will be provided to eligible homeowners to assist with bringing their mortgage payments current. Eligible expenses include, but are not limited to: delinquent mortgage payments (principal, interest, taxes and insurance), attorney's fees, late fees and other customary fees, if applicable. (\$25,000 CDBG, 20 households)
- Homebuyer Counseling & Homeowner Counseling: The City of Gainesville Housing Division is a certified HUD Housing Counseling Agency. This certification allows the City of Gainesville to provide comprehensive housing counseling and education/training programs to the at-large community. This program is designed to expand homeownership opportunities and improve access to affordable housing. This program Counseling Program enables any person who wants to (or already does) rent or own housing to obtain the counseling and resources needed for seeking, financing, maintaining, renting, or owning a home to become successful homeowners and/or responsible renters. The program works to prevent homelessness and to promote safe, stable and affordable housing. (Homebuyer - \$60,000 CDBG, 100 households; Homeowner - \$40,000, 50 households)
- Temporary Relocation Program: CDBG or HOME funds may be used for temporary relocation payments and assistance to persons who are temporarily relocated by an activity that is not subject to the displaced person requirements found at 24 CFR Part 570.606, and where such relocation payments are available because the recipient is low-income and is voluntarily participating in a housing rehabilitation or lead paint abatement program. The program provides for limited relocation assistance for those homeowners who must move out of their homes for temporary periods of time due to the nature of work performed. (\$5,000 CDBG, 5 households)
- Rental Housing (Rehab/New Construction): designed to provide a local government contribution to qualified developers to stimulate the construction of new rental housing and rehabilitation of existing units for income eligible tenant households. Eligible expenses include construction and rehabilitation costs only. Priority may be given to projects that are located in neighborhoods within the City that have no and/or a shortage of affordable rental units available for low-income households. (\$5,000 CDBG, \$25,000 HOME; 5 households)

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## **ACTIONS PLANNED TO REDUCE LEAD-BASED PAINT HAZARDS**

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

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

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

## **ACTIONS PLANNED TO REDUCE THE NUMBER OF POVERTY-LEVEL FAMILIES**

According to the 2007-2011 American Community Survey (ACS) estimates, 35 percent of people living in the City of Gainesville are at poverty level or below. To combat this trend, the City of Gainesville and Alachua County hosts a number of agencies that provide public services to persons in poverty. These agencies typically provide services to other homeless and non-homeless special needs populations, as well as low- and moderate-income families. These services include housing, job/skills training and other assistance to promote self-sufficiency.

The City of Gainesville will continue to support and collaborate with the following services and agencies:

- Alachua-Bradford Workforce Development Board (Florida Works)
- Gainesville Housing Authority
- Central Florida Community Action Agency
- Alachua County Social Services



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## **ACTIONS PLANNED TO DEVELOP INSTITUTIONAL STRUCTURE**

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 and youth programs (see Table 54). These programs are provided by nonprofit organizations and Continuum of Care (CoC) member agencies.

The City will utilize the following strategies to overcome gaps in the institutional structure and service delivery system for homeless prevention services:

- Fund non-profit service providers that offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent and reduce homelessness.
- Assist the Alachua County Coalition for the Homeless and Hungry, as the lead agency for the Continuum of Care, in their efforts to improve coordination between service providers.
- Continue to support programs that assist the homeless or those at risk of becoming homeless.
- Promote and encourage the development of programs that facilitate the transition from homelessness into permanent housing.
- Coordinate with the Continuum of Care, non-profit service providers, and other organizations to establish additional transitional or permanent supportive housing.
- Support the establishment of additional transitional or permanent supportive housing through identification of funding sources, technical assistance with applications, and other means of support.

## **ACTIONS PLANNED TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES**

Consistent with the Five-Year Consolidated Plan's Strategic Plan, the City of Gainesville will pursue the goal of improving the location, supply and quality of affordable housing within City of Gainesville. Moreover, the City will pursue the goal of addressing the role of self-sufficiency in protecting and enhancing the condition of the City's housing stock and neighborhoods.

To this end, the City has programmed five (5) housing activities that meet the following objectives of the Strategic Plan:

- Provide additional affordable housing units through housing acquisition, recycling, rehabilitation and construction. (Affordable Housing, Objective 1)

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- Provide additional housing units for renters earning less than 80% area median income through rental unit rehabilitation and construction. (Affordable Housing, Objective 2)
- Provide rental deposit assistance for low- and moderate-income persons. (Self-Sufficiency, Objective 3)

These activities provide housing construction, rehabilitation, architectural barrier removal, and assistance to low- and moderate-income households. The activities planned for the year are as follows:

- Gainesville Community Ministry Rental Deposit Assistance (\$13,885 HOME, 35 households)
- Neighborhood Housing & Development Corp. (CHDO) Purchase/Homeowner Rehabilitation (\$11,100 CDBG, \$81,195 HOME; 3 households)
- Alachua County Habitat for Humanity Rehabilitation Programs (\$3,400 CDBG, \$7,500 HOME; 1 household)
- Alachua County Habitat for Humanity New Construction (\$3,400 CDBG, \$7,000 HOME; 1 household)
- Center for Independent Living Architectural Barrier Removal Project for Persons with Disabilities (\$10,600 CDBG; 15 households)

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## AP-90 Program Specific Requirements

### INTRODUCTION

This section of the Annual Action Plan addresses the program-specific requirements for the Annual Action Plan.

### COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) REFERENCE 24 CFR 91.220.(l)(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
<b>Total Program Income</b>	<b>\$0</b>

### OTHER CDBG REQUIREMENTS

1. The amount of urgent need activities	\$0
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The City of Gainesville has not identified funds for urgent need activities at this time.

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	100%
--	------

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. The City of Gainesville has calculated the above percentage for overall benefit based on one (1) program year (2013/2014).

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## HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) REFERENCE 24 CFR 91.220.(I)(2)

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

The City uses no other form of investment beyond those identified in Section 92.205. Under 92.205, a participating jurisdiction may invest HOME funds as equity investments, interest-bearing loans or advances, non-interest-bearing loans or advances, interest subsidies consistent with the purposes of the HOME program, deferred payment loans, grants, or other forms of assistance that HUD determines to be consistent with the purposes of the program. Each participating jurisdiction has the right to establish the terms of assistance, subject to the requirements of this part. The City generally invests HOME funds as interest bearing loans, non-interest-bearing loans, due-on-sale loans, deferred payment loans, or conditional grants.

**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:**

The City of Gainesville utilizes the recapture method for HOME programs in accordance with 24 CFR 92.254[a] [4] as stated below:

- Recapture Provisions [24 CFR 92.254[5]] The Recapture Provisions will ensure compliance with the “Period of Affordability” requirements in 24 CFR 92.254[a][4].
- Recapture Provisions [24 CFR 92.254[5][ii]

If a homeowner chooses to sell or use the property for non-eligible HOME Program activities, the full amount of the HOME Program funding assistance that enabled the developer, CHDO, or other qualified entity to buy/construct/rehabilitate the unit, homeowner to rehabilitate the unit and/or homebuyer to buy the unit for this activity shall be recaptured and repaid to the City of Gainesville provided that net proceeds are sufficient. If net proceeds are insufficient to repay the total HOME investment due, only the net proceeds will be recaptured. In the event of foreclosure, when no net proceeds are available, no recapture provision is applicable. The net proceeds are the sales price minus the superior loan repayment, closing costs and other reasonable fees. The net sales proceeds of the sale shall be applied in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable attorneys' fees; (b) to all sums secured by this City's security instrument; and (c) any excess to the person or persons legally entitled to it.

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The Recapture option will be used whenever a development subsidy has been provided to a developer, CHDO, or other qualified entity for the construction of affordable housing. The Recapture Option is used to collect all or a portion of the HOME subsidy in the event the recipient decides to sell the property within the affordability period, or to otherwise violate the affordability provisions of the owner's agreement. The recipient may sell the property to any willing buyer, but the sale of the property during the affordability period triggers the repayment of the direct HOME subsidy. In the event that the proceeds from the sale are less than the repayment amount due, the recipient must petition the City to accept partial repayment. If sufficient documentation is presented to verify that the net proceeds are insufficient to repay the HOME investment as required, the amount to be repaid will be reduced.. All entities that receive HOME funding for the creation of affordable homebuyer housing – including developers, CHDOs, and Community Based Organizations – will use these recapture provisions. This language is included in the written agreements and/or loan documents. Such funds will be placed in the City's HOME Investment Trust fund. These funds will be used by the City for other eligible HOME activities.

**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:**

Only the Recapture Option is used (see narrative, above). In the event that it is determined to be appropriate to use the Resale Option, the City will submit proposed resale terms consistent with the HOME regulations to the local HUD Office, and seek authorization to proceed.

**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:**

No existing debt will be refinanced with HOME funds.

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