

Executive Summary

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

1. Introduction

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

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

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

This is a Substantial amendment because the City is re-allocating funds from previous CDBG program years and have received a new allocation of CDBG from the federal CARES Act, referred hereafter as CDBG-CV to respond to the Coronavirus Crisis and the impacts of social distancing.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Gainesville has identified four priority needs to be addressed during the Consolidated Plan period (2018-2022) that will meet HUD's objectives of providing decent housing; a suitable living

environment, or economic opportunity. Priority needs, objectives, outcomes, and indicators projected for the 5-Year period include:

3. Evaluation of past performance

Through the fourth year under the 2013-2017 Plan, Gainesville's activities are having an impact. The following demonstrates Gainesville's past performance:

Significant budget decreases caused barriers in accomplishing activities including: rehabilitation, new construction, public service for low/moderate income housing benefit, and public facilities. However, grant funds were expended in a timely manner.

The City adjusted accordingly for the 2018-2022 Consolidated Plan recognizing that strategies for addressing need must consider funding decreases. The City receives small allocations of CDBG/HOME, therefore decided to eliminate non-performing activities to focus on high priority needs.

4. Summary of citizen participation process and consultation process

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

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

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

In addition, The City solicited comment during the 30-day public comment period from June 21, 2018 through July 23, 2018. The City also held a public hearing on August 2, 2018 to solicit comments on the Consolidated Plan and the City Commission also adopted the Consolidated Plan at this hearing. Proper notices of public comment were published in a newspaper of general circulation, on the City's home website, and social media pages.

To respond to the 2020 Coronavirus Crisis and the impacts of social distancing, the City of Gainesville proposed a substantial amendment to: 2018-2022 City of Gainesville Consolidated Plan. A Public Notice was issued on 4/21/2020 and published on the electronic pages of the Gainesville Sun and the Gainesville Guardian, posted on the webpages of City of Gainesville's main website, Mayor's webpage, Housing & Community Development, Community Reinvestment Area, and Economic Development Departments webpages; as well as, City of Gainesville's Social Media Accounts.

5. Summary of public comments {We need to add the various Zoom Meetings}

The City of Gainesville hosted three public meetings and one public hearing during the citizen participation process for this Consolidated Plan. The following summary represents a broad overview of the comments and input received during those meetings. For further details on comments received, attendance counts, and other details pertaining to the citizen input process, refer to section PR-15.

Public Meeting 1 - Senior Recreation Center, 5701 NW 34th Boulevard

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

Public Meeting 2 - Thelma Bolton Center, 516 NE 2nd Avenue

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

Public Meeting 3 - Westside Recreation Center, 1001 NW 34th Street

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

Public Hearing – City Hall, 200 East University Avenue

No comments from the public received.

Virtual Meeting held 4/21/2020 @ 8:30 using Zoom

Virtual City Commission Meeting open for Public Comment held 4/23/2020

On-line submission of written comments was made available from 4/21 – 4/27/2020

Virtual City Commission Public Hearing held 4/27/2020

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

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

7. Summary

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

The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	GAINESVILLE	
CDBG Administrator	GAINESVILLE	Housing and Community Development Division
HOPWA Administrator		
HOME Administrator	GAINESVILLE	Housing and Community Development Division
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

John Wachtel

-City of GainesvilleNeighborhood Improvement DepartmentHousing and Community Development DivisionP.O. Box 490

-Station 22

-Gainesville, FL 32627-0490Phone: (352) 393-8565

-Email: wachteljs@cityofgainesville.org

-Website: <http://www.cityofgainesville.org>

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

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

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

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

Direct Agency Consultation

The City developed a list of 100 stakeholders to provide outreach to during the Consolidated Plan process. Stakeholders were invited to participate in the public meetings, on-line survey, and comment period via direct email to organization contacts. Additionally, participants conducted interviews with pertinent stakeholders to gather information for the Consolidated Plan including the broadband connectivity provider Cox and the Alachua County’s Department of Emergency Management. The City made efforts to consult with the Florida Department of Health Alachua County in preparing its lead paint strategy of the Consolidated Plan. No local child welfare agencies provide lead services in Gainesville.

Advertisement of Outreach Activities

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

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

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

Advertisement resources are listed below:

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

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

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

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

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

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

The City of Gainesville does not receive or administer an Emergency Solutions Grant (ESG). Consultation with the Continuum of Care included stakeholder meetings the NCFA could attend and direct consultation via phone and email. The NCFA operates and administers the region's Homeless Management Information System (HMIS).

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	ALACHUA HABITAT FOR HUMANITY, INC.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
2	Agency/Group/Organization	NEIGHBORHOOD HOUSING AND DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
3	Agency/Group/Organization	REBUILDING TOGETHER NORTH CENTRAL FLORIDA
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
4	Agency/Group/Organization	ELDER CARE OF ALACHUA COUNTY, INC.
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.

5	Agency/Group/Organization	Alachua County Emergency Management
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
6	Agency/Group/Organization	North Central Florida Alliance
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
7	Agency/Group/Organization	Gainesville Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
8	Agency/Group/Organization	Gainesville Regional Utilities
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
9	Agency/Group/Organization	City of Gainesville Department of Public Works
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
10	Agency/Group/Organization	Gainesville Community Redevelopment Agency
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
11	Agency/Group/Organization	City of Gainesville Code Enforcement
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
12	Agency/Group/Organization	City of Gainesville Citizen Advisory Board for Community Development (CACCD)
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
13	Agency/Group/Organization	Black on Black Crime Task Force
	Agency/Group/Organization Type	Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
14	Agency/Group/Organization	CENTER FOR INDEPENDENT LIVING
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
15	Agency/Group/Organization	GNV4ALL
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
16	Agency/Group/Organization	MERIDIAN BEHAVIORAL HEALTHCARE, INC.
	Agency/Group/Organization Type	Services-Health

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
17	Agency/Group/Organization	FAMILY PROMISE CENTER OF GAINESVILLE
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
18	Agency/Group/Organization	Cox Communications
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
19	Agency/Group/Organization	ACORN Clinic
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.

20	Agency/Group/Organization	Gardenia Garden, Inc.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
21	Agency/Group/Organization	GIRLS PLACE, INC.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
22	Agency/Group/Organization	GIRL SCOUTS OF GATEWAY COUNCIL, INC.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
23	Agency/Group/Organization	HELPING HANDS CLINIC, INC.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
24	Agency/Group/Organization	INSTITUTE FOR WORKFORCE INNOVATION
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
25	Agency/Group/Organization	ST. FRANCIS HOUSE, INC.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
26	Agency/Group/Organization	Gainesville City Commission
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.

27	Agency/Group/Organization	Shands Hospital
	Agency/Group/Organization Type	Services-Health Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
28	Agency/Group/Organization	Gainesville Police Department
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
29	Agency/Group/Organization	Children's Home Society
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.
30	Agency/Group/Organization	Alachua County Department of Health
	Agency/Group/Organization Type	Services-Health Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities.

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

The City endeavored to consult with all agency types and does not exclude any local agencies from consultation. Publicly funded institutions including mental health facilities and correctional facilities were not consulted as there are no local facilities meeting these definitions. Local non-profit organizations providing services to populations these institutions would serve including homeless, mental health, foster care, and youth services were consulted via public meetings, on-line survey, and interviews.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	North Central Florida Alliance	NCFA organizational mission overlaps with the City of Gainesville's Strategic Plan and Action Plan goals through enhanced coordination between public and private social service providers, as well as community outreach on issues related to homelessness.
Joint Assessment of Fair Housing	City of Gainesville	In coordination with Alachua County, the Gainesville Housing Authority and the Alachua County Housing Authority, the City of Gainesville prepared a Joint Assessment of Fair Housing (AFH) to meet its obligation to affirmatively further fair housing, and to identify barriers to fair housing choice in the region.
Local Housing Assistance Plan	City of Gainesville	The City's Local Housing Assistance Plan (LHAP) includes goals related to homeownership and rental housing, both of which are identified as priority needs in this Consolidated Plan, particularly in terms of expanding the supply of affordable housing.
Comprehensive Plan	City of Gainesville	The City's Local Housing Assistance Plan (LHAP) includes goals related to homeownership and rental housing, both of which are identified as priority needs in this Consolidated Plan, particularly in terms of expanding the supply of affordable housing.

Table 3 – Other local / regional / federal planning efforts

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

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**1. Summary of citizen participation process/Efforts made to broaden citizen participation****Summarize citizen participation process and how it impacted goal-setting**

In accordance with 24 CFR Part 91, and the Citizen Participation Plan, the City conducted a comprehensive community participation process to ensure inclusion of all residents, especially low-income persons living in designated target areas, beneficiaries of federal resources including areas where CDBG funds are proposed to be used, and local public and private agencies. The City does not have any designated revitalization or slum and blight areas according to HUD's definitions.

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

Public Meetings

The City facilitated three public meetings for residents/stakeholders. The public meetings informed residents and stakeholders about the Consolidated Plan, described the process, solicited input, and made available tables/maps to be analyzed for the Consolidated Plan. The City considered times/locations convenient for residents and stakeholders. Meeting dates, times, and locations are detailed below.

Online survey

To maximize engagement, the City developed an on-line survey. On-line surveys are convenient and confidential, both of which are appealing to residents and stakeholders. The survey gathered information related to priority needs in the City, including housing needs, homeless needs, public infrastructure/facility needs, economic development needs, and public service needs. English and Spanish versions of the survey were made available.

Goals were developed in accordance with high priority needs identified through community input, the needs assessment, and market analysis. Community input helped prioritize needs to be incorporated in the Consolidated Plan and structured activities to be funded to address need within the City's regulatory and funding frameworks.

2018-2022 ConPlan Draft Amendment

In accordance with 24 CFR 91 and Citizen Participation Plan, the City conducted a community participation process in a manner to ensure inclusion of all residents of the region, target areas, beneficiaries of federal resources, and public and private agencies operating in the region.

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

Direct Agency Consultation

Stakeholders were invited to participate in the public meetings, survey, and comment period via direct email to organization contacts. Additionally, the City conducted interviews with pertinent stakeholders to gather supplemental information.

Advertisement of Outreach Activities

The City broadened outreach by utilizing their organizational websites, social media pages such as Facebook, publicizing the process in monthly newsletters, and delivery of regional media releases.

Virtual Meetings

To respond to the 2020 Coronavirus Crisis and the impacts of social distancing, the City of Gainesville conducted multiple virtual meetings and accepted written comments as part of the consultation process.

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Citizen Participation Outreach

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

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

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Minorities Non-English Speaking - Specify other language: All languages other than English Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	3 Attendees.	Attendees provided feedback on priority needs in the community, including streetscaping for neighborhood revitalization efforts, construction of more community centers, shelters at bus stops, housing counseling, educational resources, provision of child care services, and micro-enterprise loans.	All comments accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Minorities Non-English Speaking - Specify other language: All languages other than English Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	62 responses.	Respondents provided feedback on priority needs in the community. See survey results attached in an appendices for further summary of comments received.	All comments accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Public Hearing	Minorities Non-English Speaking - Specify other language: All languages other than English Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing City Commissioners	City of Gainesville presented the draft consolidated Plan to Board of City Commissioners. During the presentation, City staff presented the overall funding amounts, steps taken to solicit public feedback, and answered questions from Commissioners and attendees.	No comments received.	All comments are accepted if there are any.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
<u>6</u>	<u>Virtual Public Meeting</u>	<u>Minorities</u> <u>Non-English Speaking - Specify other language: All languages other than English</u> <u>Persons with disabilities</u> <u>Non-targeted/broad community</u> <u>Residents of Public and Assisted Housing</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
<u>7</u>	<u>Virtual Public Hearing</u>	<u>Minorities</u> <u>Non-English Speaking - Specify other language: All languages other than English</u> <u>Persons with disabilities</u> <u>Non-targeted/broad community</u> <u>Residents of Public and Assisted Housing</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	

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Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Consolidated Plan Needs Assessment is an example of the City of Gainesville's needs for affordable housing, community development and redevelopment, homelessness, and non-homeless special needs. This Needs Assessment is the basis of the Strategic Plan and will assist the City of Gainesville in targeting limited housing and community development resources. The following Needs Assessment sections provide a concise summary of the estimated housing needs projected for the ensuing 5-year period of 2018-2022.

Housing Needs Assessment – Data identifies the most common problem is that of housing cost burden, and severe housing cost burden and specifically impacts extremely low-income household and renters at the greatest level. Reviewing the housing needs of low- and moderate-income households by race and ethnic group indicates that American Indians, Asians, and Pacific Islanders experience disproportionately greater housing needs. Black/African American and Hispanic households have greater housing needs, when compared to White households across Gainesville.

Public Housing – As of 2018, the GHA owns and operates a total of 635 public housing units in eight developments. These units range from single-family homes, to duplexes, to apartment units. The GHA administers 1,581 housing vouchers comprising of 1,378 Section 8 Housing Choice Vouchers (HCV), and 203 HUD-Veteran Affairs Supportive Housing (HUD-VAS) vouchers.

Homeless Needs Assessment – The Continuum of Care (CoC) is responsible for coordinating homelessness related activities in the City of Gainesville. The CoC has identified a total of 1,291 persons experiencing homelessness on a given night, of those, 512 are sheltered and 779 are unsheltered.

Non-Homeless Special Needs Assessment – The City of Gainesville has identified several special-needs populations that require supportive services. These populations include, the elderly, persons with disabilities, persons suffering from substance abuse, persons with mental health needs, and victims of domestic violence.

Non-Housing Community Development Needs - Based on input received through the citizen participation process, stakeholder and community meetings, the City of Gainesville's non-housing community development needs include: Public Facilities; Public Improvements; and Public Services.

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

Summary of Housing Needs

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

HUD definitions of the categories analyzed are as follows:

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

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

Understanding housing problems faced by residents of various income levels enables the City to plan for and target housing assistance including future housing needs. The Florida Housing Data Clearinghouse provides data on the projected increase in the number of severely cost-burdened low-income households. For the period 2020-2025 severely cost-burdened owner households is projected to increase by 148 households and renter households is expected to increase by 624 households.

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

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:
2012-2016 ACS
Data Source Comments:

Number of Households Table

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

Table 6 - Total Households Table

Data Source: 2009-2013 CHAS

Housing Needs Summary Tables

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

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

	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
Housing cost burden greater than 30% of income (and none of the above problems)	520	1,395	3,160	545	5,620	105	275	705	445	1,530
Zero/negative Income (and none of the above problems)	2,525	0	0	0	2,525	305	0	0	0	305

Table 7 – Housing Problems Table

Data Source: 2009-2013 CHAS

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

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

Table 8 – Housing Problems 2

Data Source: 2009-2013 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,075	760	1,075	2,910	290	175	515	980
Large Related	95	65	70	230	50	105	65	220
Elderly	334	380	310	1,024	360	469	305	1,134
Other	5,620	3,050	2,395	11,065	500	150	315	965
Total need by income	7,124	4,255	3,850	15,229	1,200	899	1,200	3,299

Table 9 – Cost Burden > 30%

Data Source: 2009-2013 CHAS

4. 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
NUMBER OF HOUSEHOLDS								
Small Related	855	355	200	1,410	290	100	170	560
Large Related	95	15	0	110	40	35	35	110
Elderly	285	255	85	625	280	340	105	725
Other	5,330	2,085	360	7,775	485	95	185	765
Total need by income	6,565	2,710	645	9,920	1,095	570	495	2,160

Table 10 – Cost Burden > 50%

Data Source: 2009-2013 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	29	50	54	30	163	0	0	0	0	0

	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
Multiple, unrelated family households	40	35	0	30	105	15	45	0	0	60
Other, non-family households	105	105	45	0	255	0	0	0	0	0
Total need by income	174	190	99	60	523	15	45	0	0	60

Table 11 – Crowding Information – 1/2

Data Source: 2009-2013 CHAS

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

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

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

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

Based on the data in Tables 9 and 10, there are 12,030 low- and moderate-income households classified as 'other households' that are experiencing cost burden and need housing assistance. This represents approximately 46% of the total low-and moderate-income households in Gainesville. Of the 12,030 cost

burdened households, 8,540 (71%) are severely cost burdened. A significant majority (92%) of 'other households' that are cost burdened are renters.

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

Disabled households in need of housing assistance

Community Housing Affordability Strategy (CHAS) data available from HUD is used to demonstrate the extent of housing problems and housing needs for low income households including disabled households. According to the 2010-2014 CHAS data, there are 14,070 disabled households (a household with a disabled member) in Gainesville.

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

Victims of domestic violence

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

Domestic violence is a primary cause of homelessness for women and children and survivors of domestic and sexual violence often seek assistance from homeless service and housing providers. The Florida Coalition Against Domestic Violence (FCADV) was created to reduce and prevent domestic violence homicides in Florida. FCADV administers state and federal funding for Florida's 42 certified domestic violence centers, including Peaceful Paths which serves Alachua, Bradford, and Union counties. Peaceful Paths reports that since July 2017, 305 residents were served on their campus and of those who exited, 111 (57 families) were able to leave residential services and enter stable housing. The remaining households were not able to access independent housing due to the lack of affordable housing. These

families had to move in with others, use another community program, or had to return home to their abuser.

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

What are the most common housing problems?

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

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

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

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

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of

either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

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

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

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

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

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

Not applicable.

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

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

Discussion

Broadband Connectivity

It is important for communities to understand the broadband needs of housing occupied by low- and moderate-income, the need for broadband wiring and for connection to broadband service in the household unit, and the need for increased competition by having more than one Internet service provider serve the jurisdiction. Local data on this issue is limited however, communities are starting to take initiatives towards this topic.

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

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

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

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

Resilience and Natural Hazards

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

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

1. Low- and moderate-income households are less likely to have the means to afford adequate insurance for flood or wind damage.
2. Low- and moderate-income households are more likely to live in older homes. Such homes are less likely to have been built to current wind resistance standards. Additionally, older homes are more likely to have structural issues due to age, particularly given the fact that low- and moderate-income households are less likely to have the means to afford needed maintenance.

Low- and moderate-income households are less likely to have the means to afford the costs of properly trimming trees. Given the risk of falling tree limbs in hurricanes, untrimmed trimmed or improperly trimmed trees can be a significant hazard.

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

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

Introduction

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

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

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,105	555	2,520
White	5,050	285	1,380
Black / African American	2,000	210	365
Asian	510	25	305
American Indian, Alaska Native	40	0	0
Pacific Islander	10	0	0
Hispanic	1,230	35	470

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

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

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

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

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

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

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

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

Discussion

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

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

For the income category 30-50% AMI, 5,785 (84.4%) of the 6,855 households within that income cohort have a housing problem with 3,285 (85.9%) White households, 1,305 (77.0%) Black/African American households, 355 (92.2%) Asian households, 10 (100.0%) American Indian households, no Pacific Islander

households, and 760 (88.9%) Hispanic households having a housing problem. American Indian households at the 30-50% income level experience a disproportionately greater number of housing problems.

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

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

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

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

Introduction

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

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

0%-30% of Area Median Income

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

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

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

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

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

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

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

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

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

Discussion

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

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

For the income category 30-50% AMI, 3,770 (55.0%) of the 6,850 households within that income cohort have a housing problem with 2,125 (55.6%) White households, 810 (47.9%) Black/African American households, 130 (34.2%) Asian households, 10 (100.0%) American Indian households, no Pacific Islander

households, and 650 (75.6%) Hispanic households having a severe housing problem. American Indian households and Hispanic households at the 30-50% income level are experiencing a disproportionately greater number of severe housing problems.

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

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

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

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

Introduction:

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

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

Housing Cost Burden

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

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS

Discussion:

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

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

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

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

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

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

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

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

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

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

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

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

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

NA-35 Public Housing – 91.205(b)

Introduction

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

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

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

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

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

Totals in Use

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

Table 22 - Public Housing by Program Type

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

Alternate Data Source Name:

Gainesville Housing Authority

Data Source Comments:

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	10,286	11,298	0	10,473	9,310	0
Average length of stay	0	0	6	4	0	4	1	0
Average Household size	0	0	2	3	0	3	1	0
# Homeless at admission	0	0	2	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	121	205	0	152	53	0
# of Disabled Families	0	0	220	271	0	191	80	0
# of Families requesting accessibility features	0	0	98	1,347	0	1,283	64	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 2324 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:

Gainesville Housing Authority

Data Source Comments:

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	50	212	0	118	94	0	0
Black/African American	0	0	565	959	0	886	73	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	1	1	0	1	0	0	0
Other	0	0	2	3	0	3	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 2425 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
Gainesville Housing Authority
Data Source Comments:

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	16	53	0	41	12	0	0

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Not Hispanic	0	0	601	1,123	0	968	155	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 2526 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:

Gainesville Housing Authority

Data Source Comments:

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

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

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

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

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

In regard to the needs of housing choice voucher holders, generally, landlord perceptions of voucher holders are known to have an impact on Section 8 and HUD-VASH voucher utilization rates and this is no different for Gainesville. Additionally, there are concerns about the quality of the affordable housing units, the landlords' prompt maintenance of the units to meet housing quality standards, and to address code violations. Participants in the Consolidated Plan community meetings also raised the availability of

Section 8 vouchers to persons with limited English proficiency as a concern. This may be a valid concern as persons of Hispanic ethnicity are underrepresented in GHA publicly assisted housing when compared to the total population (approximately 4% utilization rate for both public housing units and vouchers compared to 10% of Gainesville's total population). GHA has employed affirmative marketing strategies to address this disparity. GHA has also adopted a goal to increase the supply of affordable housing for voucher holders while encouraging integration. The actions that GHA has taken include adopting higher payment standards to enable families to rent throughout the City including neighborhoods of opportunity, marketing the program to owners outside minority and poverty concentrated areas, and effectively screening housing choice voucher applicants to increase owner acceptance of the program.

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

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

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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

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)	115	5	0	0	0	0
Persons in Households with Only Children	55	5	0	0	0	0
Persons in Households with Only Adults	203	436	0	0	0	0
Chronically Homeless Individuals	22	262	0	0	0	0
Chronically Homeless Families	7	0	0	0	0	0
Veterans	68	58	0	0	0	0
Unaccompanied Child	42	7	0	0	0	0
Persons with HIV	0	6	0	0	0	0

Table ~~2627~~ - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

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

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

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

Chronically homeless individuals and families

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

Families with children

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

Veterans and their families

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

Unaccompanied youth

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

Nature and Extent of Homelessness: (Optional)

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

Data Source
Comments:

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

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

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

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

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

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

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

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

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

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

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

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

Discussion:

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

Introduction:

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

Describe the characteristics of special needs populations in your community:

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

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

-

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

Elderly

Within the City of Gainesville, much of the elderly population is concentrated in low- and moderate-income neighborhoods. During the citizen participation process, the elderly and frail elderly were identified as needing assistance with housing rehabilitation and home maintenance. Additionally, the elderly were identified as needing facilities and programming, such as those provided at local community centers. The elderly are also susceptible to financial difficulties as well as to health problems, including those caused by poor nutrition.

Persons with Disabilities

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

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

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

Substance Abuse and Mental Health

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

There are multiple organizations/agencies with services oriented to assisting persons with a substance abuse or mental health disorder. Primary amongst these service providers for mental health is Meridian Behavioral Healthcare, Inc. Meridian provides services through residential, inpatient and out-patient counseling, case management, and crisis intervention programs.

Victims of Domestic Violence

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

Victims of domestic violence are particularly vulnerable to experiencing homelessness and housing insecurity. These persons, typically women, require support both financial and psychological, particularly in the days and months following a separation from the abuser.

-

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

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

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

Discussion:

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

Describe the jurisdiction's need for Public Facilities:

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

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

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

How were these needs determined?

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

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

- Eastside Community Redevelopment Area Plan;
- Parks, Recreation and Cultural Affairs Master Plan;
- Plan East Gainesville; and
- Southeast Gainesville Renaissance Initiative (SEGRI).

Describe the jurisdiction's need for Public Improvements:

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

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

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

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

How were these needs determined?

These needs were determined through an approach that included a citizen participation process and review of other plans and documents. The citizen participation process was conducted through a series

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

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- Plan East Gainesville; and
- Southeast Gainesville Renaissance Initiative (SEGRI).

Describe the jurisdiction's need for Public Services:

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

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

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

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

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

How were these needs determined?

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

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- Parks, Recreation and Cultural Affairs Master Plan;
- Plan East Gainesville; and

- Southeast Gainesville Renaissance Initiative (SEGRI).

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

According to information of the Bureau of the Census, for fiscal years 2012-2018, the average poverty rate in the City of Gainesville has been determined to be equal to or greater than 125 percent of the average national poverty rate and the average per capita income in the City of Gainesville was less than 75 percent of the average national per capita income, meeting HUD's criteria for fiscal distress. The Housing Market Analysis will provide further data demonstrating market distress or strengths in the market and is comprised of seven sections:

General Characteristics of the Housing Market – The City of Gainesville housing stock comprises of a total of 57,867 housing units, of which 47,922 (82.8%) are occupied housing units, meaning there are 9,945 (17.2%) housing units which are vacant. The median home value as of 2016, is \$143,900 with a median contract rent of \$708. Approximately 39% of occupied housing units are owner-occupied thus, conversely, 61% of occupied housing units are renter-occupied.

Public and Assisted Housing – The Gainesville Housing Authority, or GHA, owns and operates a total of 635 housing units across eight housing developments and 1,581 housing vouchers. These public housing units were constructed primarily in the 1970s and all the public housing properties are in need of redevelopment and rehabilitation.

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

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

Barriers to Affordable Housing – According to the City's recent Assessment of Fair Housing, most of the barriers to fair housing are related to the shortage of affordable housing and included policies and

practices that increased the cost of housing such as high development fees, lengthy permitting process, and unnecessary regulations and procedures.

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

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

Introduction

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

All residential properties by number of units

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

Table ~~2731~~ – Residential Properties by Unit Number

Alternate Data Source Name:
2012-2016 ACS

Data Source Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	45	0%	2,150	8%
1 bedroom	581	3%	14,133	47%
2 bedrooms	17,836	97%	31,433	106%
3 or more bedrooms	18,033	99%	11,406	39%
Total	36,495	199%	59,122	200%

Table ~~2832~~ – Unit Size by Tenure

Alternate Data Source Name:
2012-2016 ACS

Data Source Comments:

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

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

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

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

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

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

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

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

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

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

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

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

Describe the need for specific types of housing:

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

Discussion

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

Introduction

Cost of Housing

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

Table 2933 – Cost of Housing

Alternate Data Source Name:

2012-2016 ACS

Data Source Comments: 2010 Census (Base Year)

Rent Paid	Number	%
Less than \$500	4,344	18.9%
\$500-999	18,337	60.3%
\$1,000-1,499	4,625	15.4%
\$1,500-1,999	843	3.5%
\$2,000 or more	532	2.0%
Total	28,681	100.0%

Table 3034 - Rent Paid

Alternate Data Source Name:

2012-2016 ACS

Data Source Comments:

Housing Affordability

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

Table 3135 – Housing Affordability

Data Source: 2009-2013 CHAS

Monthly Rent

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

Table 3236 – Monthly Rent

Alternate Data Source Name:
2018 HUD FMR and HOME Rents
Data Source Comments:

Is there sufficient housing for households at all income levels?

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

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

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

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

forcing many to reside in units not conducive to family size which results in overcrowding. In addition, hefty deposits, moving costs, and utility costs continue to pose a challenge in finding affordable rental housing.

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

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

Discussion

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

Introduction

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

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

Definitions

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

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

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,271	23%	15,343	52%
With two selected Conditions	34	0%	466	2%
With three selected Conditions	17	0%	32	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	14,145	77%	13,614	46%
Total	18,467	100%	29,455	100%

Table 3337 - Condition of Units

Alternate Data Source Name:
2012-2016 ACS
Data Source Comments:

Year Unit Built

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

Table 3438 – Year Unit Built

Alternate Data Source Name:
2012-2016 ACS
Data Source Comments:

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	10,622	58%	12,968	44%
Housing Units build before 1980 with children present	1,175	6%	1,325	4%

Table 3539 – Risk of Lead-Based Paint

Alternate Data Source Name:
2010-2014 CHAS
Data Source Comments:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1,852	97	1,949
Abandoned Vacant Units	1,469	77	1,546
REO Properties	51	3	54
Abandoned REO Properties	0	0	0

Table 3640 - Vacant Units

Alternate Data Source Name:
2012-2016 ACS
Data Source Comments:

Need for Owner and Rental Rehabilitation

The need for rehabilitation can be determined by the condition of the housing units and the year the unit was constructed. Table 37 displays the number of housing units by tenure, based on the number of “conditions”. Conditions are similar to housing problems – lacking complete plumbing or kitchen facilities, more than one persons per room, or cost burden greater than 30%. Based on the ACS data, the majority of owner-occupied units have no housing conditions. Of the 18,467 owner-occupied units, 4,322 (24%) have at least one condition. Conversely, of the 29,455 renter-occupied units, 15,841 (54%) have at least one housing condition. Although renter-occupied units are three times as likely to have a housing condition than owner-occupied units, the needs assessment section of the Consolidated Plan, showed that renters are experiencing higher rates of cost burden than owners and this may explain the significant difference between the number of owner-occupied units with a housing condition. Therefore, the need for rental rehabilitation may not be as great as this data indicates and the year the structure was built and the actual physical condition should also be considered when determining the need for rehabilitation.

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

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

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

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

Discussion

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

The USPS vacancy data for the Quarter ending March 31, 2018, indicates that there are 1,949 vacant residential addresses in Gainesville. Abandoned properties are unoccupied properties that have lapsed on mortgage, lease, or tax payments for some time. Long term vacancy status can be an indicator of abandonment. Utilizing the USPS data, there are 1,546 units that have been vacant for more than 12 months and are considered abandoned. The percentage of housing units built before 1950 (6%) was used to determine the number of units not suitable for rehabilitation.

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

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

Introduction

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

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			635	1,581		1,378	203	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 3741 – Total Number of Units by Program Type

Alternate Data Source Name:

Gainesville Housing Authority

Data Source Comments:

Describe the supply of public housing developments:

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

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

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

Public Housing Condition

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

Table 3842 - Public Housing Condition

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

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

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

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

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

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

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

Entrepreneurial Youth Program (YJTEP) in 2017 to empower youth to explore, develop, and express their capabilities.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

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

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

Facilities and Housing Targeted to Homeless Households

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

Table [3943](#) - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

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

Child and Parenting Services

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

Crisis and Transitional Counseling Services

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

Dental Services

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

Employment Services and Job Skills Training

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

Legal Services

Community Legal Services of Mid-Florida, Florida Institutional Legal Services, and Three Rivers Legal Services offer free or reduced cost legal services to low- and moderate-income persons living in the City of Gainesville. These agencies offer assistance filing for injunctions, dissolution of marriage, assistance in receiving public assistance, civil and legal representation for persons in state custody, eviction protection, consumer complaints, and family law matters.

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

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

Chronically Homeless

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

Families

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

Veterans

- Veterans Affairs Supportive Housing (HUD-VASH) – Housing choice vouchers with supportive case management, including Alachua County Housing Authority and Gainesville Housing Authority (682 total PSH beds)
- Management Healthcare for Homeless Veterans (VA-HCHV) – Temporary shelter and transitional housing (Emergency Shelter: 45 beds; Transitional Housing: 12 beds)
- VETSPACE, Inc. – Transitional housing and permanent supportive housing with support services; no emergency shelter (Transitional Housing: 26 beds)
- Volunteers of America (VOA) – Transitional housing, employment assistance, case management and medical/mental health services in conjunction with the VA (Transitional Housing: 30 beds; Rapid ReHousing: 38 beds)

Unaccompanied Youth

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

Other

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

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

Introduction

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

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

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

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

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

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

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

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

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

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

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

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

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

- Funding non-profit service providers offering programs for at-risk youth and young adults, including educational activities, life skills training, and programs to prevent recidivism.

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

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

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

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

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

Introduction

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

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

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	300	1,338	1	1	0
Arts, Entertainment, Accommodations	8,235	2,010	14	2	-12
Construction	1,369	4,972	2	5	3
Education and Health Care Services	22,684	48,044	39	46	7
Finance, Insurance, and Real Estate	2,756	6,732	5	6	1
Information	948	1,942	2	2	0
Manufacturing	2,074	4,817	4	5	1
Other Services	2,797	3,120	5	3	-2
Professional, Scientific, Management Services	5,030	6,016	9	6	-3
Public Administration	1,991	7,091	3	7	4
Retail Trade	7,230	12,681	13	12	-1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Transportation and Warehousing	1,493	2,591	3	2	-1
Wholesale Trade	773	2,386	1	2	1
Total	57,680	103,740	--	--	--

Table [4045](#) - Business Activity

Alternate Data Source Name:

2012-2016 ACS

Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	114,128
Civilian Employed Population 16 years and over	57,680
Unemployment Rate	8.40
Unemployment Rate for Ages 16-24	16.60
Unemployment Rate for Ages 25-65	6.40

Table 4146 - Labor Force

Alternate Data Source Name:

2012-2016 ACS

Data Source Comments:

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

Table 4247 - Occupations by Sector

Alternate Data Source Name:

2012-2016 ACS

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	46,974	87%
30-59 Minutes	6,007	11%
60 or More Minutes	1,137	2%
Total	54,118	100%

Table 4348 - Travel Time

Alternate Data Source Name:

2012-2016 ACS

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,436	328	1,990

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	6,455	811	4,209
Some college or Associate's degree	11,137	832	3,289
Bachelor's degree or higher	18,446	608	4,764

Table 4449 - Educational Attainment by Employment Status

Alternate Data Source Name:

2012-2016 ACS

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	345	207	141	1,006	838
9th to 12th grade, no diploma	1,486	714	374	1,312	794
High school graduate, GED, or alternative	4,674	3,329	2,613	5,533	2,579
Some college, no degree	27,227	3,366	1,944	4,519	2,410
Associate's degree	5,251	2,091	1,229	2,109	807
Bachelor's degree	5,731	6,236	2,281	3,769	2,078
Graduate or professional degree	689	5,483	2,318	3,777	2,838

Table 4550 - Educational Attainment by Age

Alternate Data Source Name:

2012-2016 ACS

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	11,733
High school graduate (includes equivalency)	23,290
Some college or Associate's degree	26,854
Bachelor's degree	35,182
Graduate or professional degree	46,952

Table 4651 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

2012-2016 ACS

Data Source Comments:

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

The major employment sectors in the City of Gainesville are Education and Health Care Services (22,684 total workers and 48,044 jobs), followed by Arts, Entertainment, Accommodations (8235 workers and 2010 jobs). It is not surprising that the education and health care sector is the largest industry in the City of Gainesville, due to the University of Florida being located in the municipality. The university represents a significant employer in the region, attracting a diverse range of professions and a highly skilled and educated workforce. In fact, other economic indicators as represented in the tables above all demonstrate the influence of the University on the City's industries and economy.

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

Describe the workforce and infrastructure needs of the business community:

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

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

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

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

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

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

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

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

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

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

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

- Business Service Team – Employee matching, skill testing
- Employ Florida Marketplace – Job postings
- Florida Ready to Work – Work-based skills and aptitude testing
- CONNECT – Networking

- Healthcare & Bio-manufacturing Occupational & Technology Training (HBOTT) – Occupational training in fields of healthcare, bioscience manufacturing and technology.
- Quick Response Training – Customized training for new or expanding businesses
- Incumbent Worker Training – Customized training for existing for-profit businesses
- On-the-Job Training – Training for participants while on the job

The CareerSource center in Gainesville is located at 4800 S.W. 13th Street, accessible to a wide cross-section of the City by public transit. The CareerSource initiative is intended to ready low-income and under-skilled populations to achieve economic self-sufficiency and reliable income. These efforts support the City's Consolidated Planning by equipping families with the skills and connections necessary to strengthen household income and simultaneously reduce the City's overall need for subsidized housing and economic development initiatives.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

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

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

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

Discussion

MA-50 Needs and Market Analysis Discussion

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

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

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

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

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

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

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

- Waldo Road Corridor – located in the NE section of the City and is comprised of census tract 19.02. This R/ECAP is bounded on the north by NE 53rd Ave., on the south primarily by NE 39th Ave. with a portion extending to NE 16th Ave., on the west by NW 13th St. and the railroad tracks, and on the east by NE 39th Blvd. This R/ECAP includes two small unincorporated areas: an area east of the Ironwood Golf Course, south of NE 53rd Ave. and an area southeast of the Gainesville Regional Airport, north of NE 39th Ave.
- SW Student Housing Corridor - a grouping of three census tracts (15.15, 15.17, and 15.19). This R/ECAP is bounded on the north by Archer Rd., on the south by Williston Rd., on the west by I-75, and on the east by SW 23rd Terrace.

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

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

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

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

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

The SW Student Housing Corridor is located in zip code 32608 which has an estimated population of 47,836. This area is primarily comprised of student housing which is why there are more units and higher rates of renter-occupied units. There are 23,282 houses or condos with a median value of

\$242,404 in 2016 and of which 62% are renter-occupied. The racial/ethnic composition of this area is primarily Caucasian with a median household income of \$44,170 in 2016. Of the residents in this market area 27% are living below the poverty level and 8% have incomes at 50% below the poverty level. The majority of residential structures in this area were built between 1990 and 1999 and are suspected to need limited rehabilitation due to age and condition of the units.

Are there any community assets in these areas/neighborhoods?

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

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

- The Fifth Avenue Pleasant Street redevelopment area is home to some of the finest historical examples of residential, religious, and educational buildings in Gainesville. These neighborhoods promise opportunity where a mix of uses can occur in a single corridor, in a manner sensitive to residential occupancy and scale so that residential and commercial uses can exist and thrive together.
- Downtown Gainesville combines the best of the city's southern charm and modern sophistication. The district offers abundant traditional downtown features such as historic architecture, cobblestone streets, public plazas, old-fashioned storefronts, and a pedestrian-friendly street grid. It also provides an eclectic array of cafes, restaurants, art and theater venues, clothing stores, cycling shops, salons, and exciting nightlife destinations. Large-scale redevelopment opportunities at the soon-to-be-vacated GRU site promise to enhance downtown.
- With established tree-canopied neighborhoods, proximity to downtown and the University of Florida, minimal traffic congestion, and varying land options for housing and retail, beautiful wetlands and other natural resources, eastern Gainesville offers significant opportunity for

reinvestment. With the help of the CRA, this area is experiencing exciting new opportunities such as redevelopment planning for the former Kennedy Homes site, and other coordinated economic development efforts.

The identity and future of the College Park/University Heights Community Redevelopment Area is intertwined with the University of Florida. As more students opt to walk and cycle to class, living close to campus becomes increasingly appealing. The diverse residential base and proximity to a center of higher education infuse an aura of freshness and activity in this district. Luxury row houses, apartments, and condominiums with attention to design are being constructed alongside established historic residences in these conveniently located neighborhoods. Perhaps the most exciting opportunity for College Park/University heights is the redevelopment of under-utilized commercial and industrials districts, and the potential infusion of technology and medical-related spin-offs from the University.

Are there other strategic opportunities in any of these areas?

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

Fifth Avenue and Pleasant Street

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

Downtown

- Bo Diddley Plaza Improvements
- Depot Park
- Depot Park – Cade Museum for Creativity and Invention
- Power District Redevelopment Plan
- Power District Catalyst Warehouse
- Bethel Station cafe
- Porter’s SW 3rd Street Improvements
- Depot Building Rehabilitation and Adaptive Reuse

- Hampton Inn Recruitment
- Depot Avenue Hardscaping and Lighting
- The Palms
- Jefferson on 2nd
- Lynch Park
- University Ave Hardscape Improvements
- SW 5th Avenue Streetscape

College Park & University Heights

- South Main Street Improvements
- NW 1st Avenue Streetscape
- Innovation Square
- Depot Rail Trail Improvements
- Helyx Bridge (13th Street Pedestrian Overpass Enhancement)
- Innovation Square Parking Analysis + Strategy Plan
- SW 5th Avenue Pocket Park
- SW 7th Ave Reconstruction Project
- University Ave. Medians
- SW 8th Avenue
- NW 5th Avenue Streetscape
- College Park Neighborhood Improvements

Eastside

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

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

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

Geographic Area

Table 4752 - Geographic Priority Areas

1	Area Name:	Citywide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	City of Gainesville boundaries.
	Include specific housing and commercial characteristics of this target area.	<p>The City of Gainesville housing stock comprises of a total of 57,867 housing units, of which 47,922 (82.8%) are occupied housing units, meaning there are 9,945 (17.2%) housing units which are vacant. The median home value as of 2016, is \$143,900 with a median contract rent of \$708. Approximately 39% of occupied housing units are owner-occupied thus, conversely, 61% of occupied housing units are renter-occupied. Almost 19,000 or 72% of the low- and moderate-income households are experiencing housing cost burden with 11,825 of those households experiencing severe cost burden.</p> <p>The major employment sectors in the City of Gainesville are Education and Health Care Services (22,684 total workers and 48,044 jobs), followed by Arts, Entertainment, Accommodations (8235 workers and 2010 jobs). It is not surprising that the education and health care sector is the largest industry in the City of Gainesville, due to the University of Florida being located in the municipality. Through research, surveys, and interviews, the 2016-2017 Vitality Report identified six project principles that produce successful redevelopment initiatives. Redevelopment efforts are targeted in four core urban areas: Downtown (DRA), Eastside (ERA), Fifth Avenue/Pleasant Street (FAPS) and College Park/University Heights (CPUH).</p>

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The needs assessment, market analysis, and community meetings determined that various areas throughout the City suffer from a lack of affordable housing and that homeless and special needs populations require public/social services to reduce poverty.
	Identify the needs in this target area.	The City of Gainesville, overall, needs an increased supply of affordable housing, improved homelessness assistance, and improved social services to youth, elderly, and special needs populations.
	What are the opportunities for improvement in this target area?	Opportunity to increase affordable housing and the provision of services to provide decent housing and a suitable living environment for all Gainesville residents.
	Are there barriers to improvement in this target area?	The City of Gainesville, overall, faces a shortage in funding and financing available for the types of revitalization and housing projects needed to address priority needs. There are also significant barriers related to Not In My Backyard concerns across the City, particularly in high opportunity neighborhoods.
2	Area Name:	East Gainesville
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The East Gainesville target area includes five focus areas, which are also Gainesville's CDBG target areas: (1) Porters Community, (2) Duval, (3) Southeast/Five Points, (4) 5th Avenue/Pleasant Street, and (5) University Avenue/Hawthorne Road Corridor. Includes portions of three census tracts (5, 6, and 7) and is bounded on the north by NE 15th Ave., on the south by SE 41st Ave., on the west by Main Street, and on the east by SE 43rd St.

Include specific housing and commercial characteristics of this target area.	The East Gainesville target area is characterized by high levels of poverty, high housing cost burden and poor economic prospects. The percentage of low and moderate income households in each of the census tracts are as follows: census tract 5 - 61%; 6 - 75%; 7 - 61% (LMISD FY2017).
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The needs assessment, market analysis, and community meetings determined that East Gainesville suffers from a lack of affordable housing and is in significant need of comprehensive revitalization. The specific census tracts identified for the East Gainesville target area are also identified as racially/ethnically concentrated areas of poverty (R/ECAPs). During this process, the City engaged with residents, public housing residents, neighborhood leaders, social service providers, and adjacent and regional government entities to identify needs in the target area.
Identify the needs in this target area.	The East Gainesville target area requires considerable investment in rehabilitation, new construction, economic development projects, quality of life improvements, infrastructure improvements including sewer and sidewalks, and transportation services.
What are the opportunities for improvement in this target area?	Opportunity for code enforcement and improved infrastructure to provide a suitable living environment and increase affordable housing through new construction or rehabilitation of existing units to maintain affordable housing stock.
Are there barriers to improvement in this target area?	The City of Gainesville, overall, faces a shortage in funding and financing available for the types of revitalization and housing projects needed to address priority needs. There are also significant barriers related to Not In My Backyard concerns across the City, particularly in high opportunity neighborhoods.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The areas selected for the 2018-2022 Plan were identified through the citizen participation process, which consisted of stakeholder interviews and community meetings, the needs assessment, and the market analysis. Majority of the City's activities to be funded are direct benefit housing activities open for application by eligible low-to moderate-income persons citywide. The City's code enforcement activities will be targeted towards the East Gainesville Target Area, consistent with identified CDBG target areas and high priority low income areas of need. Each of the focus areas in the East Gainesville Target Area meets the eligibility requirements for low- and moderate income benefit.

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

Priority Needs

Table 4853 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Housing Rehabilitation Homeowner Assistance Relocation Assistance New Construction Homeless Prevention
	Description	Support the provision of decent housing by increasing the availability/accessibility of affordable housing. The City will address the priority need by funding activities including: moderate or substantial homeowner rehabilitation; relocation assistance; homeownership assistance; and new construction of affordable housing.
	Basis for Relative Priority	The City conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.

2	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Public Service Assistance
	Description	<p>Support availability/accessibility to decent housing and a suitable living environment by funding organizations providing essential services for low-income and limited clientele populations. The City will assist non-profit organizations in carrying out public service activities assisting low-income persons, youth, seniors, persons with disabilities, victims of domestic violence, and the homeless.</p> <p><u>Expanded Public Services that may include public health, housing, community and economic development to prevent, prepare for, and respond to the Coronavirus.</u></p>

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

	Description	Management and operation of tasks related to administering and carrying out HUD programs including CDBG and HOME.
	Basis for Relative Priority	The City conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.

Narrative (Optional)

The City conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.

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

Influence of Market Conditions

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

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	Gainesville has an older housing stock with over 49% of the units built before 1980. This includes, 2,500 housing units with children present that have an increased risk of exposure to lead-based paint. In addition, 42% of all housing units have at least one housing condition meaning it either lacks complete plumbing or kitchen facilities, is overcrowded, or the occupants are cost-burdened. Improving the existing housing stock will improve living conditions, increase demand for units, and strengthen neighborhoods that are undergoing revitalization. The need for housing accessibility modifications also substantiates this program type.
Acquisition, including preservation	Rising home prices have presented a challenge for low income households to afford to purchase a home and lower income mortgage applicants may also have a more difficult time qualifying for a mortgage. Buyers may also be disinclined to purchase homes in distressed neighborhoods. Funding for this type of program can enhance affordability, increase homeownership, and support revitalization efforts through coordination with other investments occurring in targeted neighborhoods.

Table 4954 – Influence of Market Conditions

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

Introduction

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	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,347,285	0	0	1,347,285	5,389,140	The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	613,074	5,000	0	618,074	2,472,296	HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions.

Table 5055 - Anticipated Resources

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

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

provided for public service activities will be matched by the agencies receiving funding from other sources including public and private sources as well as foundations and fundraising.

The HOME program requires a 25% match which may be reduced by HUD if the City is distressed or suffered a presidentially declared disaster. According to information of the Bureau of the Census, for fiscal years 2012-2018, the average poverty rate in the City of Gainesville has been determined to be equal to or greater than 125 percent of the average national poverty rate and the average per capita income in the City of Gainesville was less than 75 percent of the average national per capita income, meeting HUD's criteria for fiscal distress. Due to fiscal distress, HUD has granted the City a 100% match reduction. Gainesville is not required to provide a HOME match for FY 2018. HUD determines match reductions annually.

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

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

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Gainesville Housing & Community Development Division	Government	Ownership Planning public services	Jurisdiction
Gainesville Housing Authority	PHA	Public Housing	Jurisdiction
NEIGHBORHOOD HOUSING AND DEVELOPMENT CORPORATION	CHDO	Ownership	Jurisdiction
ALACHUA HABITAT FOR HUMANITY, INC.	Non-profit organizations	Ownership	Jurisdiction
CENTER FOR INDEPENDENT LIVING	Non-profit organizations	Non-homeless special needs Ownership	
CENTRAL FLORIDA COMMUNITY ACTION AGENCY	Non-profit organizations	Ownership	Jurisdiction
Gainesville Housing Development and Management Corporation	Non-profit organizations	Ownership	Jurisdiction
Public Service Agencies	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
North Central Florida Alliance	Continuum of care	Homelessness	Jurisdiction

Table 5156 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

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

Further, through efforts to assure capable staffing, organization, and agency coordination the City has been successful in developing a system that assures programs are implemented, administered, and delivered in a functional and efficient manner. Though there are no identifiable gaps the City is always prepared for possible and common gaps that may surface such as:

- Lack of informational outreach to the public; and
- Lack of knowledge of available resources.

The City strives to eliminate these gaps through the citizen participation process and by providing information and referrals to the public regarding its programs and services.

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
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
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	X	
Other			

Table 5257 - Homeless Prevention Services Summary

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

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

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

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

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

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

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

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

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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2018	2022	Affordable Housing	Citywide	Affordable Housing	CDBG: \$3,270,665 HOME: \$2,108,335	Homeowner Housing Rehabilitated: 125 Household Housing Unit
2	Homeowner Assistance	2018	2022	Affordable Housing	Citywide	Affordable Housing	HOME: \$125,000	Direct Financial Assistance to Homebuyers: 15 Households Assisted
3	Relocation Assistance	2018	2022	Affordable Housing	Citywide	Affordable Housing	CDBG: \$75,000	Other: 15 Other
4	New Construction	2018	2022	Affordable Housing	Citywide	Affordable Housing	CDBG: \$50,000 HOME: \$550,500	Homeowner Housing Added: 25 Household Housing Unit
5	Public Service Assistance	2018	2022	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services	CDBG: \$1,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 3685 Persons Assisted <u>Expanded Public Services that may include public health, housing, community and economic development to prevent, prepare for, and respond to the Coronavirus.</u>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Economic Development	2020	2022	Job Creation & Retention	Low/Mod Census tracts that overlap with CRA	Economic Development	CDBG-CV \$800,608	Economic development, including a small business grant and loan programs targeted to serve Low- and Moderate-Income and Community Reinvestment Areas
67	Code Enforcement	2018	2022	Non-Housing Community Development	Low/Mod Census tractsEast Gainesville	Suitable Living Environment	CDBG: \$993,475	Housing Code Enforcement/Foreclosed Property Care: 5200 Household Housing Unit
78	Planning and Administration	2018	2022	Planning and Administration	Citywide	Planning and Administration	CDBG: \$1,347,285 HOME: \$306,535	Other: 0 Other

Table ~~5358~~ – Goals Summary

Goal Descriptions

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

3	Goal Name	Relocation Assistance
	Goal Description	Providing relocation assistance to persons and families temporarily displaced due to housing rehabilitation activities. Rehabilitation of units helps to maintain the existing affordable housing stock and low-income persons are able to return to a safe, decent, and affordable home.
4	Goal Name	New Construction
	Goal Description	Provide affordable housing opportunities through the construction of new affordable units. The City will also use CDBG funds to support new construction program delivery activity.
5	Goal Name	Public Service Assistance
	Goal Description	Promote a suitable living environment through funding public service activities including: homeless services; elderly services; and at-risk youth services. <u>Expanded Public Services that may include public health, housing, community and economic development to prevent, prepare for, and respond to the Coronavirus.</u>
6	Goal Name	<u>Economic Development</u>
	Goal Description	<u>Economic development, including a small business grant and loan programs targeted to serve Low- and Moderate-Income and Community Reinvestment Areas</u>
67	Goal Name	Code Enforcement
	Goal Description	Support code enforcement activities in <u>Low/Mod Census Tracts. the East Gainesville target area including five focus areas, which are also Gainesville's CDBG target areas: (1) Porters Community, (2) Duval, (3) Southeast/Five Points, (4) 5th Avenue/Pleasant Street, and (5) University Avenue/Hawthorne Road Corridor.</u> Code enforcement in these low income areas will reduce slum/blight, stabilize neighborhoods, create a safe environment for residents, and preserve the City's affordable housing stock. This program includes all quality of life ordinance enforcement activities such as minimum housing codes; demolish unsafe, non-compliant structures, clean-up debris and overgrown lots, and abandoned/junk vehicles.

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78	Goal Name	Planning and Administration
	Goal Description	Operate HUD programs and manage activities to carry out the CDBG and HOME grants. Activities include staff salaries; financial responsibility; and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Analysis of Impediments.

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

The City of Gainesville will utilize its CDBG and HOME funds to provide affordable housing opportunities for 180 extremely low, low, and moderate income families or households during the Consolidated Plan period through: housing rehabilitation (125 HH); homeowner assistance (15 HH); relocation assistance (15); and new construction (25 HH). Affordable housing activities are targeted towards extremely low, low, and moderate-income individuals and families. In addition, the City will fund public service activities targeting the homeless population to assist the homeless or at-risk of becoming homeless to obtain stable and affordable housing. The City will allocate approximately \$600,000 during the Consolidated Plan period towards homeless services benefitting more than 2,745 persons.

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

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

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

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

Activities to Increase Resident Involvements

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

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

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

No

Plan to remove the 'troubled' designation

According to HUD's rating system, the Gainesville Housing Authority is rated as a standard performer and does not need to remove any designation of "troubled".

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

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

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

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

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

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

SP-60 Homelessness Strategy – 91.215(d)

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

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

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

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

Addressing the emergency and transitional housing needs of homeless persons

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Lead is a toxic metal that was used for many years in paint and was banned for residential use in 1978. Exposure to lead can result in health concerns for both children and adults. Children under six years of age are most at risk because their developing nervous systems are especially vulnerable to lead's effects

and because they are more likely to ingest lead due to their more frequent hand-to-mouth behavior. The strategy above, which is followed by the City of Gainesville in the implementation of its programs, helps to reduce lead hazards in the City's affordable housing stock.

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

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

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

- The City's Housing Rehabilitation Specialist will inspect/test any rehabilitation projects where lead safe regulations are triggered by the homes age or scope of work.
- Contracts for rehabilitation where a home is pre-1978 will only be awarded to a contractor, or subcontractor with a Lead: Renovation, Repair and Painting certification.
- When federal funds are being used, an Environmental Review Worksheet to include a Lead Safe Housing Rule checklist is included. If any items are triggered a decision is made on whether to mitigate or look for other funding sources for the project.
- The Housing Rehabilitation program provides the general rehabilitation necessary to bring the structure into compliance with applicable building codes, rehabilitation standards, and lead-based paint regulations.
- Costs of inspecting, testing, and abatement of lead-based paint and asbestos containing materials pursuant to applicable regulations are eligible program costs.
- Homeowner will be provided with the requisite brochure and homeowner must sign a certification that they have reviewed and understand the lead paint information.

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

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

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

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

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

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

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

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

SP-80 Monitoring – 91.230

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

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

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

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

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

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

affordable housing projects to ensure they meet long-term compliance with affordability and regulatory requirements. All monitoring efforts delineated above are being implemented in order to meet Gainesville's goals and objectives as outlined in the Consolidated Plan.

Expected Resources

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

Introduction

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	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,347,285	0	0	1,347,285	5,389,140	The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	613,074	5,000	0	618,074	2,472,296	HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions.

Table 5459 - Expected Resources – Priority Table

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

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

The HOME program requires a 25% match which may be reduced by HUD if the City is distressed or suffered a presidentially declared disaster. According to information of the Bureau of the Census, for fiscal years 2012-2018, the average poverty rate in the City of Gainesville has been determined to be equal to or greater than 125 percent of the average national poverty rate and the average per capita income in the City of Gainesville was less than 75 percent of the average national per capita income, meeting HUD's criteria for fiscal distress. Due to fiscal distress, HUD has granted the City a 100% match reduction. Gainesville is not required to provide a HOME match for FY 2018. HUD determines match reductions annually.

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

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

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2018	2022	Affordable Housing	Citywide	Affordable Housing	CDBG: \$654,133 HOME: \$421,667	Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Homeowner Assistance	2018	2022	Affordable Housing	Citywide	Affordable Housing	HOME: \$25,000	Direct Financial Assistance to Homebuyers: 3 Households Assisted
3	Relocation Assistance	2018	2022	Affordable Housing	Citywide	Affordable Housing	CDBG: \$15,000	Other: 3 Other
4	New Construction	2018	2022	Affordable Housing	Citywide	Affordable Housing	CDBG: \$10,000 HOME: \$110,100	Homeowner Housing Added: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Service Assistance	2018	2022	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 737 Persons Assisted <u>Expanded Public Services that may include public health, housing, community and economic development to prevent, prepare for, and respond to the Coronavirus.</u>
<u>6</u>	<u>Economic Development</u>	<u>2020</u>	<u>2022</u>	<u>Economic Development</u>	<u>Low/Mod Census Tracts with overlap with CRA's</u>	<u>Job Creation/Retention</u>	<u>CDBG-CV: \$800,608</u>	<u>Economic development, including a small business grant and loan programs targeted to serve Low- and Moderate-Income and Community Reinvestment Areas</u>
<u>67</u>	Code Enforcement	2018	2022	Non-Housing Community Development	East Gainesville <u>Low/Mod Census Tracts</u>	Suitable Living Environment	CDBG: \$198,695	Housing Code Enforcement/Foreclosed Property Care: 1040 Household Housing Unit
<u>78</u>	Planning and Administration	2018	2022	Planning and Administration	Citywide	Planning and Administration	CDBG: \$269,457 HOME: \$61,307	Other: 0 Other

Table ~~5560~~ – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	Maintain the existing affordable housing stock through housing rehabilitation of owner-occupied housing units. Rehabilitation of deteriorated housing will support access and availability to decent and affordable housing by alleviating or eliminating hazardous and costly living conditions. Included under this goal is the CHDO activity which is through Neighborhood Housing and Development Corporation, the designated CHDO. The City funded NHDC \$91,961 to carry out housing rehabilitation, which complies with the 15% set-aside. The City will also use CDBG funds for program delivery of housing rehabilitation activities carried out through the HOME program.
2	Goal Name	Homeowner Assistance
	Goal Description	Support homeownership opportunities by providing direct financial assistance to potential homeowners for down-payment costs.
3	Goal Name	Relocation Assistance
	Goal Description	Providing relocation assistance to persons and families temporarily displaced due to housing rehabilitation activities. Rehabilitation of units helps to maintain the existing affordable housing stock and low-income persons are able to return to a safe, decent, and affordable home.
4	Goal Name	New Construction
	Goal Description	Provide affordable housing opportunities through the construction of new affordable units. The City will also use CDBG funds to cover program delivery costs for new construction activities carried out through HOME. CDBG funds will not directly be used for new construction.

5	Goal Name	Public Service Assistance
	Goal Description	Promote a suitable living environment through funding public service activities including: homeless services; elderly services; and at-risk youth services. <u>Expanded Public Services that may include public health, housing, community and economic development to prevent, prepare for, and respond to the Coronavirus.</u>
6	Goal Name	<u>Economic Development</u>
	Goal Description	<u>Economic development, including a small business grant and loan programs targeted to serve Low- and Moderate-Income and Community Reinvestment Areas.</u>
67	Goal Name	Code Enforcement
	Goal Description	Support code enforcement activities in the East Gainesville target area including five focus areas, which are also Gainesville's CDBG target areas: (1) Porters Community, (2) Duval, (3) Southeast/Five Points, (4) 5th Avenue/Pleasant Street, and (5) University Avenue/Hawthorne Road Corridor. Code enforcement in these low income areas will reduce slum/blight, stabilize neighborhoods, create a safe environment for residents, and preserve the City's affordable housing stock. This program includes all quality of life ordinance enforcement activities such as minimum housing codes; demolish unsafe, non-compliant structures, clean-up debris and overgrown lots, and abandoned/junk vehicles.
78	Goal Name	Planning and Administration
	Goal Description	Operate HUD programs and manage activities to carry out the CDBG and HOME grants. Activities include staff salaries; financial responsibility; and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Analysis of Impediments.

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

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

#	Project Name
26	Alachua Habitat for Humanity - New Construction
27	Gainesville Housing Development and Management Corporation - New Construction
28	Neighborhood Housing and Development Corporation - Rehabilitation
29	Rebuilding Together North Central Florida
30	City HCD Housing Rehabilitation - HOME
31	City HCD House Replacement Program
32	City HCD Down-Payment Assistance Program

Table 5661 – Project Information

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

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

The priority ranking system is as follows:

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

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

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$269,457
	Description	Support operations for the CDBG Program. Funds will be used for staff salaries and prepare HUD required documents including the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	The City will use funds for program administration including staff salaries and to prepare HUD required documents including the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).
2	Project Name	Alachua Habitat for Humanity - Program Delivery
	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$10,000
	Description	The City will provide CDBG funds to cover program delivery costs for new construction of affordable housing carried out through the HOME program. CDBG funds will not directly be used for new construction.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The project will assist 1 low-to moderate-income households. Accomplishment numbers will be reported under the Alachua Habitat for Humanity HOME activity.
	Location Description	City wide.

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

5	Project Name	Neighborhood Housing and Development Corporation -Program Delivery
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$10,000
	Description	The City will provide CDBG funds to cover program delivery costs for housing rehabilitation carried out through HOME. CDBG funds will not directly be used for housing rehabilitation under this activity.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 2 low-to moderate-income households. Accomplishments will be reported under the HOME activity.
	Location Description	City wide.
	Planned Activities	Program delivery for housing rehabilitation carried out through HOME.
6	Project Name	City HCD Housing Rehabilitation Program Delivery
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$404,103
	Description	Program delivery and administration of the housing rehabilitation program including intake of applications, income qualification, waiting list management, RFP for contractors, inspection, and closeout.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City wide.
	Planned Activities	Program Delivery.
7	Project Name	City HCD Housing Rehabilitation - CDBG
	Target Area	Citywide

	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$190,030
	Description	The City will ameliorate hazardous conditions and maintain the existing affordable housing stock through the rehabilitation of housing units.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The project will assist 7 low-to moderate-income households.
	Location Description	City wide.
	Planned Activities	Housing rehabilitation.
8	Project Name	City HCD Relocation Assistance
	Target Area	Citywide
	Goals Supported	Relocation Assistance
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$15,000
	Description	Provides assistance with costs associated with the temporary relocation of persons living in households to be rehabilitated or constructed by the City.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The project will assist 3 low-to moderate-income households.
9	Location Description	City wide.
	Planned Activities	Direct financial assistance for temporary relocation costs.
	Project Name	City HCD ROOF Program
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$30,000

	Description	The City will maintain the existing affordable housing stock by providing emergency roof repairs for low income households.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 2 low-to moderate-income households.
	Location Description	City wide.
	Planned Activities	Roof repair through housing rehabilitation.
10	Project Name	Code Enforcement
	Target Area	Low/Mod Census Area East Gainesville
	Goals Supported	Code Enforcement
	Needs Addressed	Suitable Living Environment
	Funding	CDBG: \$198,695
	Description	Funds will be used to enforce housing code violations so that housing is brought up to code. Code enforcement activities will support a suitable living environment.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Project will assist 1,040 low-to moderate-income persons.
	Location Description	East Gainesville Target Area Low/Mod Census Tracts.
	Planned Activities	Code Enforcement.
11	Project Name	Acorn Clinic
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000

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

	Description	The Senior Meal Program intends to serve qualifying Gainesville seniors. The locations of the proposed project are congregate meal sites and client homes in Gainesville.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 23 low-to moderate-income elderly.
	Location Description	City wide.
	Planned Activities	Elderly Services – Senior Meal Program
14	Project Name	Family Promise of Gainesville
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$20,000
	Description	Family Promise of Gainesville is a shelter for families with kids. Funds will be provided for wraparound services that help families secure stable housing. Family Promise coordinates with local churches to shelter families until permanent housing is secured.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 16 very low-to low-income homeless families.
	Location Description	City wide.
15	Planned Activities	Homeless services.
	Project Name	Gardenia Garden, Inc.
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000

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

	Funding	CDBG: \$10,000
	Description	The City will provide funds to cover costs for membership fees for youth girls to participate in the girl scouts program. Activities carried out through the girl scouts encourages girls to facilitate the building of positive character traits and self-esteem. Activities can include education, community service, and networking. Activities will provide opportunities for them to see how their actions can impact the lives of others.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 70 youth girls.
	Location Description	City wide.
	Planned Activities	Youth services including education, character building, networking, and community service.
18	Project Name	Helping Hands Clinic, Inc. (General)
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	Funds will be provided to cover portions of operation costs/program delivery of the healthcare program to better serve the uninsured homeless population. Funds will allow Helping Hands to improve the effectiveness of healthcare service to homeless patients; meet performance measures; improve access to laboratory and imaging studies; and improve access to pharmaceuticals, laboratory/imaging, and vision care.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 300 homeless persons.
	Location Description	City wide.
	Planned Activities	Homeless healthcare services.

19	Project Name	Helping Hands Clinic, Inc. (Women's Clinic)
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$18,000
	Description	The City will provide funds for operation costs/program delivery of the healthcare program serving the special needs of uninsured women. Through the program uninsured homeless women will receive gynecological exams, follow-up care, increased female health screenings, and STD testing.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 34 homeless women.
	Location Description	City wide.
	Planned Activities	Healthcare services to homeless women.
20	Project Name	Institute for Workforce Innovation
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	The City will provide funds to serve youth, ages 16-19, who have dropped out of school and have low-incomes. The Project YouthBuild Masonry Training Initiative is a 122.5-hour training covering: Introduction to Masonry; Masonry Safety; Masonry Tools & Equipment; and Measurements, drawings and specifications. Objectives include learning masonry skills, volunteering in their community, and obtaining a job or enrolling in post-secondary education.
	Target Date	9/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 7 low income youth ages 16-19.
	Location Description	City wide.
	Planned Activities	Youth employment training.
21	Project Name	Meridian Behavioral Healthcare, Inc.
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	The Meridian Transitional Jobs Program is to assist individuals in recovery from psychiatric disabilities to obtain and maintain community-based jobs. Project objectives include the following: 1) Building self-esteem of the employee; 2) teaching stress management skills; 3) assisting clients to determine their employment needs and goals; 4) providing job experience; and 5) enabling at least 90% of program enrollees to learn and practice skills that will prepare them to be work-ready for employment in the community.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 6 persons with disabilities.
	Location Description	City wide.
	Planned Activities	Employment training and education.
22	Project Name	St. Francis House (Arbor Housing Transition)
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$12,000

	Description	Arbor House intends to provide case management services to low, very low and extremely low income homeless women who are either single, pregnant, or have children and are living in permanent supportive housing.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 11 low, very low and extremely low income homeless women.
	Location Description	City wide.
	Planned Activities	Supportive housing services for women.
23	Project Name	St. Francis House (Emergency Shelter)
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$20,000
	Description	The City will provide funds to cover staff salaries and operations costs to assist homeless individuals and families to have access to shelter and assist employable shelter guests in gaining employment, and finding permanent, sustainable housing.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Project will assist 28 homeless persons.
	Location Description	City wide.
24	Planned Activities	Temporary housing and providing resources and education for shelter guests to access employment and permanent housing.
	Project Name	City of Gainesville Cold Weather Shelter Project
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000

	Description	The City will provide funds directly to non-profit organizations to cover operations costs and staff salaries to provide temporary emergency shelter services and other support services for homeless persons (showers, laundry, meals, storage of personal items, case management), during periods of cold weather (defined as temperatures forecast to fall below 45 degrees Fahrenheit for at least 3 hours) or other emergencies caused by extraordinary circumstances that threaten the physical health and/or welfare of homeless persons. Priority shall be given to homeless families with children (age 18 years and under) and/or homeless youth (age 18 years and under).
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Project will assist 100 homeless persons.
	Location Description	City wide.
	Planned Activities	Temporary emergency shelter and supportive services for the homeless.
25	Project Name	HOME Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	HOME: \$61,307
	Description	Support operations for the HOME Program. Funds will be used for staff salaries and prepare HUD required documents including the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City wide.

	Planned Activities	The City will use funds for program administration including staff salaries and to prepare HUD required documents including the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).
26	Project Name	Alachua Habitat for Humanity - New Construction
	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	HOME: \$20,000
	Description	The City will provide funds for the new construction of houses that are mortgaged at 0% interest. Principle payments are then fed back into the program; recycling capital investment. Homeowners are low income Alachua County residents, who are willing to contribute sweat equity.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The project will assist 1 low-to moderate-income households.
	Location Description	City wide.
	Planned Activities	New Construction.
27	Project Name	Gainesville Housing Development and Management Corporation - New Construction
	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	HOME: \$15,100
	Description	The City will provide funds for the New Affordable Housing Expansion project. The project will build at least 12 new multiple-family residential units that are affordable to low-income households.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 2 low-income households.

	Location Description	City wide.
	Planned Activities	New Construction.
28	Project Name	Neighborhood Housing and Development Corporation - Rehabilitation
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	HOME: \$91,961
	Description	The City will provide funds for the acquisition and rehabilitation of housing that will be offered for purchase to eligible low-income homebuyers. The Greater Duval Infill Project intends to serve families by acquiring two homes for rehabilitation. Funds will be divided evenly between two properties.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 2 low-to moderate-income households.
	Location Description	City wide.
	Planned Activities	Acquisition and Housing Rehabilitation.
29	Project Name	Rebuilding Together North Central Florida
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	HOME: \$24,900
	Description	This project provides home rehabilitation and repair to low-income homeowners, disabled residents, and/or veterans. The location of the proposed project are homes within the CDBG target areas in Gainesville, Florida.
	Target Date	9/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 2 low income households.
	Location Description	City wide.
	Planned Activities	Housing rehabilitation.
30	Project Name	City HCD Housing Rehabilitation - HOME
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	HOME: \$304,806
	Description	The City will ameliorate hazardous conditions and maintain the existing affordable housing stock through the rehabilitation of housing units.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The project will assist 4 low-to moderate-income households.
	Location Description	City wide.
	Planned Activities	Housing rehabilitation.
31	Project Name	City HCD House Replacement Program
	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	HOME: \$75,000
	Description	Homes that are inspected and deemed to be ineligible for rehabilitation due to cost of rehabilitation compared to the value of the home will be re-built through this program to meet qualifications and maintain the affordable housing stock.
	Target Date	9/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 2 low-to moderate-income households.
	Location Description	City wide.
	Planned Activities	Demolition and new construction.
32	Project Name	City HCD Down-Payment Assistance Program
	Target Area	Citywide
	Goals Supported	Homeowner Assistance
	Needs Addressed	Affordable Housing
	Funding	HOME: \$25,000
	Description	The City will support access to affordable housing and homeownership opportunities by providing down payment assistance to homebuyers, alleviating costs of purchasing a home.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 3 low income households.
	Location Description	City wide.
	Planned Activities	Down-payment assistance.

AP-50 Geographic Distribution – 91.220(f)

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

Most of the activities Gainesville will fund are available citywide, however, funds often result in assisting low-income beneficiaries residing in minority concentration areas of the City, which includes census tracts 19.02, 15.15, 15.17, and 15.19. These census tracts have also been identified by HUD as Racially and Ethnically Concentrated Areas of Poverty (RECAPs). Gainesville has also identified ~~one~~ primary local ~~target area of East Gainesville~~ Low/Mod Census Tracts for its code enforcement activity. The City of Gainesville has identified East Gainesville as an additional RECAP, which includes portions of census tracts 5, 6, and 7. ~~The East Gainesville target area includes five focus areas, which are also Gainesville’s CDBG target areas: (1) Porters Community, (2) Duval, (3) Southeast/Five Points, (4) 5th Avenue/Pleasant Street, and (5) University Avenue/Hawthorne Road Corridor.~~ These areas meet the HUD definition of a low to moderate income area, that is, an area where at least 51% of households have incomes at or below 80% of the area median income. The ~~East Gainesville target area~~ Low/Mod Census Tracts also coincides with some of the City’s Community ~~Redevelopment Reinvestment Area~~ Agency (CRA) Redevelopment Plan Areas which indicates that there is a presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, among other conditions.

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

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table ~~5762~~ - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

leaders, social service providers, and adjacent and regional government entities to identify needs in the target area.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	28
Special-Needs	8
Total	36

Table 5864 - One Year Goals for Affordable Housing by Support Requirement

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

Table 5965 - One Year Goals for Affordable Housing by Support Type

Discussion

*Totals for the tables do not match due to the second table not include relocation assistance and homeowner assistance activities.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

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

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

According to HUD's rating system, the Gainesville Housing Authority is rated as a standard performer

and does not need to remove any designation of "troubled".

Discussion

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

Introduction

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

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

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

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

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

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

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

One of the most effective approaches to addressing homelessness in a community is to support a strong local economy and a job-ready workforce, particularly for extremely low- and low-income persons living

paycheck to paycheck. The City of Gainesville has a long history of supporting career counseling centers, educational services, economic development projects, and service providers building independent living skills amongst high-risk populations. These measures are considered proactive efforts to address a significant subset of the population not officially characterized as being homeless, per the annual point-in-time count, but facing serious challenges related to securing long-term, stable housing.

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

- Increase access to free medical services and facilitate medical stabilization and reduce inappropriate use of emergency room services.
- Increase capacity of local free clinics and programs that provide access to healthcare.
- Improve public safety services for homeless persons and reduce associated public expenditures.
- Improve discharge planning and housing location assistance to homeless individuals prior to discharge from services.
- Support non-profit service providers that offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent and reduce homelessness.

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

Discussion

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

Introduction:

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

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

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

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

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

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

housing for the very low income residents.

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

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

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

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

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

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

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

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

- Gardenia Garden, Inc.;
- Girls Place, Inc.;
- Girl Scouts of Gateway Council, Inc.;
- Helping Hands Clinic, Inc.;
- Institute for Workforce Innovation;
- Meridian Behavioral Healthcare, Inc.; and
- St. Francis House.

Actions planned to foster and maintain affordable housing

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

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

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

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

Actions planned to reduce lead-based paint hazards

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

The City of Gainesville implemented numerous strategies to mitigate lead-based paint issues. All contracts specify agreement and compliance with Lead Safe Work Practices. Rehabilitation projects conducted on properties built before 1978 are tested for lead, with results shared with each

homeowner and any lead found mitigated prior to work on the home if applicable. The City's Housing Rehabilitation Specialist is trained and certified in Lead Safe Work Practices. The Housing Rehabilitation Specialist also provides lead information to all homeowners that receive residential rehabilitation services, and the City requires that all contractors and subcontractors receive Lead Safe Work Practices training and certification.

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

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

Actions planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

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

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

region.

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

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

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

Public Sector

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

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

Non-Profit Agencies

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

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

Private Sector and Other

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

Gainesville Housing Authority

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

Discussion:

Program Specific Requirements

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

Introduction:

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
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

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

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

None, all projects conform to 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

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

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

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

In the event of foreclosure or deed in lieu of foreclosure of Prior Security Deed or assignment of the first mortgage to the Secretary of Housing and Urban Development, any provisions in the HOME mortgage or any provisions in any other collateral agreement restricting the use of the property or otherwise restricting the homeowner's ability to sell the property shall have no further force or effect. Any person (including his/her successors or assigns) receiving title to the property through a foreclosure or deed in lieu of foreclosure of a Prior Security Deed shall receive title to the Property

free and clear from such restrictions. No resale provisions will apply.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

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

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:

N/A

Attachments

Citizen Participation Comments

City of Gainesville

Community Meetings Summary

High Priorities Needs Identified:

Housing

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

Public Facilities

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



STATE OF FLORIDA
COUNTY OF ALACHUA

Published Daily and Sunday
Gainesville, Florida

Before the undersigned authority personally appeared Kim Kanentago who on oath says that she is an Advertising Account Executive of THE GAINESVILLE SUN, a daily newspaper published in Gainesville in Alachua County, Florida (with circulation in Alachua, Bradford, Clay, Columbia, Gilchrist, Lafayette, Levy, Marion, Putnam, Suwannee, Taylor Counties), that the attached copy of advertisement, being a NOTICE OF PUBLIC MEETINGS relating to the matter of

Notice of Public Meetings City of Gainesville Five-Year Consolidated Plan and Annual Action Plan Community Development Block Grant (CDBG) HOME Investment Partnership Program (HOME)
The City of Gainesville Housing & Community Development Division (HCD) will be hosting public meetings to solicit input on the 2018-2022 Five Year Consolidated Plan and 2018-2019 Annual Action Plan. The Consolidated Plan is a five year housing and community development planning document that includes how the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program funds will be allocated.

Public Meetings

Date/Time	Place
Tuesday, April 17, 2018 6:30-8:00 p.m.	Saylor Recreation Center 5701 NW 34th Boulevard, Gainesville, Florida
Wednesday, April 18, 2018 6:30-8:00 p.m.	Thelma Bolton Center 515 NE 2nd Avenue, Gainesville, Florida
Thursday, April 19, 2018 6:30-9:00 p.m.	Westside Recreation Center 1001 NW 34th Street, Gainesville, Florida

was published in said newspaper in the issues of Monday, April 2, 2018.

Affiant further says that THE GAINESVILLE SUN is a newspaper published at Gainesville, in said Alachua County, Florida and that the said newspaper has heretofore been continuously published in said Alachua County, each day, and has been entered as second class mail matter at the post office in Gainesville, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount for publication in said newspaper.

Sword to and subscribed before me this
2nd day of April A.D. 2018

Kim Kanentago

[Signature]

Notary Public





STATE OF FLORIDA
COUNTY OF ALACHUA

Published weekly in
Gainesville, Florida

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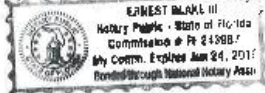
was published in said newspaper in the issue of Thursday, April 5, 2018.

Affidavit further says that the said THE GUARDIAN is a newspaper published at Gainesville, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, each week, and has been entered as second class mail matter at the post office in Gainesville, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has either paid or promised any person, firm or corporation any discount for publication in the said newspaper.

Sworn to and subscribed before me this
5th day of April A.D. 2018.

Kari Kanamoto
Witness

(Seal) Notary Public



Pill Used in Germany For 53 Years Relieves Joint Pain In 7 Days Without Side Effects

Approved by the American Osteopathic Association, the new medicine is a safe, effective, and non-toxic remedy for joint pain.



The new medicine is a safe, effective, and non-toxic remedy for joint pain. It is approved by the American Osteopathic Association and has been used in Germany for 53 years. The medicine is a safe, effective, and non-toxic remedy for joint pain. It is approved by the American Osteopathic Association and has been used in Germany for 53 years. The medicine is a safe, effective, and non-toxic remedy for joint pain. It is approved by the American Osteopathic Association and has been used in Germany for 53 years.



University of Chicago no longer requires SAT/ACT

The University of Chicago has announced that it will no longer require SAT/ACT scores for admission to its undergraduate programs. The university is one of the few elite institutions to make this decision.

The university is one of the few elite institutions to make this decision. The university is one of the few elite institutions to make this decision. The university is one of the few elite institutions to make this decision. The university is one of the few elite institutions to make this decision.

Gainesville Citizens Involved in Public Hearings

The Gainesville Citizens Involved in Public Hearings are discussing the proposed changes to the city's zoning laws.

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The Gainesville

STATE OF FLORIDA
COUNTY OF ALACHUA

Published Daily and Sunday
Gainesville, Florida

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Notice of 30-Day Public Comment Period and Public Hearings Five-Year Consolidated Plan and Annual Action Plan Community Development Block Grant (CDBG) HOME Investment Partnership Program (HOME)

The City of Gainesville (City) is soliciting input regarding the **2018-2022 Five Year Consolidated Plan and 2018-2019 Annual Action Plan**. The Consolidated Plan is a five-year housing and community development planning document that includes how the City will allocate Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program funds.

NOTICE IS HEREBY FURTHER GIVEN that the City of Gainesville will conduct two (2) public hearings for the Plan. Those public hearings are scheduled as follows:

Tuesday, June 26, 2018, at 6:00 p.m., Citizens Advisory Committee for Community Development, The Thomas Center, Building B, Room 201, 306 NE 6th Avenue.

Thursday, July 19, 2018, at 6:00 p.m., City Commission, City Commission Chambers, at City Hall, 200 East University Avenue.

was published in said newspaper in the issues of Friday, June 15, 2018.

Affiant further says that THE GAINESVILLE SUN is a newspaper published at Gainesville, in said Alachua County, Florida and that the said newspaper has heretofore been continuously published in said Alachua County, each day, and has been entered as second class mail matter at the post office in Gainesville, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount for publication in said newspaper.

Sworn to and subscribed before me this
15th day of June A.D. 2018.

Kim Kanemoto



Guardian

STATE OF FLORIDA
COUNTY OF ALACHUA

Published weekly in
Gainesville, Florida

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NOTICE IS HEREBY GIVEN that the City of Gainesville's DRAFT Five-Year Consolidated Plan and Annual Action Plan (Plan) will be available for a 30-day public review and written comment period, as required by federal regulations. The public review and written comment period begins on Thursday, June 21, 2018 and concludes on Monday, July 23, 2018. All interested parties may submit comments on the DRAFT Plan by Monday, July 23, 2018. To submit comments, email wachteljs@cityofgainesville.org, or write to the following postal address:

Housing and Community Development Division
City of Gainesville
P.O. Box 490, Station 22
Gainesville, FL 32627-0490
ATTN: John Wachtel

was published in said newspaper in the issue of Thursday, June 21, 2018.

Affiant further says that the said THE GUARDIAN is a newspaper published at Gainesville, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, each week, and has been entered as second class mail matter at the post office in Gainesville, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount for publication in the said newspaper.

Sworn to and subscribed before me this 20th day of August A.D. 2018.

(Seal) _____
Notary Public

Witness



any later:

[illegible]

Sea turtle dies after 3 years at marine park

[illegible]

Gaietyville

[illegible]

**George is disappointed
your bank is closing.**

And now, with the election of Governor Wengert, for nearly 120 years, Capital City Bank has opened its doors to a new generation of young entrepreneurs, including our own Alaska banking switch that sticks.

www.ck12.org



The Gainesville

STATE OF FLORIDA
COUNTY OF ALACHUA

Published Daily and Sunday
Gainesville, Florida

Before the undersigned authority personally appeared Kim Kanemoto, who on oath says that she is an Advertising Account Executive, of THE GAINESVILLE SUN, a daily newspaper published in Gainesville in Alachua County, Florida (with circulation in Alachua, Bradford, Clay, Columbia, Gilchrist, Lafayette, Levy, Marion, Putnam, Suwannee, Taylor Counties), that the attached copy of advertisement, being a Public Notice relating to the matter of

REVISED
Notice of 30-Day Public Comment Period and Public Hearings
Five-Year Consolidated Plan and Annual Action Plan
Community Development Block Grant (CDBG)
HOME Investment Partnership Program (HOME)

PUBLIC HEARING RESCHEDULED TO:
THURSDAY, AUGUST 2, 2018 at 6:00 p.m.
City Commission, City Hall Auditorium,
200 East University Avenue, Gainesville, Florida.

was published in said newspaper in the issues of Sunday, July 15, 2018.

Affiant further says that THE GAINESVILLE SUN is a newspaper published in Gainesville, in said Alachua County, Florida and that the said newspaper has heretofore been continuously published in said Alachua County, each day, and has been entered as second class mail matter at the post office in Gainesville, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he has neither paid nor promised any person, firm or corporation any discount for publication in said newspaper.

Sworn to and subscribed before me this
10th day of July A.D. 2018.





STATE OF FLORIDA
COUNTY OF ALACHUA

Published weekly in
Gainesville, Florida

Before the undersigned authority personally appeared Kimberly Kasegato who on oath says that she is an Advertising Account Executive of THE GAINESVILLE GUARDIAN, a weekly newspaper published in Gainesville in Alachua County, Florida, that the attached copy of advertisement, being a Public Notice relating to the matter of

REVISED
Notice of 30-Day Public Comment Period and Public Hearings
Five-Year Consolidated Plan and Annual Action Plan
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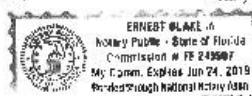
was published in said newspaper in the issue of Thursday, July 19, 2018.

Affidavit further says that the said THE GUARDIAN is a newspaper published at Gainesville, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, each week, and has been entered as second class mail matter at the post office in Gainesville, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount for publication in the said newspaper.

Sworn to and subscribed before me this
19th day of July, A.D. 2018

Witness

(Seal) Notary Public



- Demolition

Public Services

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

Economic Development

- Micro-enterprise loans

Gainesville.
Citizen centered
People empowered

RECAPTURE POLICY
CITY OF GAINESVILLE
HOMEOWNERSHIP PROGRAMS

Resale and Recapture Policies

The HOME rule at §92.254(a)(5) establishes the resale and recapture requirements HOME PJs must use for all homebuyer activities. These provisions are imposed for the duration of the period of affordability on all HOME-assisted homebuyer projects through a written agreement with the homebuyer, and enforced via lien, deed restrictions, or covenants running with the land. The resale or recapture provisions are triggered by any transfer of title, either voluntary or involuntary, during the established HOME period of affordability.

When federal assistance is provided to homebuyers using the HOME Investment Partnerships Program (HOME), homebuyers are required to own and occupy the home as their principal residence for a certain length of time. This is called the “affordability period”, and the length of time depends on the amount of federal assistance provided directly to homebuyers and/or homeowners.

Participating Jurisdictions (PJs) undertaking HOME-assisted homebuyer activities, including any projects funded with HOME Program Income (PI) must establish written resale and/or recapture provisions that comply with HOME statutory and regulatory requirements. These provisions must also be set forth in the PJ’s Consolidation Plan. The written resale and/or recapture provisions that a PJ submits in its annual Action Plan must clearly describe the terms of the resale and/or recapture provisions, the specific circumstances under which these provisions will be used (if more than one set of provisions is described), and how the PJ will enforce the provisions for HOME-funded ownership projects. HUD review and approves the provisions as part of the annual Action Plan process.

The purpose of this section is to provide the “resale” and “recapture” policies of the City of Gainesville’s Neighborhood Improvement Department-Housing & Community Development Division (City). As stated above, HOME requires that PJs utilize resale and/or recapture provisions to ensure continued affordability for low to moderate income homeowners and as a benefit to the public through the judicious stewardship of federal funds.

The City of Gainesville oversees the HOME Program and will ensure the requirements of the Recapture Policy are met by each homebuyer, sub-recipients, developer and Community Housing Development Organization (CHDO) receiving HOME funds.

The following programs may use HOME funds to assist homebuyers:

1. Down Payment Assistance (DPA) - new and/or existing homebuyers;
2. Acquisition and Development – developers of newly constructed ownership housing;
3. Acquisition and Rehabilitation-developers of existing properties that are repaired or rebuilt for ownership housing;
4. Homeowner Rehabilitation Loan Program – owners of existing homes.

Recapture

The City uses Recapture Provisions to ensure homes remain the owners' principal residence throughout the affordability period. For HOME-assisted homeownership units under the recapture option, the period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the purchase of the unit.

The use of HOME funds for homebuyer programs requires an affordability period until the home is no longer the primary residence. The requirements must be incorporated in an agreement with the homebuyer and through the deed of trust and note on the property. A forgivable loan will be used to finance the HOME assistance to the homebuyer. The HOME amount will be completely forgiven if the homebuyer remains the owner and occupant for the full affordability period.

Under HOME recapture provisions financial assistance must be repaid if it is provided directly to the homebuyer. In the event of a sale, foreclosure, or any other transfer of the HOME assisted unit during the affordability period some or all of the HOME investment must be repaid, depending on the manner in which the funds were originally provided. Upon resale, the seller may sell to any willing buyer at any price. The written agreement and promissory note will disclose the net proceeds percentage, if any, that will be allotted to the homebuyer and the appropriate amount of HOME proceeds that will be returned to the PJ. Once the HOME funds are repaid to the PJ, the property is no longer subject to any HOME Program restrictions. The funds returned to the PJ may then be used for other HOME-eligible activities.

Direct Subsidy and Net Sales Proceeds

Two key concepts in the recapture requirements – direct subsidy to the homebuyer and net proceeds - must be understood in order to determine the amount of HOME assistance subject to recapture, and the applicable period of affordability on the unit. The recapture approach requires that all or a portion of the direct subsidy provided to the homebuyer be recaptured from the net proceeds of the sale.

- Direct subsidy is the amount of HOME assistance that enabled the homebuyer to purchase the home. The direct subsidy includes federal funds used to cover down payment, closing costs, principal reduction, interest subsidy, or other assistance provided directly to the homebuyer. The length of the affordability period is based on the direct subsidy:

HOUSING USED FOR HOMEOWNERSHIP		
Activity	HOME Investment	Minimum Affordability Period
Acquisition of existing housing or new construction	Under \$15,000	5 years
Acquisition of existing housing or new construction	\$15,000 to \$40,000	10 years
Acquisition of existing housing or new construction	Over \$40,000	15 years

- Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Under no circumstances can the City or its subrecipients recapture more than is available from the net proceeds of the sale.

If the net proceeds of the sale are insufficient to fully satisfy the amounts owed, the City may not personally seek or obtain a deficiency judgment or any other recovery from the homebuyer and/or homeowner. If there are no net proceeds, the City will receive no share of net proceeds. The City must maintain data in each individual project file that documents the amount of the sale and the distribution of the funds. This will document that:

1. There were no net sales proceeds; or
2. The amount of the net sales proceeds was insufficient to cover the full amount due to the HOME Program.

The City utilizes the recapture model that retains the entire amount of the direct HOME subsidy provided to the homebuyer before the homebuyer receives a return. The City's recapture amount is limited to the net proceeds available from the sale as described below:

A homebuyer receives \$10,000 of HOME downpayment assistance to purchase a home. The direct HOME subsidy to the homebuyer is \$10,000, which results in a ten-year period of affordability. If the homebuyer sells the home after three years, the PJ would recapture, assuming that there are sufficient net proceeds, the entire \$10,000 direct HOME subsidy. The homebuyer would receive any net proceeds in excess of \$10,000.

In some cases, such as declining housing markets, the net proceeds available at the time of sale may be insufficient to recapture the entire direct HOME subsidy provided to the homebuyer. Since the HOME rule limits recapture to available net proceeds, the City can only recapture what is available from net proceeds. If a City's recapture provisions state that it will recapture the entire direct HOME subsidy and there are insufficient net proceeds available at sale, the City is not required to repay the difference between the total direct HOME subsidy and the amount the City is able to recapture from available from net proceeds.

Monitoring Recapture Provisions

During the period of affordability the City will monitor the owner's compliance with the principal residency requirement. A homebuyer is noncompliant with the HOME affordability requirements if he/she fails to reside in the unit as their principal residence without transferring title (i.e., by either vacating or renting the unit to another occupant) or if he/she sells the property without complying with the applicable recapture provisions. In the event of noncompliance, the City reserves the right to require the buyer to repay the entire HOME investment (including the direct subsidy and any other additional development subsidy provided).

For HOME-assisted homebuyer projects, the City shall require its CHDOs and subrecipients, through written CHDO or Subrecipient agreements, to perform ongoing monitoring of the principal residency requirement during the period of affordability. The City will enforce the recapture provision requirement in its contractual agreement with its sub-recipients, developers and CHDOs. This recapture provision must be used by all sub-recipients, developers and CHDO's when there is a sale of property using HOME Investment Partnership program.

Therefore, all the sub-recipients, developers or CHDOs will be responsible for passing the recapture provision requirement to the purchaser of the HOME assisted unit in the form of a deed of trust that runs concurrently with the affordability period.

In cases of noncompliance under either resale or recapture provisions, the City must repay to its HOME Investment Trust Fund in accordance with §92.503(b), any *outstanding HOME funds* invested in the housing. The amount subject to repayment is the total amount of HOME funds invested in the housing (i.e., any HOME development subsidy to the developer plus any HOME downpayment or other assistance (e.g., closing costs) provided to the homebuyer) minus any HOME funds already repaid (i.e., payment of principal on a HOME loan). Any interest paid on the loan is considered program income and cannot be counted against the outstanding HOME investment amount.

Refinancing Policy

The City shall carefully review all requests for subordination on a case-by-case basis in order to protect its interests and the interests of the owner. The conditions under which the City will agree to subordinate to new debt are as follows:

- 1) The refinancing must be necessary to reduce the owner's overall housing costs, or
- 2) The refinancing must otherwise make the housing more affordable, AND
- 3) Refinancing for the purpose of taking out equity is not permitted (exception may be considered for eligible emergency situations). If the subordination request is for an emergency situation, the circumstances must be beyond the client's control) (i.e. injury, loss of job, illness, etc).

The City, at its discretion, agree to accept net proceeds in the event of a short sale to avoid foreclosure.

Upon receipt of a subordination request from a lender or homebuyer, the City will review the terms of the refinancing to determine whether the above criteria are met. The City may require additional documentation from the homeowner or lender in order to make its determination.

HOME Resale & Recapture Requirements

Note: Approval of the consolidated plan or action plan under §91.500 or the failure to disapprove the consolidated plan or action does not satisfy the requirement for specific HUD approval for resale or recapture guidelines.

A1: If the PJ proposes to use any HOME funds for assisting homebuyers (whether through down payment assistance, new construction or rehabilitation), does the Annual Action Plan include resale or recapture provisions?

☒ Yes ☐ No Verification found on page/screen - AP - 90

Explanation: PJs must submit resale or recapture provisions to HUD for review and approval before using any HOME funds for this purpose. HUD must determine that the provisions meet the requirements established in 24 CFR 92.254(a) (5) (i) and (ii).

Field Office Action: If yes, continue to Question A2. If no, you must contact the PJ and ask that it submit the resale and/or recapture provisions before the end of the 45-day Annual Action Plan review period or you must inform the PJ in writing in the Annual Action Plan approval letter that it may not use any HOME funds for homebuyer assistance until it has submitted and HUD has approved the resale and/or recapture provisions to be used.

A2: If the PJ will use subrecipients, State recipients, urban county or consortium members, CHDOs or other entities to provide the homebuyer assistance, did the PJ submit the resale or recapture provisions to be used by these entities to HUD for review as part of the Annual Action Plan?

☒ Yes ☐ No Verification found on page/screen - AP - 90

Explanation: All resale or recapture provisions to be used in a PJ's program must be reviewed and approved by HUD before the PJ can use any HOME funds for homebuyer projects using those provisions.

Field Office Action: If yes, proceed with your review. If no, you must contact the PJ and ask that it submit the resale and/or recapture provisions to be used by one or more of these entities before the end of the 45-day Annual Action Plan review period. If this is not possible or the PJ fails to respond or submit an acceptable revision, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its resale and/or recapture provisions and the entity may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the resale and/or recapture provisions to be used.

A3: If the PJ proposes to use more than one set of provisions (e.g., both resale and recapture, different sets of recapture provisions), does the Annual Action Plan provide an explanation of the circumstances under which each form will be used?

☐ Yes ☐ No Verification found on page/screen N/A - will not use more than one set.

Explanation: For example, a PJ may use recapture provisions for its HOME down-payment assistance program, but impose resale provisions on homebuyer units newly constructed with HOME funds by its CHDO. The Annual Action Plan must explain when it will use each set of provisions.

Field Office Action: If yes or N/A, proceed with your review. If no, you must contact the PJ and ask that it revise its discussion of its resale and/or recapture provisions to include an explanation of the circumstances under which each set of provisions will be used before the end of the 45-day Annual Action Plan review period. If this is not possible or the PJ fails to respond or submit an acceptable revision within the review period, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its resale and/or recapture provisions and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the resale and/or recapture provisions to be used.

B1: Do the recapture provisions reflect one of the following models?

1. PJ recaptures entire amount;
2. Pro rata reduction of recapture amount during affordability period;
3. Owner recovers entire investment (down payment and capital improvements) before PJ recaptures HOME Investment;
4. Shared net proceeds in event of insufficient net proceeds;
5. PJ-developed or modified provisions.

☒ Yes ☐ No Verification found on page/screen - page 1 of policy

Explanation: Recapture provisions permit the HOME-assisted homebuyer to sell their unit at any time during the period of affordability, to any willing buyer, and at the price the market will bear. The PJ imposes recapture provisions by written agreement and by recorded lien. In the event of a voluntary or involuntary sale during the period of affordability, the PJ must recapture the amount specified under its recapture provisions. The HOME regulations at 24 CFR 92.254(a)(5)(ii)(A) list four acceptable recapture models and permit PJs to adopt, develop or modify their own recapture requirements for HUD approval.

B2: Are the provisions described in adequate detail for the HUD Reviewer and interested members of the public to understand the PJ's method for recapturing funds?

☒ Yes ☐ No Verification found on page/screen - page 1-2 of policy

Explanation: The Annual Action Plan must describe the recapture provision(s) to be used in sufficient detail for HUD and the public to understand which provisions it has chosen and how they will be implemented. Provisions that simply cite or repeat HOME regulations are not acceptable. The provisions must be described in the Annual Action Plan. Similarly, if the PJ has developed its own provisions or made modifications to the regulatory models, it must describe those provisions in sufficient detail.

Field Office Action: If yes, proceed with your review. If no, you must contact the PJ and ask that it revise its discussion of its recapture provisions to include sufficient detail to permit HUD and the public to understand the recapture requirements being adopted. If this is not possible or the PJ fails to respond or submit an acceptable revision within the 45-day review period, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its recapture provisions and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the recapture provisions to be used.

B3: Do the provisions indicate that the amount subject to recapture is the direct subsidy received by the homebuyer?

☒ Yes ☐ No Verification found on page/screen - page 1 bullet 3 & 4

Explanation: Direct subsidy includes HOME investment that enabled the homebuyer to purchase the property. This includes down payment assistance, closing costs or other HOME assistance provided directly to the homebuyer and/or the difference between the fair market value of the property and a reduced sales price attributable to HOME development assistance. Development subsidies (i.e., the difference between the cost of producing the unit and the fair market value of the unit) cannot be subject to recapture since the homebuyer did not realize a direct benefit from these funds.

Field Office Action: If yes, proceed with your review. If no, you must contact the PJ and ask that it revise its recapture provisions to state that only direct subsidy to the homebuyer is subject to recapture. If this is not possible or the PJ fails to respond or submit an acceptable revision within the 45-day review period, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its recapture provisions and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the recapture provisions to be used.

B4: Do the provisions limit the amount to be recaptured to the net proceeds available from the sale?

☒ Yes ☐ No Verification found on page/screen *page 1 bullet 3*

Explanation: The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs. The PJ must limit the amount subject to recapture to the net proceeds available from the sale. This limitation applies to all units regardless of the type of recapture provisions used or to the nature of the sale (voluntary sales including short sales, and involuntary sales including foreclosures). Any recapture provisions that do not explicitly include this limitation are unacceptable and cannot be approved.

Field Office Action: If yes, proceed with your review. If no, you must contact the PJ and ask that it revise its recapture provisions to state that its recapture provisions limit the amount to be recaptured to the net proceeds of the sale. If this is not possible or the PJ fails to respond or submit an acceptable revision within the 45-day review period, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its recapture provisions and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the recapture provisions to be used.

C1: Does the resale provision limit resale of the property during the HOME period of affordability only to a buyer whose family qualifies as a low-income family?

☐ Yes ☐ No Verification found on page/screen *N/A - no resale provisions.*

Explanation: Resale Provisions preserve the affordability and availability of the HOME-assisted homebuyer unit to low income households for the entire period of affordability. The PJ controls the resale price by establishing an objective methodology for determining what is a fair return to the original homebuyer, in an effort to make the property affordable to a reasonable range of low-income homebuyers. If the established resale price is not affordable to the subsequent low-income homebuyer, the PJ may be required to provide additional assistance to that homebuyer – but may not adjust the resale price as a result. Resale provisions that permit resale of a HOME-assisted unit to a subsequent homebuyer who is not low income – regardless of the circumstance – are not acceptable. Resale provisions that provide a recapture option to facilitate sale to a subsequent buyer who is not income-eligible (i.e., resale/recapture hybrids) are not acceptable.

Field Office Action: If yes, proceed with your review. If no, you must contact the PJ and ask that it revise its resale provision to state that the housing may only be resold to a family that qualifies as low-income. If this is not possible or the PJ fails to respond or submit an acceptable revision within the 45-day review period, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its resale provisions and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the resale provisions to be used.

C2: Does the provision contain a specific definition of "fair return on investment?"

☐ Yes ☐ No Verification found on page/screen

N/A - no resale provisions

Explanation: The provision describes in detail what return homebuyers can expect if they sell their unit during the period of affordability. The PJ is expected to identify an objective standard or index that will determine "fair return" on resale. (See C3)

Field Office Action: If yes, proceed with your review. If no, you must contact the PJ and ask that it revise its resale provision to include a definition of "fair return on investment." If this is not possible or the PJ fails to respond or submit an acceptable revision within the 45-day review period, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its resale provisions and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the resale provisions to be used.

C3: Is fair return based upon an objective index or standard?

☐ Yes ☐ No Verification found on page/screen

N/A - no resale provisions

Explanation: An objective standard or index is concrete and publicly accessible and can be easily measured at the time of original purchase and at resale. Examples include: a percentage of the change in median sales prices over the period of ownership, the percentage change in area median income over the period of ownership, and the percentage change in the Consumer Price Index over the period of ownership. In depressed or declining markets, a loss on investment can constitute a fair return. A standard that ties the return to the original homebuyer to the price that a specific homebuyer or a defined group of low-income homebuyers are able to pay does not constitute fair return and is not acceptable.

Field Office Action: If yes, proceed with your review. If no, you must contact the PJ and ask that it revise its resale provisions to specify the standard or index that will be applied upon resale to provide a fair return to the homebuyer. If this is not possible or the PJ fails to respond or submit an acceptable revision within the 45-day review period, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its resale provisions and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the resale provisions to be used.

C4: Does the basis upon which fair return is calculated include the homebuyer's original investment in the property and the increase in market value attributable to homebuyer investments in or capital improvements to the property?

☐ Yes ☐ No Verification found on page/screen

N/A - no resale provisions

Explanation: The provision must specifically state that the basis for calculating fair return is the original investment by the homebuyer and specific types of upgrades or additions that will add value to the property. (Generally, replacing worn or dated components such as appliances or carpet would not be considered an improvement that adds value). The provision must address the types of changes that it will or will not include in that basis.

Field Office Action: If yes, proceed with your review. If no, you must contact the PJ and ask that it revise its resale provisions so that homebuyer investment includes both the homebuyer-provided down payment and homebuyer-financed improvements that would increase the value of the home. If this is not possible or the PJ fails to respond or submit an acceptable revision within the 45-day review period, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its resale provisions and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the resale provisions to be used.

D1: If the PJ plans to use a presumption of affordability instead of enforcement mechanisms to meet the resale requirement, does the resale provision identify specific neighborhoods that will be subject to the presumption of affordability?

☐ Yes ☐ No Verification found on page/screen *N/A - no resale provisions*

Explanation: A presumption of affordability cannot be sought or approved for an entire PJ. The presumption can only be made on a neighborhood basis.

Field Office Action: If yes, proceed with your review. If the presumption is not neighborhood or neighborhood(s)-specific, you must reject the presumption, and prohibit the PJ from using any HOME funds without imposing either resale or recapture requirements. The PJ may resubmit a new presumption request for HUD's approval at any time during the program year. If this is not possible or the PJ fails to respond or submit an acceptable revision within the 45-day review period, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its resale provisions and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the resale provisions to be used.

D2: If this is a new request or renewal of a presumption issued previously, does the PJ submit a recent market analysis for each neighborhood for which approval of the presumption of affordability is sought?

☐ Yes ☐ No Verification found on page/screen *N/A - no resale provisions*

Explanation: The PJ must submit a separate market analysis for each neighborhood for which it seeks approval of a presumption of affordability, except that it can perform a combined market analysis for a limited number of contiguous neighborhoods that are similarly situated with respect to demographic profile, housing market, and economic conditions. The analysis must be recent (performed within the last 12 months).

Field Office Action: If yes, proceed with your review. If the PJ did not submit a market analysis, did not submit analyses for all neighborhoods, or submitted analyses that were not completed within the last 12 months, you must contact the PJ and ask that recent market analyses supporting the presumption be submitted. If the analyses are not submitted timely, you must reject the presumption, and prohibit the PJ from using any HOME funds without imposing either resale or recapture requirements. The PJ may resubmit a new presumption request for HUD's approval at any time during the program year.

D3: If the market analysis was originally submitted with a previous year's Annual Action Plan, does the Plan indicate that the PJ has determined that an updated analysis is not warranted by any changes in the neighborhood's market conditions?

☐ Yes ☐ No Verification found on page/screen *N/A - no resale provisions*

Explanation: If the PJ becomes aware that significant changes in a neighborhood's market conditions since the preparation of market analysis make continuation of the presumption of affordability inappropriate, it must

Indicate that in its Annual Action Plan. The PJ must indicate in the Annual Action Plan that, in the absence of significant changes, it is continuing its use of the presumption of affordability for another program year.

Field Office Action: If yes, proceed with your review. If no, you must contact the PJ and ask that it revise and include this information in the presumption section of its Annual Action Plan before continuing your review. If this is not possible or the PJ fails to respond or submit an acceptable revision within the 45-day review period, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its presumption of affordability and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the presumption of affordability.

D4: Does the market analysis include the following:

1. An evaluation of the location and characteristics of the housing and residents in the neighborhood (e.g., sale prices, age and amenities of the housing stock, incomes of residents, percentage of owner-occupants) in relation to housing and incomes in the housing market area?
2. An analysis of the current and projected incomes of neighborhood residents for an average period of affordability for homebuyers in the neighborhood that supports the conclusion that a reasonable range of low-income families will continue to qualify for mortgage financing?

☐ Yes ☐ No Verification found on page/screen

- N/A - no resale provisions

Explanation: The market analysis, which can include a combined market analysis for a limited number of contiguous neighborhoods that are similarly situated with respect to demographic profile, housing market, and economic conditions, must contain this evaluation and the analysis of the data must support the conclusion that a reasonable range of low-income families will continue to qualify for mortgage financing.

Field Office Action: If yes, proceed with your review. If no, you must contact the PJ and request that an acceptable market analysis be submitted. If the analysis is not submitted timely, you must reject the presumption, and prohibit the PJ from using any HOME funds without imposing either resale or recapture requirements. The PJ may resubmit a new presumption request for HUD's approval at any time during the program year.

D5: Does the information presented in the market analysis support the PJ's conclusion that the following conditions are likely to be met in the event of a resale of the HOME-assisted housing located in the neighborhood during the affordability period without the imposition of enforcement mechanisms by the PJ:

- the housing will be available and affordable to a reasonable range of low-income homebuyers;
- a low-income homebuyer will occupy the housing as a principal residence; and
- The original owner will be afforded a fair return on investment?

☐ Yes ☐ No Verification found on page/screen

N/A - no resale provisions

Explanation: The market analysis must support the conclusion that housing may be presumed to meet the resale restrictions. If the analysis is flawed or does not support this conclusion, the HUD Field Office must disapprove the presumption of affordability.

Field Office Action: If yes and all other requirements related to the presumption have been met, you may approve the presumption of affordability. If no, you must reject the presumption of affordability and require the use of approved resale or recapture provisions in the neighborhood(s).

Does the PJ intend to use HOME funds to refinance existing debt secured by multi-family housing which is being rehabilitated with HOME funds?

☐ Yes ☒ No Verification found on page/screen

- N/A - NO

If so, does the AP explain what refinancing guidelines will be used? These guidelines must describe the

conditions under which the PJ will refinance existing debt. At a minimum, the guidelines must:

- Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
- Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated
 - State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - Specify the required period of affordability, whether it is a minimum 15 years or longer.
 - Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 92.215(g) or a federally designated Empowerment Zone or Enterprise Community.
 - State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including the CDBG program.

☐ Yes ☒ No Verification found on page/screen

Documentation related to the following requirements should be included with any other "Grantee Specific Appendices" under attachments on AD-25. If not attached, document where in the plan was this was described.

If the PJ intends to use HOME funds for homebuyer assistance or for rehabilitation of owner-occupied single family housing and does not use the HOME affordable homeownership limits for the area provided by HUD, did it determine 95 percent of the median area purchase price and set forth the information in accordance with 24 CFR 92.254(a)(2)(iii).

Yes ☐ No ☐ N/A ☒ Comment _____

Did the PJ describe eligible applicants (e.g., categories of eligible applicants), its process for soliciting and funding applications or proposals (e.g., competition, first-come first-serve) and where detailed information may be obtained (e.g., application packages are available at the office of the jurisdiction or on the jurisdiction's Web site).

Yes ☐ No ☐ N/A ☒ Comment _____

If the PJ planned to limit the beneficiaries or give preferences to a particular segment of the low-income population, was a description of that limitation or preference described in the action plan?

Yes ☐ No ☐ N/A ☒ Comment _____

Note: Any limitation or preference must not violate nondiscrimination requirements in 24 CFR 92.350, and the participating jurisdiction must not limit or give preferences to students. A limitation or preference may include, in addition to targeting tenant-based rental assistance to persons with special needs, as provided in 24 CFR 92.209(c)(2), limiting beneficiaries or giving preferences to such professions as police officers, teachers, or artists. The PJ must not limit beneficiaries or give a preference to all employees of the jurisdiction. The PJ may permit rental housing owners to limit tenants or give a preference in accordance with 24 CFR 92.253(d) only if such limitation or preference is described in the action plan.

Comments/Verification: _____

Grantee SF-424's and Certification(s)

INTER-OFFICE TRANSMITTAL LETTER



Date: August 7, 2018

To: ☒ Anthony Lyons, City Manager
☒ Fred Murry, Assistant City Manager
☒ Shai Hasse, Executive Assistant
☐ Other: _____

From: Jacqueline Richardson, Housing Manager
 Neighborhood Improvement
 Housing & Community Development Division
 Box 22
 TEL: 334-5026; FAX: 334-3166

Re: Consolidated Plan Submittal Forms

WE TRANSMIT:

- ☒ Herewith
☐ Under Separate Cover
☐ Per Your Request

FOR YOUR:

- ☐ Approval-Electronically
☒ Signature-Hard Copy (See Tabs)
☐ Review and Comment
☐ Information
☐ Distribution
☐ Please Handle

THE FOLLOWING:

The City Commission Approval of the Consolidated Plan; a copy of the adopted Consolidated Plan and an original of each of the follow forms: SF-424 for CDBG, SF-424D for CDBG, SF-424 for HOME, SF-424D for HOME, and Certifications.

REMARKS: Mr. Murry, Please review the attached Consolidated Plan and the City Commission Approval of Consolidated Plan. The HUD-required forms needed to submit the Consolidated Plan to HUD are attached for your review. With your approval, please forward the documents to the City Manager for final approval. The Plan is due on Thursday, August 16, 2018. We hope to transmit the Plan and the original signature forms on Monday, August 13, 2018. Please let me know if you have any questions about the forms. Finally, please call John Wachtel, at extension 8565, or Minnie Thomas, at extension 8618, for pickup when the documents are ready. Thank you.

John Wachtel / FVMA
 Staff Signature

8565
 Phone Ext.



City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601

Legislation Details (With Text)

File #: 180122. **Version:** 1 **Name:**
Type: Discussion Item **Status:** Passed
File created: 8/22/2018 **In control:** City Manager
On agenda: 8/2/2018 **Final action:** 8/2/2018

Title:
Approval and Adoption of the 2018-2022 Five-Year Consolidated Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME), including an updated Citizen Participation Plan, and the 2018-2019 Annual Action Plan for the City of Gainesville (B)

The purpose of this item is to approve and adopt the City's 2018-2022 Consolidated Plan, including an updated Citizen Participation Plan for the CDBG and HOME Programs, and the 2018-2019 Annual Action Plan. The Consolidated Plan outlines the CDBG and HOME program goals and objectives over a five year time period. The Annual Action Plan identifies specific projects to accomplish the goals and objectives stated in the Consolidated Plan.

Sponsors:

Indexes:

Code sections:

Attachments:
1. 180122A_CITY OF GAINESVILLE FINAL CPP AND COVER_20180802.pdf, 2. 180122B_Gainesville 2018-2022 Consolidated Plan -DRAFT for 30 Day Public Review & Comment_20180802.pdf, 3. 180122C_FY 2018-2019 CDBG HOME Allocation_20180802.pdf, 4. 180122D_FY 18-19 CDBG & HOME Set-Asides_20180802.pdf, 5. 180122E_CACCD Recomm. Letter_20180802.pdf, 6. 180122F_CACCD FY 18-19 CDBG Recommendation_20180802.pdf, 7. 180122G_CACCD FY 18-19 HOME Recommendations_20180802.pdf, 8. 180122H_July 19th Public Hearing Presentation_20180802.pdf, 9. 180122I_HCD FY 2018-2019 CDBG HOME Funding Recommendations-1_20180802.pdf

Date	Ver.	Action By	Action	Result
8/2/2018	1	City Commission		

Approval and Adoption of the 2018-2022 Five-Year Consolidated Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME), including an updated Citizen Participation Plan, and the 2018-2019 Annual Action Plan for the City of Gainesville (B)

The purpose of this item is to approve and adopt the City's 2018-2022 Consolidated Plan, including an updated Citizen Participation Plan for the CDBG and HOME Programs, and the 2018-2019 Annual Action Plan. The Consolidated Plan outlines the CDBG and HOME program goals and objectives over a five year time period. The Annual Action Plan identifies specific projects to accomplish the goals and objectives stated in the Consolidated Plan.

Each year the City of Gainesville (City) receives CDBG and HOME funds through the U.S. Department of Housing and Urban Development (HUD). The CDBG and HOME Program funds have been used for projects in a variety of activities including housing, community development and public services. In order to qualify for CDBG and HOME Program entitlement funding from HUD, the City is required to adopt a Five-Year Consolidated Plan for HUD approval and to annually submit an Action Plan outlining the uses of funds for that year. Preparation and adoption of the Five-Year Consolidated Plan and Annual Action Plan is a requirement for the City to receive funds through the CDBG and HOME Programs.

City of Gainesville

Page 1 of 3

Printed on 8/22/2018

generated by: Legislation

The Consolidated Plan contains an assessment of the housing and community development needs of the City of Gainesville, including a strategic plan for addressing the identified needs. The strategic plan portion of the document identifies potential funding sources, establishes general priorities for funding, and addresses other actions which the City will undertake during the five-year period. The Consolidated Plan also contains a specific one-year Action Plan for the use of CDBG and HOME Program funds. The Annual Action Plan specifically describes how the CDBG and HOME allocations are to be spent during the fiscal year. The Annual Action Plan estimates CDBG and HOME Program revenues and identifies specific projects to accomplish the goals and objectives stated in the Consolidated Plan. The Annual Action Plan is required to be submitted to HUD for annual entitlement funding.

Earlier this year, the City hired the Florida Housing Coalition as a consultant to help develop the 2018-2022 Consolidated Plan. The City's Consolidated Plan is the result of an extensive and diverse public input process. To publicize the process, the City published notices in the Gainesville Sun and Gainesville Guardian. Additionally, the City issued notices via media releases, on the City's website and through emails to stakeholders. Notices regarding the estimated CDBG and HOME Program funding availability were also provided to neighborhood residents, public agencies, community organizations, housing developers, non-profit organizations, various City departments and the general public. The notices included information about the preparation, public input requirement and adoption process of the Consolidated Plan.

As part of the public input process, the City developed a survey, conducted three community meetings, and conducted direct consultations with stakeholders such as, neighborhood residents, community leaders, non-profit organizations, community organizations, housing providers, developers, and various City departments. The survey was available both on-line and as a hard copy. On June 26, 2018, the Citizens Advisory Committee for Community Development (CACCDC) conducted a public hearing to discuss the Consolidated Plan and its development and adoption process.

As a result of this extensive strategic planning process, the Consolidated Plan was developed setting forth priority areas that can be addressed with CDBG and HOME Program funding. The Consolidated Plan identified priority areas such as Affordable Housing, Reduced Homelessness, Suitable Living Environment, Youth Services, Senior Services and Special Needs Assistance. The overall nature of the Consolidated Plan is somewhat broad in order to provide for maximum flexibility, within the CDBG and HOME Program guidelines.

A draft 2018-2022 Consolidated Plan and 2018-2019 Annual Action Plan was made available for public review and comment beginning June 21, 2018. HUD requires that the Consolidated Plan be made available for public review and comment for a 30-day period. This was accomplished by providing copies at the City's Housing and Community Development (HCD) Division office, City Clerk of the Commission office, Main Downtown Library, Cone Park Library, Library Partnership, Millhopper Library and on the City's website. The notice of availability of the draft Consolidated Plan was published in the Gainesville Sun and Gainesville Guardian. Additionally, notices were distributed via media releases and on the City's website. The official 30-day public comment period ends on Monday, July 23, 2018.

As outlined in the 2018-2019 Annual Action Plan, a portion of the CDBG and HOME funds are set-aside for the following City Programs: Block Grant Administration; City Housing Programs; Code Enforcement; and Cold Weather Shelter for the homeless. In addition, a portion of the CDBG and HOME funds are made available to non-profit organizations and other public agencies through a competitive process that involves review and recommendations by the CACCDC. On May 15, 2018, the CACCDC formulated its recommendations on allocating the CDBG and HOME competitive set-aside for non-profit outside organizations and other public agencies. The CACCDC's recommendations total \$225,000 for CDBG and \$151,961 for HOME.

The purpose of this public hearing is for the Consultant, HCD staff and CACCD members to present the Consolidated Plan and Annual Action Plan for City Commission approval. Consistent with HUD guidelines, the plan will be submitted to HUD by August 15, 2018. Funds to begin implementing the approved projects will be available after October 1, 2018.

The submission and approval of the 2018-2019 Annual Action Plan will give the City access to Fiscal Year 2018-2019 CDBG and HOME Program entitlement funding estimated by HUD to be \$1,347,285 for CDBG and \$613,074 for HOME. These federal funds will be used to implement and administer programs proposed in the 2018-2019 Annual Action Plan.

The City Commission: 1) hear a presentation from the City's Consultant, HCD staff and the CACCD on the 2018-2022 Consolidated Plan and 2018-2019 Annual Action Plan; 2) approve and adopt the 2018-2022 Consolidated Plan, including an updated Citizen Participation Plan; 3) approve and adopt the 2018-2019 Annual Action Plan; 4) authorize the City Manager or designee to submit the 2018-2022 Consolidated Plan and 2018-2019 Annual Action Plan to HUD; 5) authorize the City Manager or designee to execute all necessary documents required for the 2018-2022 Consolidated Plan and 2018-2019 Annual Action Plan; 6) authorize the City Manager or designee to take actions, as appropriate, to allocate the FY 2019 CDBG and HOME Program funds; and 7) authorize the City Manager or designee to execute sub-recipient agreements with those outside agencies that are designated to receive FY 2019 CDBG and HOME funding, subject to approval by the City Attorney as to form and legality.

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, indicate appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>		
* 3. Date Received: August 16, 2018		
4. Applicant Identifier: <input type="text"/>		
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
State Use Only:		
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Gainesville		
* b. Employer/Contributor Identification Number (EIN/TIN): 58-6000525		* c. Organizational DUNS: 01-052-2155
d. Address:		
* Street1: P.O. Box 453		
* Street2: Station CX		
* City: Gainesville		
* County/Parish: Alachua		
* State: FL FL: Florida		
* Province:		
* Country: USA USA: UNITED STATES		
* Zip / Postal Code: 32627-3450		
e. Organizational Unit:		
Department Name: Neighborhood Improvement		Division Name: Housing Community Development
f. Name and contact information of person to be contacted on matters involving this application:		
* First Name: Jacqueline		
* Last Name: Wachobian		
* Title: Housing & Community Development Manager		
Organizational Affiliation:		
* Telephone Number: 352-353-6628 Fax Number: 352-353-3160		
* Email: jacqueline.wachobian@ci.gainesville.fl.us		

Application for Federal Assistance SF-424	
* 8. Type of Applicant 1: Select Applicant Type: <input type="text" value="City or Township Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing & Urban Development (HUD)"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="11-210"/>	
CFDA Title: <input type="text" value="Community Development Block Grant Program"/>	
* 12. Funding Opportunity Number: <input type="text" value="N/A"/>	
* Title: <input type="text" value="N/A"/>	
13. Competition Identification Number: <input type="text" value="N/A"/>	
Title: <input type="text" value="N/A"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachments"/> </div>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="HOUSING and community development activities including: housing rehabilitation; new construction; relocation assistance; public services; code enforcement; and planning and administration"/>	
Attach supporting documents as specified in agency instructions. <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts On:	
* a. Applicant: <input type="text" value="356"/>	* b. Program/Project: <input type="text" value="356"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="New Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="12/01/2018"/>	* b. End Date: <input type="text" value="09/30/2019"/>
18. Estimated Funding (\$):	
* a. Federal:	<input type="text" value="1,347,883.00"/>
* b. Applicant:	<input type="text" value="0.00"/>
* c. State:	<input type="text" value="0.00"/>
* d. Local:	<input type="text" value="0.00"/>
* e. Other:	<input type="text" value="0.00"/>
* f. Program Income:	<input type="text" value="0.00"/>
* g. TOTAL:	<input type="text" value="1,347,883.00"/>
19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review and <input type="checkbox"/> b. Program is subject to E.O. 12372 and has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach:	
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms of acceptance award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)	
<input checked="" type="checkbox"/> I AGREE	
* The list of certifications and assurances, or an Internet site where you may obtain the list, is contained in the announcement or agency specific instructions	
Authorized Representative:	
Print:	* First Name: <input type="text" value="Anthony"/>
Middle Name:	<input type="text"/>
* Last Name:	<input type="text" value="Lycos"/>
Suffix:	<input type="text"/>
* Title:	<input type="text" value="City Manager"/>
* Telephone Number:	<input type="text" value="352-334-5310"/> Fax Number: <input type="text"/>
* Email: <input type="text" value="jlycos@cityofgainesville.org"/>	
* Signature of Authorized Representative:	* Date Signed: <input type="text" value="12-01-18"/>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4940-0009
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4753) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-618), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§525 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 d1-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Previous Edition Usable

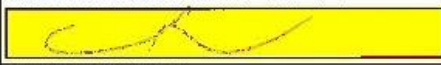
Authorized for Local Reproduction

Standard Form 424D (Rev. 7-87)
Prescribed by GMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-846) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchase.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11996; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of

Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1965, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).


16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§496a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 108(a) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Gainesville	8-13-18

SF-4240 (Rev. 7-07) Rank

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, select appropriate letter(s): <input type="checkbox"/> Other (Specify):		
* 3. Date Received: January 16, 2018		
4. Applicant Identifier:		
5a. Federal Entity Identifier:		
5b. Federal Award Identifier:		
State Use Only: 6. Date Received by State:		
7. State Application Identifier:		
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Gainesville		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 89-0010375		
* c. Organizational DUNS: 01-022-2139		
d. Address:		
* Street: E.O. POW 195		
* Street: Station 22		
* City: Gainesville		
* County/Parish: Alachua		
* State: FLA		
* Province:		
* County: FLA: IN: GAD: FLA: 02		
* Zip / Postal Code: 32601-3492		
e. Organizational Unit:		
Department Name: Neighborhood Development		
Division Name: Housing Community Development		
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:		
First Name: Jacqueline		
Middle Name:		
Last Name: Richardson		
Suffix:		
Title: Housing & Community Development Manager		
Organizational Affiliation:		
* Telephone Number: 352-393-8628		
Fax Number: 352-354-2166		
* Email: richardje@cityofgainesville.org		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="City or Township Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing & Urban Development (HUD)"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-259"/>	
CFDA Title: <input type="text" value="HUD's Emergency Rental Assistance Program"/>	
* 12. Funding Opportunity Number: <input type="text" value="N/A"/>	
* FF No: <input type="text" value="N/A"/>	
13. Competition Identification Numbers <input type="text" value="N/A"/>	
TR #: <input type="text" value="N/A"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachments"/> </div>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="Housing activities including: housing rehabilitation and program delivery; new construction; emergency assistance; and planning and administration."/>	
Attach supporting documents as specified in agency instructions. <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachment(s)"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="E L R"/>	* b. Program/Project: <input type="text" value="SLS"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="10/01/2018"/>	* b. End Date: <input type="text" value="08/30/2019"/>
18. Estimated Funding (\$):	
* a. Federal:	<input type="text" value="613,074.30"/>
* a. Applicant:	<input type="text" value="0.00"/>
* a. State:	<input type="text" value="0.00"/>
* a. Local:	<input type="text" value="0.00"/>
* a. Other:	<input type="text" value="0.00"/>
* f. Program Income:	<input type="text" value="5,200.00"/>
* g. TOTAL:	<input type="text" value="618,274.30"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001) <input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances or an Internet site where you may enter this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix:	First Name: <input type="text" value="Anthony"/>
Middle Name:	<input type="text"/>
Last Name:	<input type="text" value="Pena"/>
Suffix:	<input type="text"/>
Title: <input type="text" value="City Manager"/>	
Telephone Number: <input type="text" value="352-334-4611"/>	Fax Number: <input type="text"/>
Email: <input type="text" value="lyoung@cityofgainesville.org"/>	
Signature of Authorized Representative: 	Date Signed: <input type="text" value="10/01/18"/>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4340-1006
Expiration Date: 07/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:


- Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
- Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
- Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
- Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
- Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
- Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
- Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
- Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4783) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
- Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4601 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
- Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1688), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-618), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§625 and 627 of the Public Health Service Act of 1912 (42 U.S.C. §§290dd-3 and 290ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424-D (Rev. 7-87)
Prescribed by GSA Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1601-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11880; (d) evaluation of flood hazards in floodplains in accordance with EO 11886; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-623); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 108 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11563 (identification and protection of historic properties), and the Antiquities and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.)
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1998 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 108(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subaward under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Sebring	2-8-18

SF-4740 (Rev. 7-07) Back

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105:

Community Development Plan – Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e. the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Follow a Plan – It is following a current consolidated plan that has been approved by HUD.

Use of Funds – It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2018-2022 (a period specified by the grantee of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force – It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K, and R:

Compliance with Laws -- It will comply with applicable laws.

 _____ Anthony Lyons, City Manager	 _____ Date
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Specific HOME Certifications


The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:


The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through §92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Appropriate Financial Assistance -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.



Anthony Lyons, City Manager



Date

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing – The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-Displacement and Relocation Plans – It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR 24. It has in effect and is following residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the CDBG and HOME programs.


Anti-Lobbying – To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions; and
3. It will require that the language of paragraphs 1 and 2 of this anti lobbying certification be included in the award documents for sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and all subrecipients shall certify and disclose accordingly.


Authority of Jurisdiction – The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with the applicable HUD regulations.

Consistency with Plan – The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3– The jurisdiction will comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.



Anthony Lyons, City Manager



Date

Appendixx - Alternate/Local Data Sources

1	Data Source Name 2012-2016 ACS
	List the name of the organization or individual who originated the data set. US Census Bureau.
	Provide a brief summary of the data set. 2012-2016 American Community Survey five-year estimate data as collected from the US Census Bureau.
	What was the purpose for developing this data set? To provide demographic, housing, income, employment statistics for states and local geographies nationwide.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Comprehensive coverage for the City of Gainesville. ACS data can be used geographically nationwide. For the purpose of this Consolidated Plan, the geographic data used is specifically for the City of Gainesville.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Years 2012-2016.
	What is the status of the data set (complete, in progress, or planned)? Completed.
2	Data Source Name 2010-2014 CHAS
	List the name of the organization or individual who originated the data set. US Department of Housing and Urban Development
	Provide a brief summary of the data set. Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.
	What was the purpose for developing this data set? The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Comprehensive data coverage for the City of Gainesville.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2010-2014</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Completed.</p>
3	<p>Data Source Name</p> <p>United States Postal Service Vacant Address</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>The United States Postal Service</p>
	<p>Provide a brief summary of the data set.</p> <p>HUD has entered into an agreement with the United States Postal Service (USPS) to receive quarterly aggregate data on addresses identified by the USPS as having been "vacant" or "No-Stat" in the previous quarter.</p>
	<p>What was the purpose for developing this data set?</p> <p>To determine the number of vacant units in a jurisdiction.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Comprehensive coverage for the City of Gainesville</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2018</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Completed.</p>
4	<p>Data Source Name</p> <p>Gainesville Housing Authority</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Gainesville Housing Authority</p>
	<p>Provide a brief summary of the data set.</p> <p>Data regarding public housing needs and resident characteristics.</p>
	<p>What was the purpose for developing this data set?</p> <p>To determine public housing needs.</p>

5	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Comprehensive coverage for the City of Gainesville.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2018</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Completed.</p>
	<p>Data Source Name</p> <p>2018 HUD FMR and HOME Rents</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Department of Housing and Urban Development.</p>
	<p>Provide a brief summary of the data set.</p> <p>Fair market rents and HOME rent limits.</p>
	<p>What was the purpose for developing this data set?</p> <p>To identify current fair market rents in the nation and current HOME rent limits data through HUD.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Comprehensive coverage for the City of Gainesville.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2018</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Completed.</p>