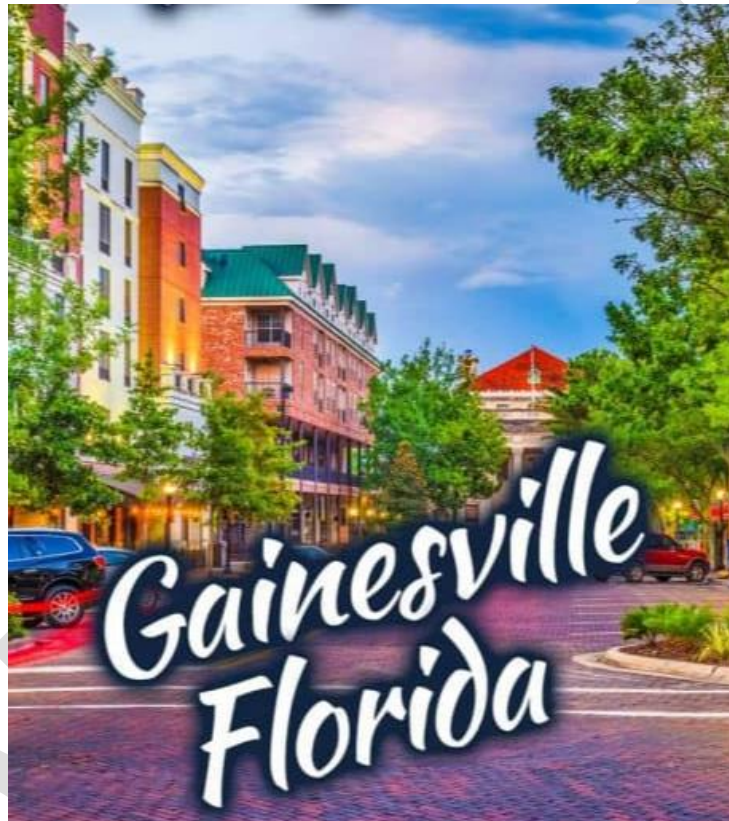


Proposed  
Annual Action Plan 2022-2023



Office of Housing & Community Development

# Executive Summary

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

### 1. Introduction

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

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

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

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

The 2022-2023 Annual Action Plan for the period starting October 1, 2022, and ending on September 30, 2023 represents the fifth year in the Program Years 2018-2022 Five Year Consolidated Plan. The Annual Action Plan is developed in a manner specified by HUD and the City has followed the prescribed format in completing the plan, which includes conducting public meetings with citizens and stakeholders, consultation with housing and community development organizations and non-profit service providers, and public hearings with the Citizen's Advisory Committee for Community Development (CACCD) and the Gainesville City Commission. The Annual Action Plan is consistent with HUD's national strategy to provide decent housing opportunities, a suitable living environment, and economic opportunities particularly for low- and moderate-income persons.

The City's Annual Action Plan outlines the proposed use of the CDBG and HOME Programs Funds. The City of Gainesville anticipates a total allocation of \$1,305,794 in CDBG funding and \$600,672 in HOME funding for the 2022-2023 Program Year. Funds will be used for housing and community development activities including, but not limited to, increasing homeownership opportunities, housing rehabilitation, public services, Community Housing Development Organization (CHDO) support, and administration of the City's CDBG and HOME housing Programs.

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

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis, or the strategic plan.

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

**Priority Need:** Affordable Housing

**National Objective:** Low/Moderate Housing

**Objective:** Decent Housing

**Outcome:** Accessibility/ Availability

**Indicators:**

- Homeowner Housing Rehabilitated: 25 Households Assisted
- Direct Financial Assistance to Homebuyers: 3 Households Assisted
- Homeowner Housing Added: 5 Units Constructed

**Activities:** Housing rehabilitation, homeowner assistance, new construction.

**Priority Need:** Public Services

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

**Objective:** Create a Suitable Living Environment

**Outcome:** Accessibility/ Availability

**Indicator:**

- Public Service Activities Other Than Low/Moderate Income Housing Benefit: 737 Persons Assisted

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

**Priority Need:** Suitable Living Environment

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

**Objective:** Create a Suitable Living Environment

**Outcome:** Accessibility/ Availability

**Indicators:** N/A

- The City has removed the code enforcement activity from using CDBG funds and now utilizes General Revenue to achieve maximum benefit.

**Activities:** N/A

**Priority Need:** Planning and Administration

**National Objective:** N/A

**Objective:** Create or Sustain a Suitable Living Environment

**Outcome:** Sustainability

**Indicator:** N/A

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

### 3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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

At this time, the City of Gainesville is still awaiting its FY 2020-2021 CDBG Funding agreement, although the FY 2020-2021 HOME and FY 2021-2022 CDBG and HOME funds have been received from HUD. The pending receipt of the FY 2020-2021 CDBG funding has significantly impacted the projected Housing and Public Services activities and outcomes related to this source of funds. However, Outside Agencies continue to perform admirably to successfully utilize existing resources to maintain high levels of benefit to LMI individuals and families who depend on their services.

The City continues to work to improve the quality of life for its residents and to revitalize neighborhoods by providing decent and safe affordable housing. The City has funded an array of housing programs and services providing the foundation needed to aid in promoting affordable homeownership, sustainable neighborhoods and/or economic opportunities. The PY 2020 CAPER (the City's most recent) demonstrates the City's performance in carrying out activities and measures are reported below.

**New Construction** - Addresses the need to provide affordable homeownership and rental opportunities for eligible homebuyers; and to stabilize neighborhoods through the development of new affordable housing. **TO BE COMPLETED**

- Percent complete program year: \_\_\_\_\_%
- Percent complete strategic plan: \_\_\_\_\_%
- 

**Homeowner Rehabilitation** - Addresses repairs to correct code violations, health, and safety issues, electrical, plumbing, roofing, windows, structural items, and accessibility.

- Percent complete program year: \_\_\_\_\_%
- Percent complete strategic plan: \_\_\_\_\_%
- 

**Homebuyer Assistance** - Provides down payment and/or closing cost assistance to eligible first-time homebuyers with the purchase of eligible homes.

- Percent complete program year: \_\_\_\_\_%
- Percent complete strategic plan: \_\_\_\_\_%

**Code Enforcement** - Code Enforcement activities continue to support the safety and well-being of residents. However, after much consideration, City leadership elected to fund Code Enforcement expenses from General Revenue to provide additional monies to other CDBG community efforts. The Code Enforcement Division will continue to partner with the City's housing rehabilitation efforts to approve and recommend required city code processes.

- Percent complete program year: \_\_\_\_\_%
- Percent complete strategic plan: \_\_\_\_\_%

**Public Services** - Provision for public services to address community development and economic opportunities including, but not limited to: at-risk youth, seniors, job training/education, homeless, food/nutrition.

- Percent complete program year: \_\_\_\_\_%
- Percent complete strategic plan: \_\_\_\_\_%

The City has been successful in implementing these programs in the past and anticipates the continuation of these programs to conclude the Five-Year Consolidated Plan period. The City continues to utilize CDBG and HOME funds, in addition to leveraging other monetary and tangible resources to make these programs successful and to meet the goals and objectives identified in the 2018-2022 Consolidated Plan.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from Citizen Participation section of plan

As the City of Gainesville continues to promote best practices to facilitate the citizen participation process, the lingering effects of the COVID-19 pandemic are still evident and complexify the standard processes of citizen participation. The City has completed two (2) successful community responses to the pandemic utilizing Federal (CDBG-CV1) and State of Florida (CDBG-CV2) CARES Act funding. These funds were made available to the City of Gainesville for assistance to the community to prevent, prepare for, and respond to the spread of COVID-19. This shifted staff duties and obligations, delaying the start of the PY21 Annual Action Plan citizen participation process. When commenced, the City conducted its citizen participation

process in accordance with 24 CFR Part 91 and HUD waivers issued through the CARES Act. The City will conclude its use of CARES Act funding by utilizing the third tranche (CDBG-CV3) to support Public Services and Housing initiatives.

The City began its most recent citizen participation process in June 2022 with the Notice of Funding Availability (NOFA) for its program year 2022-2023 CDBG and HOME programs. In accordance with ongoing flexibilities, meetings were conducted virtually and in-person in a manner to ensure inclusion of all residents, target areas, beneficiaries of federal resources awarded through the public awards process, and public and private agencies operating in the City. The Citizens Advisory Committee for Community Development held a meeting on July 19, 2022, to finalize its funding recommendations to the Gainesville City Commission.

On July 27, 2022, and August 3, 2022, will conduct in-person community meetings to review the Annual Action Plan process and receive citizen input on housing and community development priority needs.

Public comments on the draft Fiscal Year 2022-2023 Action Plan will be accepted throughout a 30-day comment period from July 15, 2022, through August 14, 2022. In addition, a public hearing will be held on August 4, 2022, where the Gainesville City Commission will hear and receive comments from the CACCD, City staff, and the general public on the PY 2022-2023 CDBG/HOME Annual Action plan, including the Public Services funding recommendations.

## 5. Summary of public comments

### TO BE COMPLETED AT THE END OF COMMUNITY ENGAGEMENT SESSIONS

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City of Gainesville hosted CACCD meetings, public meetings, and a public hearing during the citizen participation process. The following comments were received.

Housing

Public Services

Public Facilities/Infrastructure

Economic Development

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

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

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

## **7. Summary**

DRAFT



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

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
Lead Agency		
CDBG Administrator	GAINESVILLE	Office of Housing and Community Development
HOME Administrator	GAINESVILLE	Office of Housing and Community Development

Table 1 – Responsible Agencies

#### Narrative (optional)

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

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

#### Consolidated Plan Public Contact Information

For information regarding the Annual Action Plan, you may contact:

City of Gainesville – Office of Housing & Community Development

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City of Gainesville

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Gainesville, FL 32627-0490

**Office:** (352) 393-8628

**Email:** richardsjs@cityofgainesville.org

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

### **1. Introduction**

The City's approved Citizen Participation Plan encourages input from the community and public participation, emphasizing involvement by low and moderate-income persons of the Gainesville community, particularly those living in the targeted areas. The Plan also encourages comments and participation from all City residents, including minorities, non-English speaking persons, and persons with disabilities. All City of Gainesville Housing & Community Development (HCD) advertisements have the Equal Opportunity and Handicapped Accessible signs at the bottom of each advertisement.

As a City policy, all weekly Notices of Meetings are available on the City's website and broadcasted on Cox Cable's Government Access Channel 12 between scheduled programming. Revisions to the Notice of Meetings may occur at any time permissible and updated on the official bulletin board, the City website, and Cox Channel 12. Official point of notification - 1st floor bulletin board - lobby of City Hall (200 East University Avenue). All other types of notification (Gainesville Sun/Guardian, Channel 12, City website, and hard copies in the Clerk's office) provided as a courtesy to citizens and updated within a reasonable time after the official bulletin, technology permitting.

The citizen participation process began on 06/22/2022 with the public notice of the availability of the anticipated FY 2022-2023 CDBG/HOME Program funding with the notification provided from all sources as outlined above. The City's process for developing the Annual Action Plan (AAP) includes a formal application process for requesting CDBG/HOME funds. During the month of July 2022, the Citizens Advisory Committee for Community Development (CACCD) received application requests for funding, conducted optional site visits and reviewed submitted applications. At CACCD meetings, any citizens present has the opportunity to make comments/recommendations. Public notices were published 07/15/2022 - Gainesville Sun and 07/21/2022 - Gainesville Guardian, announcing a 30-day public comment period on the *proposed* AAP. To encourage and increase opportunities for citizen input, two (2) public meetings will be held on July 27, 2022, and August 3, 2022, concluding with a public hearing and CACCD funding recommendations on August 4, 2022.

At this special meeting/budget meeting, the Gainesville City Commission heard and received comments from the CACCD, City staff, and the general public on the FY 2022-2023 CDBG/HOME Housing and Public Services funding recommendations. After providing the opportunity to hear input from agencies and the general public, the City Commission will be asked to approve the activities and final funding allocations contained in the AAP for submittal to HUD.

**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 the effort and goal of consolidating community-wide efforts to improve citizen quality of life, and in preparation of the Program Year 2022/City FY 2023 AAP, HCD consulted with other City departments and outside agencies that have responsibility for administering programs covered by or affected by the Annual Action Plan. The City of Gainesville also partners with a diverse group of organizations that provide unique services which also complement each other. The services or benefits provided by one organization often benefit citizens best by working in tandem with one another.

The City works closely with its citizens and partners to design programs that address identified needs and will continue to build relationships. These relationships foster collaboration with the public and assisted housing providers, private organizations, lenders and realtors, governmental agencies, private and governmental health, mental health and public services agencies through various planning meetings and outreach efforts.

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

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

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

The City of Gainesville coordinates with the North Central Florida Alliance for the Homeless and Hungry (ACCHH), which is the local Continuum of Care (CoC). Through the CoC, the City coordinates with a network of partner agencies. As part of this partnership, the City assists with drafting the CoC’s Action Plan; actively participates on the CoC’s Governance Board and on the CoC’s Grants and Housing Committees; and directly funds low barrier emergency shelter and other homeless services. The City is also working with Alachua County to fund and implement a Rapid Re-Housing/Rental Assistance Program, including coordination with CoC.

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

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

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

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

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

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

1	<b>Agency/Group/Organization</b>	ACORN Clinic
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACORN is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022 funding application workshop. ANTICIPATED OUTCOME: Homeless Needs - Dental Care
2	<b>Agency/Group/Organization</b>	BLACK-ON-BLACK CRIME TASK FORCE, INC.
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Black on Black Crime Task Force, Inc. is a CDBG-funded Agency that partners with Gainesville Police Department to reduce juvenile delinquency through enrichment programs. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022 funding application workshop. ANTICIPATED OUTCOME: Public Service Activity - Assistance to LMI at-risk youth
3	<b>Agency/Group/Organization</b>	CENTER FOR INDEPENDENT LIVING OF NCF
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Center for Independent Living is a CDBG funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022 funding application workshop. ANTICIPATED OUTCOME: Housing Assistance
4	<b>Agency/Group/Organization</b>	ELDERCARE OF ALACHUA COUNTY, INC.
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ElderCare of Alachua County, Inc. is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022 funding application workshop. ANTICIPATED OUTCOME: Public Service - Assistance to LMI Seniors
5	<b>Agency/Group/Organization</b>	FAMILY PROMISE OF GAINESVILLE, INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Family Promise Center of Gainesville is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022 funding application workshop. ANTICIPATED OUTCOME: Homeless Needs - Families and children
6	<b>Agency/Group/Organization</b>	GARDENIA GARDEN, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Gardenia Garden, Inc. is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022 funding application workshop. ANTICIPATED OUTCOME: Public Service Activity - Assistance to LMI at-risk youth
7	<b>Agency/Group/Organization</b>	GIRLS PLACE, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Girls Place, Inc. is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022 funding application workshop. ANTICIPATED OUTCOME: Public Service Activity - Assistance to LMI at-risk youth
8	<b>Agency/Group/Organization</b>	GIRL SCOUTS OF GATEWAY COUNCIL, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Girl Scouts of Gateway Council, Inc. is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022 funding application workshop. ANTICIPATED OUTCOME: Public Service Activity - Assistance to LMI at-risk youth

9	<b>Agency/Group/Organization</b>	HELPNG HANDS CLINIC (GENERAL)
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Helping Hands Clinic, Inc. is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022 funding application workshop. ANTICIPATED OUTCOME: Homeless Assistance - Healthcare
10	<b>Agency/Group/Organization</b>	REBUILDING TOGETHER NORTH CENTRAL FLORIDA
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Rebuilding Together North Central Florida is a HOME-funded Agency They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022 funding application workshop. ANTICIPATED OUTCOME: Housing Assistance
11	<b>Agency/Group/Organization</b>	ST. FRANCIS HOUSE, INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless



	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	St. Francis House (Arbor House), Inc. is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022 funding application workshop. ANTICIPATED OUTCOME: Public Service - Assist women with children
12	<b>Agency/Group/Organization</b>	SOUTHCARE NURSING CENTER DBA SOUTHCARE
	<b>Agency/Group/Organization Type</b>	Services-At-Risk Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Southcare is seeking CDBG funding to support a nutritional program for those who are unable to cook due to being immobilized to varying degrees. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022 funding application workshop. ANTICIPATED OUTCOME: Public Service - Assistance to LMI Persons
13	<b>Agency/Group/Organization</b>	PROJECT MANHOOD YOUTH DEVELOPMENT FOUNDATION, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Project Manhood Youth Development Foundation, Inc. is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022 funding application workshop. ANTICIPATED OUTCOME: Public Service Activity - Assistance to LMI at-risk youth
14	<b>Agency/Group/Organization</b>	HELPING HANDS CLINIC (WOMEN)
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Helping Hands Clinic, Inc. (Women) is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022 funding application workshop. ANTICIPATED OUTCOME: Homeless Assistance - Women's Healthcare
15	<b>Agency/Group/Organization</b>	CITY OF GAINESVILLE OFFICE OF HOUSING & COMMUNITY DEVELOPMENT
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HCD is a City agency allocated CDBG/HOME funds to implement homeownership and homebuyer assistance programs. HCD partnered with the CACCD Advisory Board to facilitate the public process for the allocation of CDBG and HOME program funds. ANTICIPATED OUTCOME: Housing Assistance

16	<b>Agency/Group/Organization</b>	NEIGHBORHOOD HOUSING & DEVELOPMENT CORPORATION
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Neighborhood Housing & Development Corporation, Inc. is currently a CDBG & HOME funded agency and is also designated as a CHDO. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022 funding application workshop. ANTICIPATED OUTCOME: Housing Assistance
17	<b>Agency/Group/Organization</b>	GAINESVILLE HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Gainesville and GHA continue to work in partnership to address affordable and homeless housing needs in the community utilizing available resources. The City and GHA also collaborates with the local CoC in efforts to address the overall community goal of providing access to affordable and stable housing; and adequate referrals to resources and assistance to low-income families They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022 funding application workshop. Their agency instrument (GHDMC) applied for FY 22-23 CDBG/HOME funding. ANTICIPATED OUTCOME: Housing Assistance
18	<b>Agency/Group/Organization</b>	ALACHUA HABITAT FOR HUMANITY, INC.
	<b>Agency/Group/Organization Type</b>	Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Alachua Habitat for Humanity is currently a CDBG & HOME funded agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022 funding application workshop. ANTICIPATED OUTCOME: Housing Assistance
19	<b>Agency/Group/Organization</b>	K L H INVEST, LLC
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	KLH Invest, LLC is seeking CDBG funding for Housing activities. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022 funding application workshop. ANTICIPATED OUTCOME: Housing Assistance
20	<b>Agency/Group/Organization</b>	ST. FRANCIS HOUSE, INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	St. Francis House (Emergency Shelter), Inc. is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022, funding application workshop. ANTICIPATED OUTCOME: Public Service-Emergency Homeless Assistance

21	<b>Agency/Group/Organization</b>	ST. FRANCIS HOUSE, INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	St. Francis House (Cold Night Shelter), Inc. is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022, funding application workshop. ANTICIPATED OUTCOME: Public Service - Emergency Inclement Weather Homeless Assistance
22	<b>Agency/Group/Organization</b>	FLORIDA DEPARTMENT OF HEALTH – ALACHUA COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Health Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-Based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meetings/on-line survey/interview. Consultation assisted in identifying priority needs that will be addressed through Consolidated Plan Activities. They were contacted via e-mail. ANTICIPATED OUTCOME: Availability of most recent county and State lead reports to remain current on required guidelines, processes and outcomes.  Grantee Unique Appendices: Lead-Based Paint Data
23	<b>Agency/Group/Organization</b>	GAINESVILLE CITY COMMISSION
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Broadband Feasibility and Resiliency
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As part of the City's Broadband Initiative, the City Commission continues its review of potential broadband options to implement an expanded network in a priority one area as a pilot project, with a future option to expand citywide.
24	<b>Agency/Group/Organization</b>	BLOSSOMING BUTTERFLY
	<b>Agency/Group/Organization Type</b>	Services-Public Services
	<b>What section of the Plan was addressed by Consultation?</b>	Services - At-Risk Persons, Women
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Blossoming Butterfly expressed interest in seeking CDBG funding for Special Needs health services. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022 funding application workshop. ANTICIPATED OUTCOME: Special Needs
25	<b>Agency/Group/Organization</b>	EPISCOPAL CHILDREN'S SERVICES
	<b>Agency/Group/Organization Type</b>	Services – Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Episcopal Children's Services is a CDBG funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone. Provided opportunity to participate in optional June 28, 2022 funding application workshop. ANTICIPATED OUTCOME: Housing Assistance (target population-Children)

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	United Way of North Central Florida	NCFA organizational mission overlaps with the City of Gainesville's Strategic Plan and Action Plan goals through enhanced coordination between public and private social service providers, as well as community outreach on issues related to homelessness.
Local Housing Assistance Plan	City of Gainesville	The City'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 Comprehensive Plan contains goals and objectives to prioritize and govern the City's fiscal and regulatory activities.
Analysis of Impediments to Fair Housing Choice	City of Gainesville	Analyzes fair housing data, issues and factors contributing to housing discrimination and then identifies goals and priorities to address these issues, including collaboration with other entities.

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

**Narrative (optional)**

**AP-12 Participation – 91.105, 91.200(c)**

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

Citizen Participation Outreach

**To be updated at the conclusion of all community engagement sessions**

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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Not Applicable</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>___ Attendees</p>	<p>Public Services applicant agencies presented information on their current activities, benefits to community and the necessity to continue operations to impact LMI families and individuals</p>	<p>All Accepted</p>	



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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Not Applicable</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Attendees	Refer to summary of comments in the Executive Summary of this plan.	All Accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Not Applicable</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	7 Attendees	CACCD reviewed and finalized the Fiscal Year 2022-2022 outside Housing and Public Services agencies funding recommendations for subsequent City Commission review and requested approval	All Accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Not Applicable</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>___ Attendees.</p> <p>HCD Staff presented the proposed Fiscal Year 2022-2023 Annual Action Plan to City Commission, including the overall funding amounts, steps taken to solicit public feedback, and answered questions from Commissioners and attendees.</p> <p>The CACCD chairperson also presented a narrative on the committee's funding recommendations for outside Housing and Public Services Agencies</p>		All Accepted	

Table 4 – Citizen Participation Outreach

## 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	1,305,794	0	0	1,305,794	1,305,794	The CDBG Entitlement program provides annual grants to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	Public - Federal	Acquisition, Homebuyer Assistance, Homeowner Rehab, Multi-Family Rental, New Construction, Multi-Family Rental Rehab, New Construction for Ownership, TBRA	600,672	5,000	0	605,672	605,672	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 5 - 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 projects to be successful, other funding sources including in-kind resources are often added to the federal funding in order to have sufficient resources to benefit the population to be served as well as to cover expenditures that may not be allowable under the CPD programs or to cover indirect costs. The source of these additional funds will depend on the nature of the activity. For example, funds provided for public service activities will be matched by the agencies receiving funding from public and private sources, foundations, and/or fundraising. The HOME program requires a 25% match which may be reduced by HUD if the City is distressed or suffered a presidentially declared disaster. Due to fiscal distress, HUD has granted the City a 100% match reduction for PY22 based on the calculation below:

**FY 2021 Calculations** (*current American Community Survey (ACS) available data*)

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

**% Poverty** – 31.44    **\$PCI (<\$24,306)** - \$22,389    **Fiscal Distress** – 100%

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

**Discussion**

In partnership with the Department of Sustainable Development, the City of Gainesville has identified publically-owned lands suitable for affordable housing to 1) provide opportunity to secure sites where new housing units can be located; and 2) develop a more robust redevelop strategy for all City-owned land. As part of this initiative, approximately 50 different parcels of land have been identified that could support development of affordable housing. The City of Gainesville will closely monitor and align any collaborative opportunities make sure those properties designated as surplus or escheated are made available for affordable housing developers. The goal is to create more affordable housing units and return these parcels back to the tax roll.

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## 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: \$740,836 HOME: \$315,455	Homeowner Housing Rehabilitated: <b>21</b> Household Housing Units
2	Homeowner Assistance	2018	2022	Affordable Housing	Citywide	Affordable Housing	HOME: \$45,000	Direct Financial Assistance to Homebuyers: <b>3</b> Households Assisted
4	New Construction	2018	2022	Affordable Housing	Citywide	Affordable Housing	CDBG: \$108,000 HOME: \$180,150	Homeowner Housing Added: <b>22</b> Household Housing Units



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 Expanded Public Services in response to Coronavirus (public health, housing, community/economic development)	Citywide	Public Services	CDBG: \$195,800	Public service activities other than Low/Moderate Income Housing Benefit: <b>1298</b> Persons Assisted
8	Planning and Administration	2018	2022	Planning and Administration	Citywide	Planning and Administration	CDBG: \$261,158 HOME: \$60,067	Other: <b>0</b> Other

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	Maintain the existing affordable housing stock through housing rehabilitation of owner-occupied housing units. Rehabilitation of deteriorated housing will support access and availability to decent and affordable housing by alleviating or eliminating hazardous and costly living conditions. The City will also use CDBG funds for program delivery of housing rehabilitation activities carried out through the HOME program.

2	<b>Goal Name</b>	HOMEOWNER ASSISTANCE
	<b>Goal Description</b>	Support homeownership opportunities by providing direct financial assistance to potential homeowners for down-payment costs.
4	<b>Goal Name</b>	NEW CONSTRUCTION
	<b>Goal Description</b>	Provide affordable housing opportunities through the construction of new affordable units. The City will also use CDBG funds to cover program delivery costs for new construction activities carried out through HOME. CDBG funds will not directly be used for new construction. Included under this goal is the CHDO activity which is through Neighborhood Housing and Development Corporation (NHDC), the designated Community Housing Development Organization (CHDO). The City expects to fund NHDC with <u>\$81,476</u> to carry out new construction, which complies with the 15% set-aside.
5	<b>Goal Name</b>	PUBLIC SERVICES ASSISTANCE
	<b>Goal Description</b>	Public Services activities other than Low/Moderate Income Housing Benefit to promote a suitable living environment including homeless services, elderly services, and at-risk youth services.
8	<b>Goal Name</b>	PLANNING AND ADMINISTRATION
	<b>Goal Description</b>	Operate HUD programs and manage activities to carry out the CDBG and HOME grants. Activities include staff salaries; financial responsibility; and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Analysis of Impediments.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City will undertake various projects during the 2021-2022 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	Black-on-Black Crime Task Force
3	Center for Independent Living
4	Rebuilding Together North Central Florida – Emergency Repair
5	ElderCare of Alachua County
6	Family Promise of Gainesville, Inc.
7	Neighborhood Housing and Development Corporation (NHDC) - Program Delivery
8	City HCD Housing Rehabilitation - Program Delivery
9	City HCD Homeowner Housing Rehabilitation - CDBG
10	City HCD House Replacement Rehab
11	City HCD Roof Replacement
12	Gardenia Garden, Inc.
13	Girls Place, Inc.
14	Girl Scouts of Gateway Council, Inc.
15	Helping Hands Clinic, Inc. (General)
16	Helping Hands Clinic, Inc. (Women)
17	Episcopal Children's Services
18	Southcare Nursing Center DBA Southcare
19	St. Francis House (Arbor House)
20	St. Francis House (Emergency Shelter)
21	St. Francis House (Cold Weather Shelter Program)
22	Gainesville Housing Development & Management Corporation - CDBG
23	Alachua Habitat for Humanity – Program Delivery
24	KLH Invest, LLC

#	Project Name
25	HOME Administration
26	Alachua Habitat for Humanity - HOME
27	Neighborhood Housing and Development Corporation (NHDC) - New Construction - CHDO
28	Gainesville Housing Development & Management Corporation - HOME
29	City HCD Housing Rehabilitation - HOME
30	City HCD House Replacement Program - HOME
31	City - HCD Down Payment Assistance Program
32	City - HCD Program Delivery - HOME

**Table 7 - Project Information**

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

In identifying priorities, the City uses a ranking system to determine needs as low, medium, high, or no need. In ranking needs within the community, the City takes into consideration information from the Needs Assessment, Housing Market Analysis, citizen participation process, and agency consultation. The City assesses the amount of funding available and which activities can be funded within budget to address high priority needs.

The priority ranking system is as follows:

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

There are various elements that produce obstacles to meeting need within the community. Addressing all housing, homeless, and community developments needs is a difficult task due to lack of funding. The City utilizes all possible resources and continues to seek leveraging sources to meet as many underserved needs 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. Stagnant incomes add to the number of families and individuals needing access to services and many times the capacity to fund and implement existing or additional programs is limited. The City utilizes its CDBG and HOME funds to the fullest extent to assist in meeting underserved needs. Leveraging efforts with public and private entities are also made to supplement federal funds and increase the resources available to address community need.

**AP-38 Project Summary**  
**Project Summary Information**

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<b>1</b>	<b>Project Name</b>	<b>CDBG Administration</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$261,158
	<b>Description</b>	Support operations for the CDBG Program. Funds will be used for staff salaries and preparation of HUD required documents including the Annual Action Plan (AAP) and Consolidated Annual Performance and Evaluation Report (CAPER)
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not Applicable - Planning & Administration to facilitate and support CDBG-funded HCD and Outside Agencies activities and projects
	<b>Location Description</b>	Grantee Office - 306 NE 6th Avenue - Gainesville, Florida 32602
	<b>Planned Activities</b>	The City will use funds for program administration including staff salaries and to preparation of HUD required documents including the Annual Action Plan (AAP) and Consolidated Annual Performance and Evaluation Report (CAPER)
<b>2</b>	<b>Project Name</b>	<b>Black-on-Black Crime Task Force</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Funds will be used to provide services to children (grades K-8), under the age of 13, at the Pineridge Neighborhood Center. Ongoing activities include family support, child development, health, nutritional support, academic tutoring, and safety programs.
	<b>Target Date</b>	9/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Project will assist fifteen (15) low income, at-risk youth
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Youth Services – child development, health, nutritional support, academic tutoring
<b>3</b>	<b>Project Name</b>	Center for Independent Living, Inc.
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	The City will fund the construction of wheelchair ramps for persons with disabilities who currently live without proper accessibility in their own homes. Wheelchair ramp recipients will be individuals with disabilities who meet Federal low to very low-income requirements
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Project will assist six (6) very-low-to low-income households with disabilities
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	ADA Accessibility Ramps	
<b>4</b>	<b>Project Name</b>	Rebuilding Together North Central Florida - Weatherization
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$13,000
	<b>Description</b>	This project provides critical home repair/rehabilitation to low-income homeowners, disabled residents, and/or veterans. Projects will be located within CDBG area
	<b>Target Date</b>	9/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 25 low-income households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Housing Rehabilitation
5	<b>Project Name</b>	ElderCare of Alachua County
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$22,300
	<b>Description</b>	The Senior Meal Program intends to serve qualifying Gainesville senior citizens. The locations of the proposed project are congregate meal sites and client homes in the Gainesville community.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist seventeen (17) low-to moderate-income senior citizens
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Elderly Services – Senior Meal Program
6	<b>Project Name</b>	Family Promise of Gainesville, Florida, Inc.
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$18,500
	<b>Description</b>	Family Promise of Gainesville is a shelter for families with children. Funds will be provided for wraparound services that help families with secure and stable housing. Family Promise coordinates with local churches to shelter families until permanent housing is secured.
	<b>Target Date</b>	9/30/2023



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist fourteen (14) very-low to low-income homeless families.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Homeless services
7	<b>Project Name</b>	Neighborhood Housing and Development Corporation (NHDC) – Program Delivery
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	New Construction
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	The City will provide CDBG funds to cover program delivery costs for new construction carried out through the HOME Program - CDBG funds will not be used directly for new construction.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist low to moderate income households (Accomplishments will be reported under the HOME activity)
	<b>Location Description</b>	Target Area – Incorporated City Limits
	<b>Planned Activities</b>	Program delivery for new construction carried out through the HOME Program.
8	<b>Project Name</b>	City HCD Housing Rehabilitation - Program Delivery
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$350,000
	<b>Description</b>	Program delivery and administration of the in-house housing rehabilitation program including intake of applications, income qualifications, and waiting list management, RFP for contractors, inspections, and close-outs.

	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not Applicable - Program Delivery Costs
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Program Delivery for City's housing rehabilitation program
9	<b>Project Name</b>	City HCD Homeowner Housing Rehabilitation - CDBG
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$140,000
	<b>Description</b>	The City will ameliorate hazardous conditions and maintain the existing affordable housing stock through the rehabilitation of housing units.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will assist two (2) low-to moderate-income households
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Housing Rehabilitation	
10	<b>Project Name</b>	City HCD House Replacement Rehab
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$125,000
	<b>Description</b>	The City will ameliorate hazardous conditions and maintain the existing affordable housing stock through rehabilitation which may lead to replacement.
	<b>Target Date</b>	9/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will assist one (1) low-to moderate-income household
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Rehabilitation and direct financial assistance for temporary relocation costs
<b>11</b>	<b>Project Name</b>	City HCD Roof Replacement
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$58,836
	<b>Description</b>	The City will maintain the existing affordable housing stock by providing emergency roof repairs for low income households.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will assist three (3) low-income households
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Housing Rehabilitation	
<b>12</b>	<b>Project Name</b>	Gardenia Garden, Inc.
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Using retired educators as instructors, the Saturday Academy is a tutoring and mentoring program designed to enhance the academic and cultural experiences of students in grades K-8. Curriculum includes reading, writing, mathematics, computer skills, science and interactive activities such as field trips, summer enrichment programs, and class incentive & reward programs.

	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist forty (40) low-to moderate-income youth
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Youth Education Services
13	<b>Project Name</b>	Girls Place, Inc.
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$12,500
	<b>Description</b>	This program intends to serve girls, ages 5-14. The program will emphasize academics, helping girls reading below average to attain grade-level reading. Also providing social and emotional learning and crisis intervention as needed. This program works in partnership with the University of Florida (UF) and the Alachua County School District.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist fifteen (15) low-to moderate-income youth
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Youth Education Services	
14	<b>Project Name</b>	Girl Scouts of Gateway Council, Inc.
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,000

	<b>Description</b>	The program will fund the cost of membership fees for youth girls to participate in the Girl Scouts program. Activities encourage girls to build positive character traits and increase self-esteem. Activities can include education, community service, and networking and will provide opportunities for girl to see how their actions can impact the lives of others.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 125 youth girls
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Youth services including education, character building, networking, and community service
<b>15</b>	<b>Project Name</b>	Helping Hands Clinic, Inc. (General)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$16,000
	<b>Description</b>	Funds will be provided to facilitate operating costs and program delivery of healthcare services to uninsured homeless persons. Funds will allow Helping Hands Clinic (General) to improve the effectiveness of healthcare services, meet defined performance measures, improve access to pharmaceutical, vision care, and laboratory & imaging studies.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 440 homeless persons
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Homeless healthcare services
<b>16</b>	<b>Project Name</b>	Helping Hands Clinic, Inc. (Women)
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$14,500
	<b>Description</b>	Funding will facilitate operating costs and program delivery of healthcare services to support the special needs of uninsured homeless women. Funds will allow Helping Hands Clinic (Women) to improve the effectiveness of healthcare services, meet defined performance measures, improve access to pharmaceutical, vision care, and laboratory & imaging studies. Additionally, the program will ensure this special population receives gynecological exams, follow-up care, increased female health screenings, and STD testing.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 241 homeless women
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Healthcare services to homeless women
17	<b>Project Name</b>	Episcopal Children's Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Head Start Program serving pre-school children in the City of Gainesville. Program is designed to identify the community's most vulnerable young neighbors, emphasizing those with the most acute needs, including Children in LMI families (lowest income with the highest needs); Children experiencing homelessness; Children in foster care; and Children with disabilities.
	<b>Target Date</b>	9/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 228 low-to moderate-income children and youth
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Children and Youth Education Services
<b>18</b>	<b>Project Name</b>	SOUTHCARE NURSING CENTER DBA SOUTHCARE
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Non-Homeless Special Needs; Services – At-Risk Persons
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$11,500
	<b>Description</b>	The program will fund a nutritional support program for those who are unable to cook due to being immobilized to varying degrees.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist thirteen (13) LMI at-risk persons with nutritional support during periods of immobility
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Nutritionally adequate prepared meals will be provided to LMI at-risk persons during varying periods of immobility
<b>19</b>	<b>Project Name</b>	St. Francis House (Arbor House)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$15,500
	<b>Description</b>	Arbor House provides case management services to low, very low and extremely low-income homeless women who are either single, pregnant, or have children to assist with locating and maintaining permanent supportive housing.
	<b>Target Date</b>	9/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist fifteen (15) extremely low, very low- and low-income homeless women
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Supportive housing services for homeless women
<b>20</b>	<b>Project Name</b>	St. Francis House (Emergency Shelter)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Funding will facilitate operating and program delivery costs to assist homeless individuals and families with access to shelter and also assist some shelter guests to gain employment, and secure permanent, sustainable housing.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Project will assist eighty-five (85) homeless persons
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Temporary housing and providing resources and education for shelter guests to access employment and permanent housing
<b>21</b>	<b>Project Name</b>	City of Gainesville Cold Weather Shelter Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$25,000



	<b>Description</b>	The City will provide funds directly to non-profit organizations to cover operating & program delivery costs to provide temporary emergency shelter services and other support services for homeless persons (i.e. 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 is given to homeless families with children (age 18 years and under) and/or homeless youth (age 18 years and under).
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Project will assist fifty (50) homeless persons
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Temporary emergency shelter and supportive services for the homeless
22	<b>Project Name</b>	Gainesville Housing Development & Management Corporation – CDBG (Program Delivery/Professional Services)
	<b>Target Area</b>	Gainesville City Limits
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Provide professional services and contracted improvements utilizing CDBG funds during the construction of three (3) new affordable homes for LMI individuals and/or families within the City of Gainesville. The City will provide CDBG funds to cover program delivery costs for new construction carried out through the HOME Program - CDBG funds will not be used directly for new construction.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist low to moderate income households (Accomplishments will be reported under the HOME activity)

	<b>Location Description</b>	Target Area – Incorporated City Limits
	<b>Planned Activities</b>	Program delivery for new construction carried out through the HOME Program.
<b>23</b>	<b>Project Name</b>	Alachua Habitat for Humanity - Program Delivery
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	New Construction
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	The City will provide CDBG funds to cover program delivery costs for new construction of affordable housing carried out through the HOME program (see Project #26). CDBG funds will not be used directly for new construction
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist low to moderate income households (Accomplishments will be reported under the HOME activity)
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Program Delivery for new construction under the HOME Program
<b>24</b>	<b>Project Name</b>	KLH Invest, Inc.
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	New Construction
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$37,000
	<b>Description</b>	The City will provide CDBG funds to cover soft costs for new construction of affordable rental housing for LMI Individuals/families
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist low to moderate income households

	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Soft costs for new rental construction
25	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HOME: \$60,067
	<b>Description</b>	Support operations for the HOME Program. Funds will be used for staff salaries and prepare HUD required documents including the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER)
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not Applicable - Planning & Administration
	<b>Location Description</b>	Grantee Office - 306 NE 6th Avenue, Gainesville, Florida 32602
	<b>Planned Activities</b>	The City will use funds for program administration including staff salaries and to prepare HUD required documents including the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).
26	<b>Project Name</b>	Alachua Habitat for Humanity (New Construction)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	New Construction
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$40,000
	<b>Description</b>	The City will provide funds for the construction of new houses that are mortgaged at 0% interest. Principle payments are then returned to the program, thereby recycling capital investment. Homeowners are low- income residents, who are willing to contribute sweat equity.
	<b>Target Date</b>	9/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Project will assist four (4) LMI households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	New Construction
27	<b>Project Name</b>	Neighborhood Housing and Development Corporation (NHDC) - New Construction - CHDO
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	New Construction
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$90,150
	<b>Description</b>	Funds will be used for the acquisition and construction of housing that will be offered for purchase to eligible low-income homebuyers in the Duval Neighborhood.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist four (4) LMI households
	<b>Location Description</b>	Target Area – Incorporated city limits of Gainesville
	<b>Planned Activities</b>	Acquisition and New Construction
28	<b>Project Name</b>	Gainesville Housing Development & Management Corporation – HOME
	<b>Target Area</b>	Gainesville City Limits
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Utilize HOME funds to construct three (3) new affordable homes for LMI individuals and/or families within the City of Gainesville.
	<b>Target Date</b>	9/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist three (3) low to moderate income households, especially elderly, handicap, disabled or veteran individuals
	<b>Location Description</b>	Target Area – Incorporated City Limits
	<b>Planned Activities</b>	New Construction
29	<b>Project Name</b>	City HCD Housing Rehabilitation - HOME
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$165,455
	<b>Description</b>	The City will ameliorate hazardous conditions and maintain the existing affordable housing stock through the rehabilitation of housing units.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will assist two (2) low-to moderate-income households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Housing Rehabilitation
30	<b>Project Name</b>	City HCD House Replacement Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	New Construction
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$125,000
	<b>Description</b>	Homes that are inspected and deemed to be ineligible for rehabilitation due to cost of rehabilitation compared to the value of the home will be re-built through this program.
	<b>Target Date</b>	9/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist one (1) low-to moderate-income household
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Demolition and new construction
31	<b>Project Name</b>	City - HCD Down Payment Assistance Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeowner Assistance
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$45,000
	<b>Description</b>	The City will support access to affordable housing and homeownership opportunities by providing down payment assistance to homebuyers, alleviating costs of purchasing a home. The project budget includes \$5,000 of program income in addition to the budgeted amount from the annual HOME allocation.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist three (3) low-income households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Down Payment Assistance
32	<b>Project Name</b>	City - HCD Program Delivery
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeowner Assistance
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$25,000
	<b>Description</b>	The City will provide funds to cover program delivery costs for affordable housing programs carried out through the HOME program.
	<b>Target Date</b>	9/30/2023

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Program Delivery

DRAFT

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

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

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

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

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	100

**Table 8 - Geographic Distribution**

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

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

In addition, the Needs Assessment and Market Analysis of the 5-Year Consolidated Plan and input from the Consolidated Plan public meetings determined that various areas throughout the City suffer from a lack of affordable housing and that homeless and special needs populations require public/social services to reduce poverty. It has been determined that East Gainesville suffers from a lack of affordable housing and is in significant need of comprehensive revitalization. The specific census tracts identified for the East Gainesville target area are also identified as racially/ethnically concentrated areas of poverty (R/ECAPs). During this process, the City engaged with residents, public housing residents, neighborhood leaders, social service providers, and adjacent and regional government entities to identify needs in the



target area.

**Discussion**

Not Applicable

DRAFT

## Affordable Housing

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

#### Introduction

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

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	23
Special-Needs	10
Total	33

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported</b>	
Rental Assistance	0
The Production of New Units	5
Rehab of Existing Units	25
Acquisition of Existing Units	3
Total	33

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Not Applicable.

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

### **Introduction**

The Gainesville Housing Authority (GHA) serves the City of Gainesville. GHA owns and operates 635 public housing units in eight developments. The developments are Caroline Manor (28 units), Eastwood Meadows (50 units), Forest Pines (36 units), Lake Terrace (100 units), Oak Park (101 units), Pine Meadows (80 units), Sunshine Park (70 units), and Woodland Park (170 units). GHA also administers over 1,500 housing vouchers including Section 8 Housing Choice Vouchers and HUD-VASH vouchers.

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

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

The City's 2018-2022 Consolidated Plan identified the most immediate needs of residents of public housing and HCV holders to be an increase in the supply of affordable, accessible, and decent quality housing, supportive services, and economic opportunities to achieve self-sufficiency. In FY 22-23, GHA will continue to efficiently manage its public housing units and acquire or develop new through GHDMC as opportunities arise. GHA will also ensure that housing choice vouchers are used to maintain the number of affordable and decent rental units in the private rental market and will apply for additional housing choice vouchers should funds become available through HUD. Additional goals included in HACFM's Annual PHA Plan include:

The City will continue its down-payment and closing cost assistance programs to assist public housing residents who seek to become homeowners. In addition, the City does plan to work with and provide funding to GHDMC during FY 22-23 and will continue to review the GHA's annual plans for consistency with the City's Consolidated Plan. The City will continue to coordinate with GHA regarding their plans to develop, redevelop and modernize GHA's project-based housing communities.

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

The City coordinates with GHA to conduct homeownership workshops for GHA residents and clients, sometimes on GHA property. GHA staff often refer their clients to the City workshops which inform participants about available grants, programs, and other funding opportunities. The City also assists GHA with marketing and outreach efforts. GHA is committed to continuing the Job Training and Entrepreneurship (JTE) Program for its public housing and Section 8 Housing Choice Voucher clients. The JTE Program assists housing residents to attain financial independence through education, training, and employment through increased resident involvement. The JTE Program serves as a clearinghouse for referrals to other agencies and private resources for participant families.

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

During FY 22-23, the City will continue to fund housing development projects that create new housing units for lower income households as well as operate its down-payment assistance program.

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

***Not Applicable***

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

**Discussion**

Not Applicable

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

### **Introduction**

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

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

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

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

- 1.** The City provides GRACE Marketplace with \$1,500,000 each year. GRACE Marketplace, which is operated by the Alachua County Coalition for the Homeless and Hungry, uses those funds to provide low barrier emergency shelter and social services. **2.** The City provided \$201,000 to fund a team of specially trained homeless street outreach workers. Additional funding for this program is currently being considered. **3.** The City has coordinated with community organizations to close an encampment of thirty-eight (38) homeless persons located on City owned land that formerly contained a fire station. Through the use of specially trained outreach workers, and use of hotel rooms for temporary shelter, all 38 campers have found permanent housing or are in a program to find permanent housing. The City provided \$75,200 for the hotel rooms. **4.** The City, the County and several other community organizations are currently developing plans to provide permanent supportive housing units through the purchase and adaptive reuse of an existing building. **5.** The City, through its Fire Rescue Department, coordinates with several other agencies to implement the Community Resource Paramedicine Program. **6.** The City funds a Family Reunification Program. Through this program, a local social service provider can offer homeless persons the opportunity to travel by bus, for free, to family or friends in other areas. **7.** Other community goals to address homelessness are increased participation and funding of programs such as mental health services, HMIS, Coordinated Entry, outreach to landlords and a bus pass program for homeless persons working with a case manager.

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

One of the City's strategies for preventing and reducing homelessness is to assist non-profit service providers in obtaining additional funding sources for emergency shelter. The City's strategies also include

continued support of the Cold Night Shelter Program during the coldest winter months.

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

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

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

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

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

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

**Helping low-income individuals and families avoid becoming homeless, especially extremely**

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

One of the City of Gainesville's strategies for preventing and reducing homelessness is to support non-profit service providers that offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent and reduce homelessness.

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

### **Discussion**

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

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

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

### **Introduction:**

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

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

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

There can also be additional institutional, physical, or social barriers to development and promotion of access to affordable housing. The following barriers may also impact the development of affordable housing:

- Development approvals process. The development approval process can be time- and resource-intensive, particularly for developers of affordable housing.
- Affordable housing accessible to transit. Low-income households and individuals with disabilities are more likely to depend on public transportation as a means of mobility. A lack of affordable housing near public transportation hubs places an inherent restriction on a family’s ability to reasonably access housing.
- Not In My Back Yard (NIMBY) Syndrome. The social and financial stigma of affordable housing can lead to significant resistance from surrounding properties.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as**



**barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

In recent years the City has taken the following actions:

- Increased allowances for Accessory Dwelling Units and Single Room Occupancy Units;
- Reduced connection charges for residential units that are less than 1,400 square feet in size; and
- Reduced certain tree mitigation fees for affordable housing.

In addition, the City is considering the recommendations of two studies. The first study, the Housing Action Plan (HAP), consisted of general recommendations to increase access to affordable housing. The second study specifically focused on the impacts of Exclusionary Zoning and Inclusionary Zoning. The City is now considering the recommendations of these studies, including actions to reduce exclusionary zoning regulations (e.g., allow duplexes, triplexes, and quadraplexes in areas with single-family zoning), and to implement inclusionary zoning requirements.

Finally, in order to receive SHIP funds from the State of Florida, the City's Affordable Housing Advisory Committee (AHAC) is annually required to review the City's plans, policies, procedures, ordinances, and land development regulations. Based on that review, the AHAC is required to develop an Incentives and Recommendations Report (IRR) containing recommendations to increase the development of affordable

housing in the City. Each year, the AHAC is required to submit the IRR to the City Commission.

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**Discussion:**

On March 17, 2022, the Affordable Housing Framework for Discussion was presented to the City Commission. After that presentation, the City of Gainesville began the process of laying a foundation to build a new innovative, collaborative and strategic path forward to develop the Affordable Housing Work Plan to address the issues highlighted in the Affordable Housing Framework AP-85 Other Actions – 91.220(k).

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The City of Gainesville and community partners, including the Alachua County Housing Authority, Bright Community Trust, Gainesville Housing Authority, HR&A, Neighborhood Housing and Development Corporation, and Rebuilding Together North Central Florida, worked together to plan, organize and successfully execute three community workshops designed to generate feedback from about strategies to improve affordable housing in Gainesville. Topics discussed during these meetings included: Affordable Housing 101, Affordable Housing Preservation, Community Land Trust, First-Time Homebuyer Programs, Funding Priorities, Housing Vouchers, Infill Housing, Rental Housing Program, Inclusionary Zoning and Exclusionary Zoning and information on housing resources and programs offered by the City and other partners. The three community workshops were held on May 9th, June 2nd and June 4th, 2022.

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Due to the heightened community interest in the discussion around affordable housing, especially the topic of exclusionary zoning, the City Commission directed staff to organize neighborhood workshops to continue the discussion and information sharing. Through the date of this report, staff has facilitated four neighborhood workshops in the following communities: Springhill, Azalea Trails, Porters and 5th Avenue and Pineridge, with more neighborhood workshops currently being scheduled. In total, approximately 200 neighbors attended these meetings.

Over the next twelve to twenty-four months, the City will develop an affordable housing work plan to build upon the affordable housing framework and inputs/received from the affordable housing workshops to provide much-needed housing opportunities in the Gainesville community.

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## **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 the need within the community. The primary obstacle to meeting underserved needs is insufficient 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. The lack of available affordable rental housing units and the lack of inventory of houses to purchase contributes significantly to the increased costs of housing; thereby, widening the gap of affordable units for the underserved in our community. In addition, the economic impact of the COVID-19 Pandemic continues to affect the already underserved community. A Lack of revenue funds limits the City's capacity to expand existing programs to meet the housing needs of low- to moderate-income families.

Nevertheless, the City continues to implement some 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 and County have funded a special City Department, the Gainesville Community Redevelopment Area (GCRA), to achieve these goals. The City also funds code enforcement activities to promote a suitable living environment for low-income persons.

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

The City of Gainesville continues to address the effects related to the COVID-19 pandemic. Successful efforts have included programs utilizing CDBG CARES Act funds (CDBG-CV1 and CDBG-CV3) used for

GNVCares About Neighbors and projected Public Services and Housing activities; and, the State Coronavirus Relief (CRF) Program (CDBG-CV2). The City also received \$32M in American Rescue Plan Act (ARPA), of which \$7M was allocated to Public Services, \$400,000 for Homeless Outreach, \$250,000 for Utility Debt Forgiveness, \$1M for Community Land Trust (CLT), and \$1,875,000 Aid to Non-Profit Agencies.

Additionally, the City of Gainesville received notification of a direct allocation of HOME-American Rescue Plan (HOME-ARP) funding of \$1,968,344 to provide support services for LMI individuals and households meeting certain programmatic thresholds.

These activities provided programming for low- and moderate-income children and families, at-risk youth, elderly/frail elderly, and persons with disabilities, among other eligible populations.

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

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

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

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

Following up on the HAP, the City is studying several regulatory reforms to increase zoning flexibility. These reforms include increased allowances for accessory dwelling units, reduction of exclusionary zoning provisions, and implementation of inclusionary housing requirements.

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

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

seniors.

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

Activities proposed in the 2021-2022 Annual Action Plan demonstrate continued efforts to provide decent housing for special needs populations, including the homeless, elderly and homeowners with a severe cost burden by: Providing funding for housing rehabilitation and homeownership activities; Supporting social service organizations that provide temporary housing, transitional housing and counseling services to the homeless population and to those at risk of becoming homeless; and Supporting social service organizations to help make their services to low income families more affordable, thereby reducing the cost burden.

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

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

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

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

The City of Gainesville implemented numerous strategies to mitigate lead-based paint issues. All contracts specify agreement and compliance with Lead Safe Work Practices. Rehabilitation projects conducted on properties built before 1978 are tested for lead, with results shared with each homeowner and any lead found mitigated prior to work on the home if applicable. The City's Housing Rehabilitation Specialist is trained and certified in Lead Safe Work Practices. The Housing Rehabilitation Specialist also provides lead information to all homeowners that receive residential rehabilitation services, and the City requires that all contractors and subcontractors receive Lead Safe Work Practices training and certification. The City also utilizes the informational resources provided by the Florida Department of Health - Alachua County. These online and subject matter expert resources provide valuable information on lead statistics



(especially related to children) within the City and County.

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

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

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

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

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

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

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

The City of Gainesville has a strong institutional delivery system. A wide range of services are available in the community, including homelessness prevention services, street outreach services, supportive services, and other services such as nutrition programs, healthcare programs, elderly programs, and youth

programs. These programs are provided by nonprofit organizations and Continuum of Care (CoC) member agencies.

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

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

#### *Public Sector*

It is essential that the Office of Housing and Community Development 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, Gainesville Fire and Rescue, Gainesville Community Redevelopment Agency, Department of Sustainable Development (Planning Department), Economic Development and Innovation, Facilities Management, Florida Department of Health - Alachua County, Gainesville Regional Utilities, Office of Equity and Inclusion, Office of Strategic Planning, Parks, Recreation and Cultural Affairs, Public Works Department, and Regional Transit System.

#### *Non-Profit Agencies*

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

#### *Private Sector and Other*

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

#### *Gainesville Housing Authority*

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

year goals and priorities and in making sure that services are delivered successfully.

**Discussion:**

Not Applicable

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## Program Specific Requirements

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

#### Introduction:

Not Applicable

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

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

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

## HOME Investment Partnership Program (HOME)

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

Not Applicable

The City of Gainesville complies with all federal regulations governing the use of HOME funds for homebuyer assistance and for rehabilitation of owner-occupied single-family housing including compliance with homeownership limits per 24 CFR 92.254(a)(2)(iii) which is 95 percent of the median area purchase price. The Gainesville Office of Housing & Community Development utilizes the most current HOME program maximum subsidy limits to determine if the cost of a home meets the per unit guideline for funding assistance.

Applicants for HOME program funding are only eligible if their income qualifies under HUD income limit guidelines for the Metropolitan Statistical Area (MSA). Assistance is provided on a first-come first-serve basis and all applications are required to be submitted through the City's online application portal (Neighborly) available on the City's official website at <https://www.cityofgainesville.org/>. The City notifies the public of available funding for its homeowner assistance and housing rehabilitation program through its annual NOFA process.

All outside agencies participating in the HOME program or receiving HOME funds are also subject to compliance with HUD regulations.

## Grantee Unique Appendices

***All appendices items to be included in final document submitted to HUD***

## **Attachments to be Included in Final Document...**

- **Cover Page**
- **NOFA - FY 22-23 CDBG & HOME**
- **Notice of Community Engagements/Public Comment Period/Public Hearing – Gainesville Sun, Gainesville Guardian**
- **Citizen Participation Plan**
- **Resale/Recapture Policy**
- **Grantee SF-424's and Certification(s)**
- **Assurances**
- **Certifications**
- **Anti-Lobbying**
- **Citizen Participation Comments**

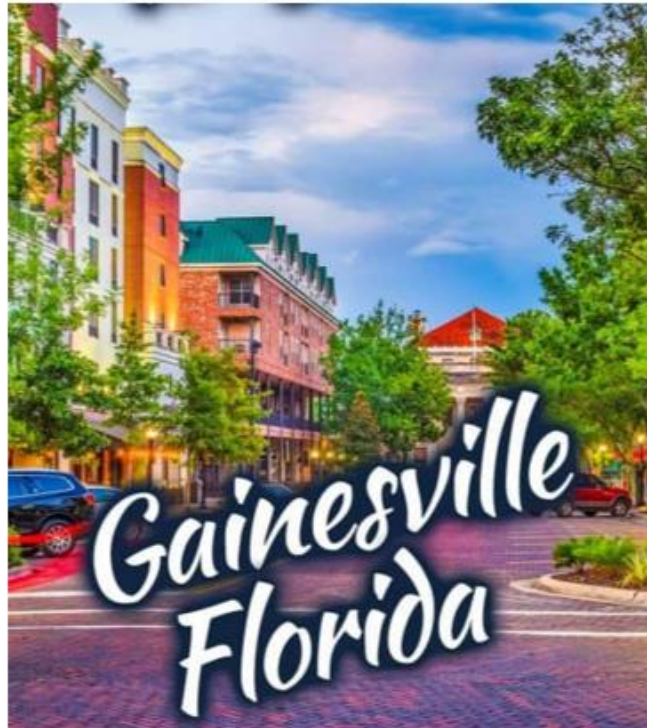


**FY 2022-2023 Annual Action Plan**

**Cover Page**

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**Proposed**  
**Annual Action Plan 2022-2023**



**FY 2022-2023**

**Notice of Funding Availability – CDBG and HOME**

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# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

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## **PROOF OF PUBLICATION**

Comm Dev Housing-309  
Comm Dev Housing-309  
Po Box 490  
Station #22  
Gainesville FL 32627-0490

STATE OF FLORIDA, COUNTY OF ALACHUA

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is of the legal clerk of the Gainesville Sun, a newspaper published at Gainesville in Alachua County, Florida; that the attached copy of advertisement, being a in the matter of in the Court, was published in said newspaper in the issues dated or by publication on the newspaper's website, if authorized, on:

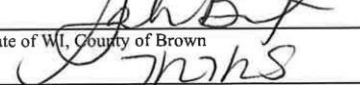
06/22/2022

and that the fees charged are legal. Affiant further says that the Gainesville Sun is a newspaper published at Gainesville, in Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said County, Florida, each and has been entered as periodicals matter at the post office in Gainesville, in Alachua County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

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Notary Public  
State of Wisconsin





**NOTICE OF FUNDING AVAILABILITY  
CITY OF GAINESVILLE  
CONSOLIDATED SUBMISSION FOR 2022-2023  
FEDERAL HOUSING AND COMMUNITY  
DEVELOPMENT PROGRAMS**

The City of Gainesville (City) receives an annual funding allocation from the United States Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program (HOME). All Funding is subject to appropriation by HUD. The City estimates receiving the following funding through the CDBG and HOME Programs for the fiscal year beginning October 1, 2022:

Program	Entitlement Allocation	Program Income (Projected)	Total
CDBG	\$1,305,794	\$0	\$1,305,794
HOME	\$ 800,872	\$5,000	\$805,872

The City of Gainesville anticipates having approximately \$370,800 CDBG Program funding available for new projects; AND \$215,150 HOME Program funding available for housing projects. Applications will be accepted from eligible not-for-profit organizations for the FY 2022-2023 program year for the following types of eligible activities which fall within the priority needs stated in the City's 2018-2023 Consolidated Plan and benefit very low, low and moderate-income residents within the City of Gainesville:

- Housing
- Homeless Assistance
- Job Training/Employment Assistance
- Nutritional Support
- Programs that Serve Disadvantaged or At-Risk Youth or Elderly Persons

**Cold Weather Shelter and Other Emergencies:**

As part of the CDBG Program allocation, the City anticipates funding \$25,000 to support temporary shelter and other support services for homeless persons, during periods of cold weather 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). The City is accepting applications from qualified organizations to provide temporary emergency indoor shelter and other support services during the upcoming cold weather months (November 2022 - March 2023). In the event of cold weather conditions prior to November 1, 2022, the City may authorize implementation of the Cold Night Shelter Program to ensure assistance is available to homeless persons.

All applications must demonstrate that temporary emergency indoor shelter and supportive services will be in strict compliance with all applicable sections of the City of Gainesville Code of Ordinances, including Section 30-2.1, Definitions; Section 30-5.12, Food Distribution Centers for the Needy; Section 30-5.22, Places of Religious Assembly; Section 30-5.24, Residences for Destitute People; and Section 30-5.33, Generally. All applications submitted must also demonstrate compliance with the City Manager's Administrative Procedure regarding the cold night temperature threshold (45° Fahrenheit) at which normally permitted occupancy limits can be exceeded for limited time periods. The City will award funding for this program to a qualified applicant who provides the most effective use of funds to provide temporary emergency indoor shelter and supportive services for homeless children and adults with children during the cold weather months. The City will award an ELIGIBLE ORGANIZATION (quasi-governmental or non-profit agency with current 501(c)(3) tax exempt status) who submits an application for eligible homeless assistance activities.

Applications will be available online beginning Tuesday, June 28, 2022, on the City's website:

<https://www.gainesvillefl.gov/Government-Pages/Government/Departments/Housing-Community-Development>

For 2022-2023, the City will only accept electronically submitted CDBG and/or HOME applications for funding consideration

The deadline for submitting these applications to the HCD Office is:

Friday, July 8, 2022 at 11:59 p.m. (Local Time)

Applications will not be accepted after 11:59 p.m.

The City will conduct a ZOOM workshop for prospective CDBG-HOME applications on

Tuesday, June 28, 2022 from 10:00 a.m. – 11:15 a.m.

[Join Zoom Meeting](#)

<https://us06web.zoom.us/j/87535911741?pwd=Zm90SW4xUm1lZEhRN0h0WEVlU3RlUT09>

Meeting ID: 875 3591 1741 Passcode: H3vV9x

One Tap Mobile

+1 301 715 8592 (Washington, DC)

Meeting ID: 875 3591 1741 Passcode: H3vV9x

Find Your Local Number: <https://us06web.zoom.us/j/87535911741>

For more information, please call the Office of Housing & Community Development at (352) 393-8864 or for Cold Night Shelter inquiries call Neighborhood Planning at (352) 393-8585

*The City of Gainesville is an Affirmative Action/Equal Opportunity/Drug Free Workplace Employer. The City of Gainesville is committed to a policy of non-discrimination in all City programs, services and activities, and will provide reasonable accommodations upon request. To request accommodations for non-English speaking persons, individuals with disabilities, and individuals with hearing impairments, please contact the City of Gainesville Office of Equity and Inclusion at (352) 334-5051 (voice) or (352) 334-2069 TDD. TTY users please call 711.*

FAIR HOUSING/EQUAL OPPORTUNITY/  
DISABILITY ACCESS JURISDICTIONS

GF-20210701

**Notice of  
Community Engagements/Public Meetings/Public Hearing**

DRAFT



**NOTICE OF SPECIAL FEDERAL FUNDING ALLOCATION PUBLIC MEETINGS**

**HOME-ARP**

Through the federal 2021 HOME-American Rescue Plan (HOME-ARP), the City of Gainesville has received a special allocation of \$1,968,639. This funding is available to reduce homelessness and increase housing stability for vulnerable populations, as a result of the COVID-19 pandemic.

**CDBG-CV**

Through the federal 2020 Community Development Block Grant (CDBG) CARES Act, the City of Gainesville has received a special allocation of \$1,001,999 (CDBG-CV3). Remaining funds available from CDBG-CV1 (\$259,441) will also be included for use to prevent, prepare for, and respond to the economic fallout of the COVID-19 pandemic. The use of these funds to support Public Services and Housing initiatives, was approved by the Gainesville City Commission on July 29, 2021.

Funds must be used to address eligible activities established by federal regulation. Examples of eligible activities include:

**CDBG-CV3**

- \* Buildings and Improvements
- \* Assistance to Businesses
- \* Provision of Public Services
- \* Planning, Capacity Building, and Technical Assistance

**HOME-ARP**

- \* Production or Preservation of Affordable Rental Housing
- \* Tenant-Based Rental Assistance (TBRA)
- \* Supportive Services, Homeless Prevention
- \* Housing Counseling
- \* Purchase and Development of Non-Congregate Shelters

To learn more about the HOME-ARP Program, and to prioritize funding allocations and identify unmet needs, the City is asking for your input. The City encourages residents and stakeholders to visit the following website: <https://www.fhcconnect.org/engage-gainesville>.

**CDBG AND HOME**

Through the federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME), the City of Gainesville has been notified of its Fiscal Year 2022-2023 allocations of \$1,305,794 (CDBG) and \$600,702 (HOME). This funding is available to provide Public Services and Housing programs to benefit very low, low and moderate income persons residing within the city limits of Gainesville.

In addition, the City will provide two (2) opportunities for in-person meetings to ask questions and provide input regarding these federal funding allocations. The first opportunity will take place from 6:00 p.m. to 7:30 p.m., on Wednesday, July 27, 2022, at the GRU Multi-Purpose Room, 301 SE 4th Avenue. A second opportunity to discuss these funding allocations will take place from 6:00 p.m. to 7:30 p.m., on Wednesday, August 3, 2022, at the Historic Thomas Center, in the Long Gallery, 302 NE 6th Avenue.

For more information, please send an email to [cockerhamfv@gainesvillefl.gov](mailto:cockerhamfv@gainesvillefl.gov), or call (352) 393-8864.

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**FAIR HOUSING/EQUAL OPPORTUNITY/DISABILITY ACCESS JURISDICTIONS**



QF-31305587

# **Citizen Participation Plan**

DRAFT





**City of Gainesville, Florida**  
**CITIZEN PARTICIPATION PLAN**  
*2018-2022*

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

## **1. Introduction**

In accordance with 24 CFR Section 91.105, the City of Gainesville Housing and Community Development (HCD) Division has prepared a Citizen Participation Plan to provide for and encourage citizen participation in the process of preparing and implementing plans related to programs funded by the U. S. Department of Housing and Urban Development (HUD).

The Citizen Participation Plan provides a guide for citizens and organizations to participate in an advisory role in assisting with the development of the Consolidated Plan, Annual Action Plan, and Fair Housing Plan, and in the review of the Consolidated Annual Performance Evaluation Report (CAPER). The Plan sets forth policies and procedures for citizen participation, which are designed to maximize the opportunity for engagement in the community development process. Special emphasis has been placed on encouraging participation by persons of low and moderate incomes, residents of blighted neighborhoods, residents of areas where community development funds are utilized, residents of predominantly low- and moderate-income neighborhoods identified by the City of Gainesville, minorities, non-English speaking persons, and persons with disabilities.

The Consolidated Plan establishes the City of Gainesville’s long-range strategy and five-year investment plan for community development, housing, and homeless services. The Plan allocates federal resources from the Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME). The Fair Housing Plan, including the Analysis of Impediments to Fair Housing Choice (AI) and/or Assessment of Fair Housing (AFH), analyzes fair housing data, housing issues and contributing factors to housing discrimination, which limit housing opportunity and choice. The Fair Housing Plan identifies goals and priorities to address these issues and encourages collaboration with other entities (public housing authorities, participating jurisdictions, in the area). The CAPER is a summary of progress toward achievement of the goals and objectives of the Consolidated and Action plans.

Citizens are encouraged to participate in all phases of the CDBG and HOME programs and will be provided full access to program information. However, final responsibility and authority for the development and implementation of the CDBG and HOME programs, and related plans, will lie with the City of Gainesville.

## **2. Purpose**

Section 508 of the Housing and Community Development Act of 1987 reinstated the requirement for a written citizen participation plan. The purpose of this plan is to meet HUD’s requirements and to spell

out the elements of the City's Citizen Participation Plan to encourage citizen input, particularly for the City's program-eligible populations.

The City of Gainesville's Citizen Participation Plan serves as the foundation for developing stronger citizen relationships in the City. The City supports and encourages full participation of citizens, community groups, and other interested agencies in both the development and evaluation of programs and activities covered in the preparation and implementation of the Five-Year Consolidated Plan, Annual Action Plan, Fair Housing Plan, Substantial Amendments, Consolidated Annual Performance Evaluation Report (CAPER), and other HUD-related plans.

### **3. Citizen Participation Contact**

The Neighborhood Planning Coordinator is designated as the Citizen Participation Coordinator and will serve as the contact person for all matters concerning citizen participation activities. This person shall be responsible for overseeing citizen participation throughout the community development process and the implementation of all citizen participation activities and functions, except those which may be specifically delegated to other parties by this Plan.

The specific duties and responsibilities of the Citizen Participation Coordinator shall include, but not necessarily be limited to: disseminating information concerning proposed projects and the status of current project activities; coordinating various groups which may be participating in the community development process; receiving written comments; serving as a vehicle by which ideas, comments, and proposals from local residents may be transmitted to local officials and/or program staff; and, monitoring the citizen participation process and proposing such amendments to the Citizen Participation Plan as may be necessary.

The Citizen Participation Coordinator may be contacted at (352) 393-8565 during regular business hours. All questions concerning citizen participation in the community development process should be addressed to the Citizen Participation Coordinator.

### **4. Citizen Advisory Committee Structure**

Increasing citizen and community involvement is an important component of gaining a better understanding of the needs in the city and developing appropriate strategies to address those needs. This is evidenced by the creation of a Citizen's Advisory Committee in 1974. The Citizen's Advisory Committee for Community Development (CACCD) consists of up to 15 members, and is devoted to activities related to the CDBG, HOME, and SHIP programs. The CACCD is used as a primary vehicle for citizen input for the City's federally and state-funded programs. The City of Gainesville is committed to a meaningful citizen participation process, and therefore, to the continued use of the CACCD.

The primary responsibility of the City Commission-appointed CACCD is to make recommendations to the City Commission on the annual distribution of the CDBG and HOME project funds based upon the objectives stated in the Consolidated Plan. The CACCD establishes program guidelines that assist them in recommending funding priority of housing, community development, and home activities.

The CACCD is a critical component of the public participation process. The CACCD is a resident advisory committee that works with the HCD Division of the City of Gainesville. The Advisory committee reviews and evaluates all housing development and public services applications; performs site visits to the agencies, hears presentations from each applicant; then, makes recommendation to the City Commission for final approval.

## **5. Public Participation Process**

The public participation process is designed to engage residents of the following communities or geographic areas in Gainesville:

- Persons affected by housing, community development, and fair housing decisions, investments and challenges, and
- Other persons interested in the development of the Consolidated Plan, Annual Action Plan, Fair Housing Plan, and Consolidated Annual Performance and Evaluation Report.

### **Public Hearings/Meetings**

Local governments applying for federal funds must comply with citizen participation regulations outlined in 24 CFR 570.486. Prior to submitting their application for federal funds, the local government applicant must provide sufficient opportunity for affected citizens to gain an understanding of the proposed project activities and the amount of federal funds being sought.

The number of public hearings required depends on the type of plan, amendment process, or performance report considered, but communities are generally encouraged to engage citizens at the onset of the project's planning process.

The purposes of the public hearings and meetings/workshops are to:

- Receive comments from citizens, public agencies, community members and other interested parties;
- Respond to proposals and comments at all stages of the submittal process;
- Identify housing and community development needs;
- Review the proposed use of funds;
- Review program amendments; and
- Review program performance.

The table below summarizes the public hearing, meeting/workshop, notification, comment period, and submittal requirements by type of plan, amendment process or performance report considered:

Public Participation Table					
TYPE OF SUBMITTAL:	Consolidated Plan (including Year 1 Annual Action Plan)	Annual Action Plan	Fair Housing Plan AI / AFH	Substantial Amendments	Consolidated Annual Performance and Evaluation Report (CAPER)
<i>Description</i>	Once every five (5) years, the City of Gainesville must develop a Consolidated Plan that identifies goals and strategies for providing affordable and decent housing, a safe and suitable living environment and adequate economic opportunities for program-eligible populations. The Consolidated Plan includes the Year 1 Annual Action Plan.	Each program year, the City of Gainesville must develop an Annual Action Plan that identifies sources of funding and projects to be completed during the program year to implement the Consolidated Plan. The Year 1 Annual Action Plan is included in the Consolidated Plan process. The remaining Year 2 thru Year 5 Annual Action Plans are developed subsequently.	Once every five (5) years, the City of Gainesville must develop a Fair Housing Plan (Analysis of Impediments or Assessment of Fair Housing) to identify fair housing issues and related contributing factors in the jurisdiction and region. The Fair Housing Plan must set goals to overcome fair housing issues and contributing factors identified and those goals must inform subsequent housing and community development planning processes.	A substantial change in the proposed use of program funds requires that amendments to the Consolidated Plan and/or Annual Action Plan be submitted to HUD. Amendments to the Fair Housing Plan are required when there is a material change that impacts the circumstances in the City which may include natural disasters, significant demographic changes, new significant contributing factors, and civil rights findings and/or causes alterations to the Plan's analyses, contributing factors, priorities, and/or goals.	Each program year, the City will issue a Consolidated Annual Performance and Evaluation Report (CAPER) showing how the Consolidated Plan and Annual Action Plan were implemented. The CAPER includes a description of the resources available and investment of those resources in terms of geographic distribution and populations assisted.
<i>Public Hearings</i>	Minimum of two (2) public hearings to encourage citizen participation, the first to be held early in the planning process and the second to be held at the conclusion of the 30-day comment period.	Minimum of one (1) public hearing at the conclusion of a 30-day public comment period.	Minimum of one (1) public hearing during the development of the Plan.	Consolidated Plan/Fair Housing Plan Amendments: Same as for the Consolidated Plan  Action Plan Amendments: Same as for the Annual Action Plan.	Minimum of one (1) public hearing at the conclusion of a 15-day public comment period.
<i>Public Meetings/ Workshops</i>	Minimum of two (2) public meetings/workshops with neighborhoods and/or stakeholder groups, to be held early in the planning process	At the discretion of the City Commission and/or CACCD to encourage citizen participation.	Same as for the Consolidated Plan	Consolidated Plan/Fair Housing Plan Amendments: Same as for the Consolidated Plan  Action Plan Amendments: Same as for the Annual Action Plan.	Public meetings are not required by HUD regulation for the preparation of the CAPER. The City, at its discretion, may decide to hold a public meeting in addition to the one (1) required public hearing.



Public Participation Table					
TYPE OF SUBMITTAL:	Consolidated Plan (including Year 1 Annual Action Plan)	Annual Action Plan	Fair Housing Plan AI / AFH	Substantial Amendments	Consolidated Annual Performance and Evaluation Report (CAPER)
<i>Published Notice of Plan Availability for Review/ Comment</i>	Minimum of one (1) notice of plan availability for public review and comment, including a summary of the plans and locations and hours of availability; published in a newspaper of general circulation and any smaller publications serving program-eligible populations; and published at the start of the 30-day comment period.	Same as for Consolidated Plan.	Same as for Consolidated Plan.	Same as for Consolidated Plan.	Minimum of one (1) notice of CAPER availability for public review and comment; including a summary of the CAPER; locations and hours of availability; published in a newspaper of general circulation and any smaller publications serving program-eligible populations; and published at the start of the 15-day comment period.
<i>Comment Period</i>	The City will make a draft of the plans available for a 30-day comment period. Copies of the draft plans will be made available for review at the Clerk of the Commission's office, HCD Division offices and public libraries serving program-eligible populations. The plans will also be posted to the City's website and a reasonable number of additional copies will be provided to citizens upon request.	Same as for Consolidated Plan.	Same as for Consolidated Plan.	Same as for Consolidated Plan.	The City will make a draft of the CAPER available for a 15-day public comment period. Copies of the draft CAPER will be made available for review at the Clerk of the Commission's office, HCD Division offices and public libraries serving program-eligible populations. The CAPER will also be posted to the City's website and a reasonable number of copies will be provided to citizens upon request.
<i>Submission of the Plan</i>	Submitted to HUD no later than 45 days prior to the start of the program year, including all HUD-required forms and certifications.	Same as for Consolidated Plan.	Same as for the Consolidated Plan.	Consolidated Plan/Action Plan Substantial amendments may be submitted up to six (6) times per program year.	Submitted to HUD by December 30th or within 90 days of the close of the program year. The City of Gainesville's program year begins on October 1st and ends on September 30th.



Public hearings and meetings/workshops will be held in buildings accessible to all persons, and at times and locations convenient to stakeholders and potential beneficiaries of each federally funded program. These public hearings and meetings/workshops will address the needs of the community, particularly those of program-eligible populations.

Public hearings, meetings and/or workshops are held during the regularly scheduled CACCD meetings to hear and review proposals for funding amendments, new funding proposals, and submission to HUD of the Consolidated Plan, Annual Action Plan, CAPER, and other plans and reports, as applicable. CACCD meets at least once a month, except in July and August when meetings are held on an as-needed basis. Additionally, the CACCD meetings provide an opportunity to receive citizen feedback regarding activities being funded through CDBG, HOME, and other sources, as applicable.

#### **Public Comment**

All residents, particularly those low and moderate income residents of neighborhoods targeted for the use of CDBG, HOME, or Section 108 funds, will be afforded opportunities to participate in discussions on these programs. Residents have the opportunity to make comments by (1) communicating directly with the Citizen Participation Coordinator or; (2) attending meetings of the CACCD; and (3) attending meetings of the City Commission when such items are being considered. Any citizen or citizen's group desiring to comment or object to any phase of the planning, development or approval of the application for CDBG or HOME funds, to the implementation of any CDBG or HOME program, performance reports, or to any substantial amendments to the Consolidated Plan or Fair Housing Plan should submit such comments or objections either in person, by telephone, or in writing.

Citizen comments are received during regular office hours of the City by calling (352) 334-5026, or writing the Department of Neighborhood Improvement, Housing & Community Development Division, City of Gainesville, P.O. Box 490, Station 22, Gainesville, FL 32627-0490. Likewise, comments to the City Commission are addressed to the City Commission by calling (352) 334-5015, or writing to the City Commission, City of Gainesville, P.O. Box 490, Station 19, Gainesville, FL 32627-0490.

All meetings of the CACCD and City Commission are open to the public in compliance with the Florida Government-in-the-Sunshine Law. Each group sets its own agenda and rules for addressing the group, and allows for public discussion.

CACCD members serve in an additional role of hearing citizen comments through personal contact with friends and neighbors. Depending on their involvement or representation in other community groups, they may also serve in a formal or informal liaison role with these groups.

#### **Notification Procedures**

The City of Gainesville will give adequate notice of public hearings and meetings/workshops related to federal programs. As required by HUD, documentation of these notices must be submitted with the respective application for federal funds. To reach the broadest audience possible, the City places meeting notices in various media outlets and in a variety of languages, when applicable.

Residents are notified of City Commission and CACCD public hearings and meetings/workshops in the following manner:

- Clerk of the Commission’s Weekly Notice of Meetings;
- City of Gainesville Bi-Weekly newsletter;
- City of Gainesville website ([www.cityofgainesville.org](http://www.cityofgainesville.org)); and
- Gainesville Sun (newspaper of general circulation)

In addition, when public meetings/workshops are held in targeted neighborhoods, any one or a combination of means may be used to publicize the events, including: display ads in the Gainesville Sun and minority newspapers; distribution of flyers or handouts; and announcements on the radio, television or the City’s website ([www.cityofgainesville.org](http://www.cityofgainesville.org)). Notifications of the availability of federal funds may be made in a like manner.

Notice of all regularly scheduled CACCD meetings will be published at least seven (7) days in advance. Every effort will be made to hold these meetings at locations that are convenient to residents of targeted neighborhoods and accessible to the disabled.

Notice of all public hearings will be published in a newspaper of general circulation at least 10 days in advance of the event. Notice of public meetings/workshops will be published in a like manner.

Information about public hearings and meetings/workshops can also be accessed by calling the HCD Division at (352) 334-5026.

## **6. Development of the Consolidated Plan and Fair Housing Plan**

The policies and procedures in this Citizen Participation Plan relate to specific stages of action mandated by Housing and Urban Development (US HUD) and the entitlement program guidelines in the consolidated planning and fair housing processes.

### **Development of the Consolidated Plan**

The stages for the development of the Consolidated Plan include:

- Needs Assessment Stage - The identification of housing and community development needs.
- Plan Development Stage – The preparation of a draft use of funds for the upcoming year. This process may include the development of a proposed new five-year Strategic Plan depending on the cycle.

### **Development of the Fair Housing Plan**

The steps in the fair housing planning process will lead to a Fair Housing Plan that includes strategies to address policies, practices, programs, and activities that restrict fair housing choice and access to opportunity. The City of Gainesville will follow the process and procedures described below in the development of the Fair Housing Plan.

- Community Participation Stage - The City will make the HUD - data and any other data to be included in the Plan, available to the public and provide reasonable opportunities for public involvement during the development of the Fair Housing Plan.
  - The data or links to the data will be posted on the City’s website as soon as feasible after the start of the public participation process.
- Fair Housing Plan Development Stage – The identification and discussion of the fair housing issues affecting protected class members as well as the identification and prioritization of significant contributing factors for the fair housing issues, and development of goals to overcome the effects of the contributing factors.

**7. Substantial Amendments**

Citizens will be given reasonable notice and an opportunity to comment on substantial amendments to the Consolidated Plan, Annual Action Plan, and Fair Housing Plan. Public notice and public comment requirements will be implemented in accordance with the public participation process described in Section 5 of this CPP (also refer to the public participation process table in Section 5).

**Consolidated Plan and Annual Action Plan**

The Consolidated Plan or Annual Action Plan can be amended to provide for changes in the purpose, location, scope or beneficiaries of an activity. Substantial amendments are triggered by the following actions:

- The addition or elimination of an activity differing from the ones originally described in the Consolidated Plan or Annual Action Plan.
- A change in the purpose, scope, location, or beneficiaries of an activity.
- Budget changes to any activity that is equal to at least fifteen (15) percent of the annual entitlement grant.
- Any use of HUD Section 108 financing that was not described in the Consolidated Plan.

A substantial amendment does not apply for the correction of an inadvertent omission of any data or funding details that were available for public comment, and subsequently approved by the Gainesville City Commission. Documents may be amended to correct such oversights without implementing the Substantial Amendment Process.

**Fair Housing Plan**

The City will revise its Fair Housing Plan under the following circumstances:

- A material change occurs. A material change is a change in circumstances in the City that affects the information on which the Plan is based to the extent that the analysis, the fair housing contributing factors, or the priorities and goals of the Plan no longer reflect actual circumstances. A material change includes, but is not limited to:



- Presidentially declared disasters, under title IV of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 et seq.), in the City that are of such a nature as to significantly impact the steps the City may need to take to affirmatively further fair housing;
  - Significant demographic changes;
  - New significant contributing factors in the City; and
  - A civil rights finding, determination, settlement (including Voluntary Compliance Agreements), or court order.
- Upon HUD's written notification specifying a material change that requires the revision.

## **8. Annual Performance Report**

Every year, the City must submit to HUD the Consolidated Annual Performance Evaluation Report (CAPER), within 90 days of the close of the program year. In general, the CAPER describes how funds were actually spent and the extent to which these funds were used for activities that benefited low and moderate income people. The Annual Performance Report shall be made available for review and comment. Public notice and comment requirements will be implemented in accordance with the procedures described Section 5 of this CPP.

## **9. Availability of Program Information**

The City of Gainesville uses the annual planning process to provide for accountability in the administration of the CDBG and HOME programs. Prior to the adoption of Consolidated Plans or Annual Action Plans, city staff shall make information regarding the program available to citizens, public agencies, and other interested parties. City staff will address concerns and provide an opportunity for all comments to be addressed.

The City shall provide the public notice of anticipated receipt of grant funds, including an estimate of the amount of CDBG, HOME, and program income expected in the following year along with a description of the range and types of activities that can be funded with these resources. Also, the notice will provide an estimate of the amount of these funds that will benefit low and moderate income people. The City will also provide the public with its plan to minimize displacement of persons (see section 10 for the anti-displacement plan). Contact information will be included in the notice so that interested persons can obtain additional information.

## **10. Access to Program Information**

Full access to HCD Division program information, documents, and schedules of meeting times and publication dates will be provided to the public. Program records and information, consistent with state and local laws regarding privacy and obligations of confidentiality, are available for citizen review at the office of the HCD Division located at 306 N. E. 6<sup>th</sup> Avenue, Thomas Center "B", 2<sup>nd</sup> Floor, Room 245, Gainesville, Florida. The HCD Division office may be reached by telephone at (352) 334-5026 or by fax at (352) 334-3166 during normal business hours of 8:00 a.m. – 5:00 p.m., Monday through Friday.

Information is also available on the City's website ([www.cityofgainesville.org](http://www.cityofgainesville.org)). Upon request, the City of Gainesville will provide copies of standard documents at no charge to the general public.

Key documents of the HCD Division are placed on file for public inspection in its offices and at the Alachua County Library. All documents which are reviewed by the City Commission are also on file in the offices of the Clerk of the Commission. Key documents include, but are not limited to:

- The Consolidated Plan;
- The Annual Action Plan;
- The Fair Housing Plan;
- The Consolidated Annual Performance and Evaluation Report (CAPER); and
- Other HUD Reports, as applicable.

Other information and records relating to the City's use of various federal and state program funds may be reviewed by the public in the offices of the HCD Division in compliance with the Florida Public Records Law and applicable HUD regulations.

#### **11. Technical Assistance**

Upon request, the City's HCD Division will provide technical assistance to groups representing the needs of program-eligible populations, especially those groups representative of persons of low or moderate income, as may be required to adequately provide for citizen participation in the planning, implementation and assessment of the CDBG, HOME, and other federally funded programs.

Such technical assistance is intended to increase citizen participation in the community development decision making process and to ensure that such participation is meaningful. Technical assistance shall also be utilized to foster public understanding of federal program requirements.

Technical assistance shall be provided on request and may include, but not necessarily be limited to: interpreting the CDBG and HOME program rules, regulations, procedures and/or requirements; providing information and/or materials concerning the CDBG or HOME programs; and, assisting low and moderate income citizens, and residents of blighted neighborhoods to develop statements of views, identify their needs, and to develop activities and proposals for projects which, when implemented, will resolve those needs.

Technical assistance for developing proposals will be limited to guidance in completing applications for funding, providing information on deadlines and project eligibility, and providing technical assistance concerning HUD regulations. City staff members will neither prepare applications, nor appear as advocates for or against specific project proposals.

#### **12. Encouraging Public Participation**

The City of Gainesville provides this Citizen Participation Plan for the purposes of providing for and encouraging public participation, emphasizing the involvement of low- and moderate-income people, especially those living in designated revitalization areas or slum and blighted areas, and neighborhoods

identified as low- and-moderate income. The City of Gainesville will make every reasonable effort to encourage the participation of minorities, non-English speaking persons, limited English proficiency persons, and persons with disabilities.

**Low and Moderate Income Persons**

The public participation process outlined herein is designed to promote participation by low and moderate income citizens, as well as residents of blighted neighborhoods and CDBG or HOME project areas. The City may take additional steps to further promote participation by such groups, or to target program information to these persons should officials feel that such persons may otherwise be excluded or should additional action be deemed necessary. Activities to promote additional participation may include: posting of notices in blighted neighborhoods and in places frequented by low and moderate income persons, and holding public hearings in low and moderate income neighborhoods or areas of existing or proposed CDBG or HOME project activities.

**Persons with Disabilities**

Persons with special needs who require assistance to participate in public hearings or meetings/workshops are requested to notify the City's Office of Equal Opportunity at (352) 334-5051 (voice) or (352) 334-2069 (TDD), at least two business days in advance of the event. The Office of Equal Opportunity will inform the Citizen Participation Coordinator.

The City will consult with local disability advocacy groups to identify the most effective ways to reach persons with different types of disabilities, and if willing, use their communication networks to provide notice of upcoming events of interest to the disability community. The locations of all public hearings as described herein shall be made accessible to persons with disabilities. The City shall provide a sign language interpreter whenever the Citizen Participation Coordinator is notified in advance that one or more deaf persons will be in attendance. The City shall provide reasonable accommodations whenever the Citizen Participation Coordinator is notified in advance that one or more hearing or visually impaired persons will be in attendance at a meeting or workshop. Additionally, the City shall provide reasonable accommodations whenever the Citizen Participation Coordinator is provided reasonable advance notification that one or more persons with mobility or developmental disabilities will be in attendance.

**Limited English Proficiency**

The City will make all reasonable efforts to accommodate non-English speaking citizens expected to participate in a public hearing or meeting/workshop of the CACCD or City Commission. Printed notices of such meetings will be prepared in the language of the non-English speaking citizens and the City will employ the services of an interpreter to assist in translating the event for the benefit of the non-English speaking citizens.

**Stakeholders**

Federal regulations require the City of Gainesville to consult with public and private agencies when developing and implementing the Consolidated Plan and Fair Housing Plan. The City of Gainesville will

encourage the participation of local and regional institutions, Continuums of Care, businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations in the process of developing and implementing the Consolidated Plan and Fair Housing Plan.

#### **Public Housing Agencies**

The City of Gainesville will encourage, in conjunction with consultation with public housing agencies, the participation of residents of public and assisted housing developments (including any resident advisory boards, resident councils, and resident management corporations) in the process of developing and implementing the Consolidated Plan and Fair Housing Plan, along with other low-income residents of targeted revitalization areas in which the developments are located. The City will provide information to the Gainesville Housing Authority (GHA) about Consolidated Plan, Fair Housing Plan, and AFFH activities related to its developments and surrounding communities so that the GHA can make this information available at the annual public hearing(s) required for the PHA Plan.

#### **13. Anti-Displacement**

It is the policy of the City of Gainesville to make all reasonable efforts to ensure that activities undertaken with federal or state program funds will not cause unnecessary displacement. The City will continue to administer these programs in such a manner that careful consideration is given during the planning phase to avoid displacement. Displacement of any nature shall be reserved as a last resort action necessitated only when no other alternative is available and when the activity is determined necessary in order to carry out a specific goal or objective that is of benefit to the public.

If displacement is precipitated by activities that require the acquisition (whole or in part) or rehabilitation of real property directly by the City of Gainesville, all appropriate benefits as required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and amendments, the "Uniform Act", or the City's Residential Anti-Displacement and Relocation Assistance Plan under Section 104(d) shall be provided to the displaced person or persons. Information about these programs will be provided to all persons who may potentially be displaced in the form of informational brochures on these programs and detailed explanations by City staff.

These policies are more specifically outlined in the City's Displacement Relocation Policy which details the Residential Anti-Displacement and Relocation Assistance Plan. This document is available for public review at the office of the HCD Division located at 306 N. E. 6<sup>th</sup> Avenue, Thomas Center "B", 2<sup>nd</sup> Floor, Room 245, Gainesville, Florida.

#### **14. Comment, Grievance, and Complaint Procedure**

The City of Gainesville will consider any comments or views of citizens received in writing, or orally, at public hearings and meetings/workshops. A summary of all comments or views, as well as how they were addressed in the relevant document, will be included in the final Consolidated Plan, Annual Action Plan, Fair Housing Plan, substantial amendments to the plans, or performance reports.

The City of Gainesville will provide citizens with timely responses to grievances or complaints. Citizens may submit a written grievance or complaint to the City Manager at City of Gainesville, P.O. Box 490, Station 6, Gainesville, FL 32627-0490. The City will make reasonable effort to issue a written response to every written grievance or complaint within 15 working days of receipt. When this is not possible the City shall, within 15 working days of receipt, issue a letter indicating the status of the response and approximate anticipated date of a final determination.

#### **15. Use of the Citizen Participation Plan**

The City of Gainesville will use this Citizen Participation Plan when preparing and implementing plans related to programs funded by HUD.

If there are changes because of legislative authority or HUD causes changes in rules, regulations or guidelines which impact its federal programs, such changes will supersede the provisions contained in this Citizen Participation Plan.

In addition to the HCD Division office address and phone numbers referenced herein, inquiries and comments regarding federal programs may also be directed to HUD's Community Planning and Development Division located at the Charles Bennett Federal Building, 400 W. Bay Street, Suite 1015, Jacksonville, FL 32202, or by calling (904) 232-2627.

## **Resale/Recapture Policy**

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## **HUD DOCUMENTS**

- **Grantee SF-424's and Certification(s)**
  - **Assurances**
  - **Certifications**
  - **Anti-Lobbying**

**Citizen Participation Comments**

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