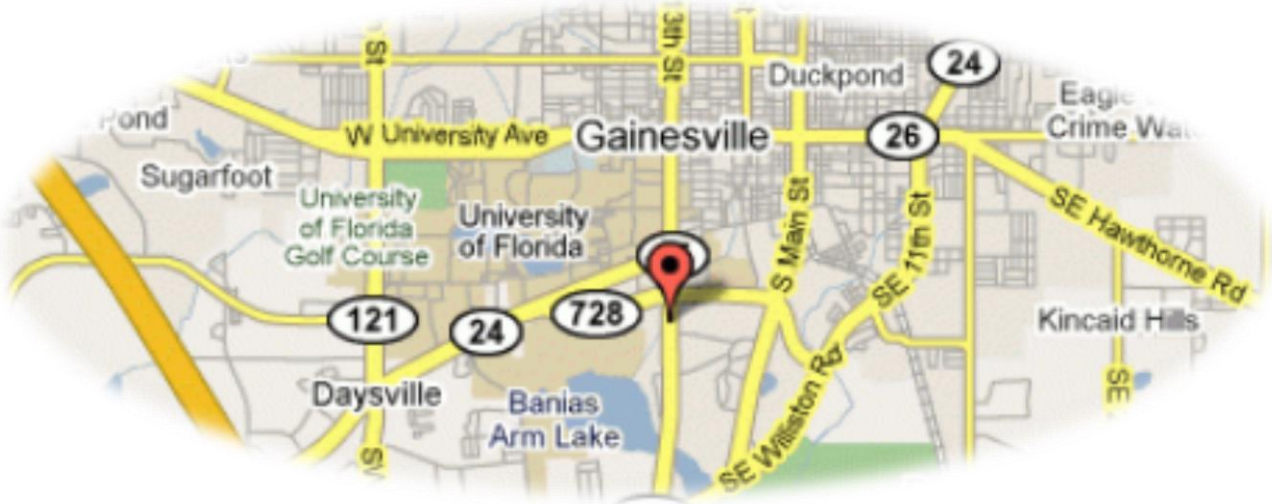


DRAFT



Consolidated Annual Performance & Evaluation Report (CAPER)

Program Year 2023

Prepared By:

The Department of Housing & Community Development

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Gainesville (City) receives an annual entitlement allocation of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) directly from the U.S. Department of Housing and Urban Development (HUD). This Consolidated Annual Performance Evaluation Report (CAPER) reviews the CDBG and HOME Program funded activities undertaken by the City. The City's program year (PY) 2023 Consolidated Annual Performance Evaluation Report (CAPER) covers the period of October 1, 2023 to September 30, 2024. The CAPER also provides an overview of the City's efforts and accomplishments in addressing its identified housing and community development needs and priorities during the PY 2023. The CAPER describes activities that were achieved during the City's Fiscal Year 2023-2024, and is designed to report on the progress in carrying out the Annual Action Plan. The CAPER is also designed to provide the jurisdiction an opportunity to assess its annual performance in relationship to meeting its overall 5-year Consolidated Plan priorities and objectives and to discuss what actions or changes it contemplates as a result of its annual performance.

The PY23 CAPER evaluates the progress towards achieving the goals and strategies established in the City's 2023-2027 Consolidated Plan and PY23 Annual Action Plan, to address the affordable housing, human service, and employment needs of low and moderate-income households in our community, as outlined in **CR-05-Goals and Outcomes** identifying the adopted Priority Needs, Housing Strategies, and Community Development Strategies, including specific measures of progress and numeric five-year goals as established for each strategy. The CDBG/HOME funded activities covered in this report primarily benefited low- and moderate-income residents and lower income communities within the jurisdiction, and addressed affordable housing, homelessness, and non-housing community development needs.

A notice regarding this CAPER was published in the *Gainesville Sun* newspaper on Monday, November 18, 2024 for the required 15-day public examination and comment period (from November 18, 2024 to December 3 2024). The notice, which also appeared on the City of Gainesville and HCD webpage, referenced equal opportunities and the availability of reasonable accommodations for non-English speaking persons and persons with disabilities. Additionally, a virtual Public Hearing to discuss and receive citizen input on the CAPER was held on Tuesday, December 3, 2024, at 5:30 p.m. At this meeting, all components of the PY23 CAPER were reviewed. All citizen comments and feedback were welcomed and any received are included in this document.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Homeowner Assistance	Affordable Housing	HOME: \$168,571	Direct Financial Assistance to Homebuyers	Households Assisted	10	2		2	2	20%
Housing Rehabilitation	Affordable Housing	CDBG: \$3,793,776 HOME: \$1,875,000	Homeowner Housing Rehabilitated	Household Housing Unit	80	62		16	62	78%
New Construction	Affordable Housing	CDBG: \$110,000 HOME: \$825,000	Homeowner Housing Added	Household Housing Unit	25	8		5	8	32%
Planning and Administration	Planning and Administration	CDBG: 1,357,194 HOME: \$318,174	Other	Other	0	0				Not Applicable

Public Service Assistance	Homeless Non-Homeless Special Needs Non-Housing Community Development Expanded Public Services in response to Coronavirus (public health, housing, community/economic dev)	CDBG: \$1,000,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4,100	1362		820	1362	33%
Public Facilities and Infrastructure Improvements	Non-Housing Community Development	CDBG: \$525,000	Neighborhood Revitalization	Persons Assisted	30,000			6,000		-0-

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

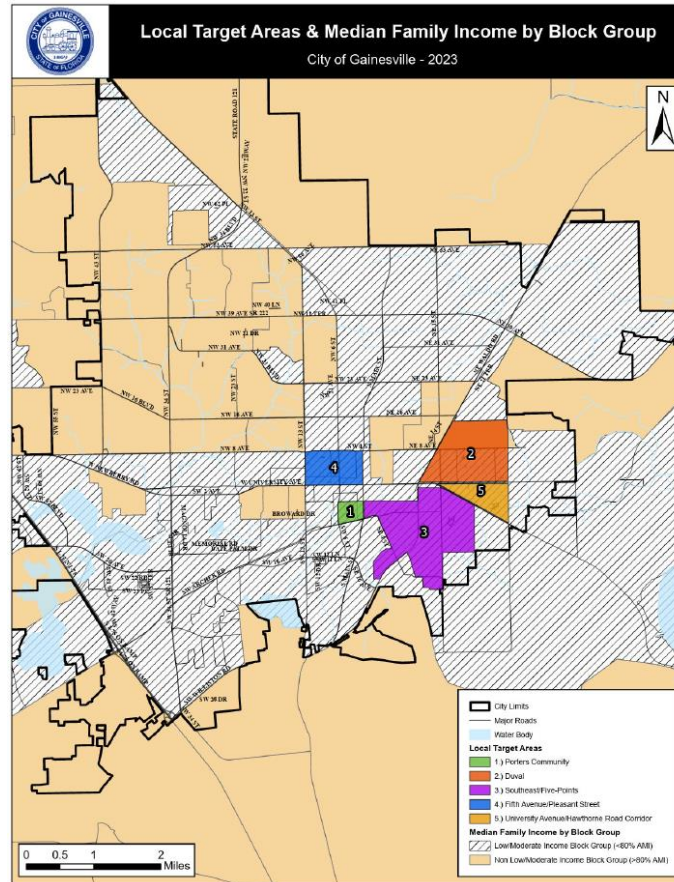
As shown in **Table 1 - Accomplishments – Program Year & Strategic Plan-to-Date**, the City’s 2023-2027 Consolidated Plan identified the five (5) goals to address housing and community development needs, including those of the homeless and other special populations. The City has continued to make substantial progress toward addressing these goals by using a combination of CDBG, HOME, and other available funding sources; and by creating and strengthening public/private partnerships as summarized below:

AFFORDABLE HOUSING - Improve the location, supply, and quality of affordable housing within the City **A. Homeownership Programs** **1. Community Housing Development Organizations (CHDO) - Neighborhood Housing & Development Corporation (NHDC):** Received

\$15,000 in CDBG Program funding to coordinate successful homeowner counseling, loan processing, etc., and \$95,453 HOME CHDO Reserve funding to support an Acquisition/Rehabilitation Program for low income, first-time homebuyers. **2. Rebuilding Together North Central Florida:** Received \$65,000 CDBG Program funding to support a Homeowner Emergency Repair Program. **3. Center for Independent Living of North Central Florida (CIL):** Received \$45,000 in CDBG Program funding to facilitate the provision of handicapped accessible ramps for homeowners with disabilities via their *Building Ramps, Building Lives!* empowerment program. **4. Alachua Habitat for Humanity:** Received an approved allocation of \$20,000 in CDBG Program funding to coordinate successful homeowner counseling, loan processing, etc., and \$22,000 HOME Program funding to support the construction of four (1) new houses for the provision of permanent, affordable housing for local LMI households/families. **5. Gainesville Housing Development and Management Corporation (GHDMC):** Received \$40,000 in CDBG Program funding to coordinate successful homeowner counseling, loan processing, etc., and \$22,000 HOME funding to support the construction of a new affordable home with two accessory dwellings, one attached and one detached on a single-family lot. This new development will replace a single-family home and bring back online, three (3) units of affordable housing for individuals or families with special need. **6. KLH Invest, LLC (The Hutchinson Foundation):** Received \$26,000 in HOME Program funding for pre-construction costs, including pre-site permitting, planning, preparation and clearing; to allow construction for future LMI client occupancies. **7. City of Gainesville Housing & Community Development Department:** Received \$700,755.20 in CDBG Program funding; and \$377,261.75 in HOME Program funding to support a Homeowner Rehabilitation Program. Continued and significant progress in homeowner rehabilitation goals provided roof replacement and substantial rehabilitation, including accessibility assistance for special needs households to preserve and improve the quality of housing units; and a Homebuyer Assistance Program provided down payment and closing cost assistance for low income, first time homebuyers to purchase a new or existing home.

These activities met the following objectives: **1)** Create a suitable living environment; **2)** Provide decent affordable housing; and **3)** Sustainability resulting from improved communities or neighborhoods, making them livable or viable by providing benefit to low and moderate income persons or by removing slums or blighted areas. Map 1 shows the census block groups where 51 percent (51%) or more of the population is within the low- or moderate-income limit categories. Nearly half of the geographic area of the City of Gainesville falls within these categories, and the majority of the low- and moderate-income block groups are located south of University Avenue and east of NW 13th Street. This map also illustrates five (5) areas designated as Local Target Areas within the City of Gainesville for the 2018- 2022 Consolidated Plan. Those areas are, Porters Community, Duval, Southeast/Five Points, 5th Avenue/Pleasant Street and University Avenue/Hawthorne Road Corridor. The Target Areas selected for the 2018 to 2022 Consolidated Plan were identified through the citizen participation process. Each of these areas meets the eligibility requirements for low- and moderate-income benefit. While Local Target Areas allow the City to plan and invest in a coordinated manner, they do not limit the City from expending funds in other areas of Gainesville that also meet the eligibility requirements for low- and moderate-income

benefit.



Map 1 - Local Target Areas Median Family Income by Block Group

As outlined in the City of Gainesville (City) 2023-2027 Consolidated Plan, achievements toward meeting the goals in the 2023 Program Year are summarized in TABLE 1: Accomplishments - Program Year and TABLE 2: Accomplishments - Strategic Plan to Date. **AFFORDABLE HOUSING:** Improve the location, supply and quality of affordable housing within the City of Gainesville - development of quality affordable housing; removal of barriers to affordable housing; housing acquisition/rehab and rental construction/rehabilitation. **SELF-SUFFICIENCY:** Address the role of self-sufficiency in protecting and enhancing the conditions of the city housing stock and neighborhoods - new homeowner education, training and counseling; and weatherization/energy conservation. **REDUCED HOMELESSNESS:** prevent and reduce homelessness within the City through the provision of homeless self-sufficiency trainings and case management; shelter facilities or shelter beds, transitional or permanent supportive housing; healthcare and mental health counseling; and employment and legal assistance. **QUALITY OF LIFE:** Enhance the quality of life for people living in low- and moderate-income neighborhoods through public investment in facilities, improvements, and services, as well as the elimination of blight - improve physical conditions within designated low- and moderate-income areas through code enforcement and blight elimination; and public improvements. **SPECIAL NEEDS ASSISTANCE:** promote access to public services for special needs populations generally assumed to be low and moderate income including, but not limited to, programs addressing at risk youth, seniors/elderly and frail elderly, veterans, and persons with mental, physical or developmental disabilities, alcohol or drug addiction, HIV/AIDS or other special needs - capacity to facilitate systems of care; special needs case management/self-sufficiency; assistance to persons with special needs; and housing and accessibility for special needs. **B. Rental Housing Programs**

1. One way the City supports new affordable rental housing is through financial contributions to new development projects applying for 9% Low-Income Housing Tax Credits (LIHTC) and for State Apartment Incentive Loans (SAIL). To receive LIHTC and/or SAIL funding in Florida, the Florida Housing Finance Corporation (FHFC), which is essentially a State of Florida Government Department, must approve developer applications. FHFC requires affordable housing developers applying for some types of LIHTC and/or SAIL funding to submit verification of a financial contribution, known as a Local Government Contribution (LGC), from the applicable local government. The LIHTC and SAIL Programs subsidize the cost of developing rental units, thereby producing decent, safe, and affordable housing for low-income households. Generally, these programs award funds to affordable housing projects based on a competitive application system. A part of this system prioritizes projects that meet certain criteria such as affordability, sustainability, financial feasibility and serving an identified housing need. For projects in Gainesville, the City's Affordable Housing Advisory Committee (AHAC) reviews each request for a LGC and sends a funding recommendation to the final decision maker. Depending on the amount requested, the final decision maker is either the City Commission or the City Manager. The AHAC consists of volunteers appointed by the City Commission to represent diverse stakeholder groups. Funding for the LGC is associated with the City ConnectFree Program, which is a special general revenue program to offset water and wastewater connection expenses for housing units located in the

Gainesville Regional Utilities (GRU) service area.

During Program Year 2023, one SAIL project was completed. That project is Royal Park Apartments, which consists of 189 affordable apartments for families. The developers of Royal Park Apartments were able to leverage a \$37,500 grant from the City to apply for, and eventually receive \$5,242,500 in SAIL funding for the project.

In addition, on June 20, 2024, the City approved a \$460,000 loan as a local match for a 96-unit affordable rental housing project known as Hope at Debra Heights. That contribution allowed the project's developers, Catholic Charities and Crosland Southeast, to apply for Low Income Housing Tax Credits (LIHTC). Unfortunately, the LIHTC application process is highly competitive and Hope at Debra Heights was not selected in this application cycle.

2. On December 1, 2022, the Gainesville City Commission approved submission of its HOME-ARP Allocation Plan to HUD and on December 15, 2022, the Plan was submitted for review. The Plan was accepted and approved, which allowed the initiation of processes and plans for the rehabilitation and construction of up to fourteen (14) new, permanently affordable, rental units, on five (5) city-owned lots. All new housing units constructed with HOME-ARP funding will be utilized for the project-specific, targeted LMI population for short-term rental occupancy. During PY23, the City finalized the first model plans for the rehabilitation of an existing primary house and two (2) Accessory Dwelling Units. During the Procurement bidding process, a contractor was selected in September 2024, to begin work rehabilitation and construction activities on the first lot. It is expected that work will commence during the second quarter of FY 24-25. Additional design plans for the remaining lots are in process, with the expectation that bidding and construction activities will occur during PY24.

SELF-SUFFICIENCY: Address the role of self-sufficiency in protecting/enhancing conditions of the City's housing stock/neighborhoods. **A. Housing Counseling Programs:** **1.** City of Gainesville Department of Housing & Community Development (HCD): The City administers a Housing Counseling Program as part of the Homeowner Rehabilitation Program. This counseling is targeted toward low-income homeowners who are receiving housing repair assistance on their homes. The counseling includes information and reference materials on energy conservation, home maintenance, and budgeting. All homeowners participating in the Homeowner Rehabilitation Program are required to attend the homeowner counseling workshops as part of the Homeowner Rehabilitation Program. This program is funded through the State Housing Initiatives Partnership Program (SHIP). **2.** City of Gainesville Department of Housing & Community Development (HCD): The City administers a Housing Counseling Program as part of its Homebuyer Assistance Program for first-time homebuyers. The counseling activities include workshops on budgeting, credit counseling, and housing maintenance costs. This program is funded through the SHIP Program. **3.** City of Gainesville Department of Housing & Community Development (HCD): The City also administers a General Housing Counseling Program funded through the SHIP Program, designed to expand homeownership opportunities and improve access to affordable housing. The Housing Counseling Program provides counseling and

resources needed for seeking, financing, maintaining, renting, or owning a home to become successful homeowners and, or responsible renters, including support services from various sources, but not limited to, Homeownership Counseling (Pre and Post), Credit Counseling, Foreclosure Prevention Counseling, Tenant Counseling and other general housing counseling services based on household need. The Housing Counseling Program also provides one-on-one counseling and group seminars to applicants, as needed to provide general consumer information on affordable housing opportunities. **B. Weatherization/Conservation Programs:** **1.** Central Florida Community Action Agency (CFCCA): Although not funded via CDBG or HOME allocations, CFCAA administers an Aging in Place Housing Rehabilitation Program to assist low income, elderly homeowners. Assistance includes minor home repairs and modifications such as installation of lighting fixtures, grab bars in showers, and toilets, raised toilet seats, limited mobility ramps and task lights under counters. These measures provide elderly homeowners with increased opportunities to remain in their homes, preserving their health, well-being, and independence, along with efforts to enhance neighborhood revitalization. **2.** The Community Weatherization Coalition (CWC), is a grassroots community coalition comprised of citizens, religious leaders and concerned City of Gainesville and Alachua County citizens spending a large percentage of their income on home energy bills. The organization has partnered with Rebuilding Together North Central Florida and developed an energy audit program, with volunteers trained by local professionals to perform energy audits. CWC also has a Do-It-Yourself (DIY) home energy tune-up program, such that over 1,800 families have been impacted by both the DIY and in-home tune-up programs.

GRU's Low-income Energy Efficiency Program plus assists low-income customers with home improvements that can lower their electric bill, improve comfort and reduce energy use. Eligible participants will work with GRU to determine the improvements that best suit their home, which may include: replacing or servicing central air conditioning and heating systems, replacing room air conditioners with high-efficiency units, repairing and sealing duct systems, installing additional insulation, replacing the water heater, installing a programmable thermostat, weather stripping and caulking of doors and windows, providing up to 10 LEDs. Each of these weatherization/conservation programs receive overwhelming positive response to their assistance practices to assist citizens with their home energy practices.

REDUCED HOMELESSNESS: Prevent and reduce homelessness within the City: **1.** GRACE Marketplace: The City provided \$1,600,000 in American Rescue Plan Act (ARPA), \$350,000 in Gainesville Community Reinvestment Area (GCRA) and \$1,050,000 in local funding (General Funds) to support outreach and other services to all homeless Alachua County residents. **2.** St. Francis House/Cold Weather Shelter Program: The City annually allocates \$25,000 in CDBG Program funding (Public Services) for the Cold Weather Shelter Program, also known as Cold Night Shelter. This program provides support for emergency shelter services to assist homeless individuals and families during periods of cold weather or other emergencies that threaten the physical health and welfare of homeless persons. **3.** St. Francis House/Arbor House: received \$17,000 in CDBG Program funding to provide shelter and support services to homeless mothers and their children and/or homeless individuals. **4.** Family Promise of Gainesville: received \$21,000 in CDBG Program funding to provide shelter, meals, personal care items and case management for homeless families, as well as

transitional housing services. **5.** Helping Hands Clinic, Inc. (Womens Health & Empowerment): received \$15,000 in CDBG Program funding to provide medical assistance to homeless individuals (women) via licensed medical doctors, nurse practitioners, nurses, and other qualified professionals. **6.** Helping Hands Clinic, Inc. (General): received \$15,000 in CDBG Program funding to purchase necessary medications, laboratory services, radiology and eye care services via volunteer healthcare providers and staff for income-eligible participants. **7.** St. Francis House Homeward Bound Program: The City provided local funding (General Fund) in the amount of \$10,000 to support transportation services and other support services for homeless individuals in order to reunite with family members or friends who can provide housing for the homeless individuals in the community. **8.** St. Francis House Emergency Shelter Program: received \$19,000 in CDBG Program funding to assist homeless individuals and families with access to shelter and also assist some shelter guests to gain employment, and secure permanent, sustainable housing.

QUALITY OF LIFE: Enhance the quality of life for people living in low- and moderate-income neighborhoods through public investment in facilities, improvements, and services, as well as the elimination of blight. **1.** The City of Gainesville continues to fund Code Enforcement expenses from General Fund to provide additional monies to other CDBG community efforts. The Code Enforcement Division maintains its partnership with City housing rehabilitation efforts to approve and recommend required city code processes; and remains a strong collaborative partner in the provision of decent, suitable, and affordable living environments within CDBG-designated slum and blight areas. Code Enforcement enhances Local Target Areas through education, outreach, and voluntary compliance with every interaction. The Code Enforcement Division also enforces Housing and Commercial Building Codes, Nuisance Codes, Abandoned Vehicles on private property, Land Development Code, and Graffiti. The Code Enforcement Division mission is to enrich and/or preserve the quality of life and property values through voluntary compliance with local code using proactive education and enforcement. The Code Enforcement Division provides focused and enhanced code enforcement within CDBG designated areas that qualify by being predominantly low-income areas with signs of deterioration and blight. The purpose of the code enforcement program within these areas is to identify blight and take enforcement action to encourage property owners to remove and reverse signs of decline. In some situations, the Code Enforcement Division will take proactive measures and administratively abate violations. To achieve the mission of the Code Enforcement Division, three strategies are utilized: **A.** Focused Code Enforcement in CDBG areas: This includes: (a) Code Enforcement Officers working proactively in the designated areas to address violations related to slum and blight as well as other issues that violate City ordinances; (b) Code Enforcement Officers responding to citizen complaints and referrals from other City departments or outside agencies of potential violations of the City Code of Ordinances; and (c) the identification of violations and the administrative abatement of the violations by the City (dangerous structure demolition, clearing of hazardous land, board/seal of dangerous structures, mowing of overgrowth, and foreclosure of nuisance properties). **B.** Community Clean-ups: The Code Enforcement Division assist agencies and organizations that are involved with community clean-ups by identifying areas that may benefit from a community clean-up event. **C.** Community Education: As part of a proactive effort, the Code Enforcement Division provides information to organizations and neighborhoods within CDBG designated areas. The Division attends neighborhood meetings and events to educate citizens and provide tools so that effective partnerships can be formed and

fostered. **Code Enforcement activities continue to support the safety and well-being of residents.

SPECIAL NEEDS ASSISTANCE: Promote access to public services for special needs populations generally assumed to be low and moderate income including, but not limited to, programs addressing at-risk youth, seniors/elderly and frail elderly, veterans, and persons with mental, physical or developmental disabilities, alcohol or drug addiction, HIV/AIDS or other special needs. The following activities provided programming for low-income children and families, at-risk youth, elderly/frail elderly, and persons with disabilities, among other eligible populations: **1.** Center for Independent Living of North Central Florida, received \$45,000 in CDBG Program funding to facilitate the provision of handicapped accessible ramps for homeowners with disabilities via their Building Ramps, Building Lives! empowerment program. **2.** Black On Black Crime Task Force, Inc., received \$10,000 in CDBG Program funding to provide community development and enrichment services for at risk youth which includes academic achievement and community enhancement programs. **3.** Girl Scouts of Gateway Council, Inc., received \$10,000 in CDBG Program funding to provide multi-faceted activities and outdoor opportunities for girls who are living in CDBG designated areas. **4.** ElderCare of Alachua County, Inc., received \$21,000 in CDBG Program funding to provide nutritional meals and educational support to homebound seniors to assist in their desire to remain independent and at home. **5.** Girls Place, Inc., received \$11,000 in CDBG Program funding to provide girls access to mental health consultation, assessment, and treatment. **6.** Episcopal Childrens Services, received \$11,000 in CDBG Program funding to expand its Head Start program by providing comprehensive child development services and facilitate school success for vulnerable LMI children and their families. **7.** Southcare Nursing Center DBA Southcare, received \$15,000 in CDBG Program funding to provide nutritional meals and educational support to homebound LMI persons who are immobilized to varying degrees and cannot arrange for a wholesome and healthy meal.

Overall, the city continues to work on meeting the goals identified in the 2023-2028 Consolidated Plan and to improve the quality of existing housing within the City of Gainesville. Increased funding for affordable housing programs are always necessary and CDBG and HOME funds fill in a significant funding gap. In an effort to address City housing rehabilitation needs and to preserve existing housing units, the city leverages other program funding (as available), sources such as, the State Housing Initiatives Partnership (SHIP) Program, City general revenue and other resources. However, any opportunities to increase funding and the use of funds dedicated to affordable housing initiatives is paramount to overall success. It is also significant that a pool of qualified contractors be maintained to support the construction needs dictated by housing shortages within the Gainesville community. HCD staff continues its solicitation processes to bid jobs, but also encourages the participation of all interested contractors throughout the State of Florida to work with the City in this initiative.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	460	3
Black or African American	936	6
Asian	6	0
American Indian or American Native	11	0
Native Hawaiian or Other Pacific Islander	4	0
Total	1417	9
Hispanic	84	1
Not Hispanic	1333	8

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. In accordance with the 2023-2027 Consolidated Plan, no racial or ethnic groups have rates that are 10 percentage points higher than the income level as a whole. As such, the City’s program activities benefit all low-to-moderate income households regardless of race or ethnicity. The largest racial and ethnic groups were served through the Public Services programs which include food and nutrition, homeless prevention, homeless healthcare prevention, job training, youth and senior programs; and homeowner rehabilitation programs to address existing homeowners with the repair, rehabilitation, or reconstruction of owner occupied units.

The City of Gainesville jurisdiction has a citywide population, such that a concentrated effort is made to assist LMI households and individuals within the City limits. The United States Census Summary File indicates that the estimated population of the City of Gainesville is 145,812 (population estimates based on July 1, 2023, including population percent change of 3.3% from April 1, 2020 to July 1, 2023). The racial breakout of this population is as follows: Whites – 89,529 (61.4%); Black or African American – 31,933 (21.9%); Asian – 8,895 (6.1%); American Indian and Alaska Native – 292 (0.2%); Native Hawaiian and Other Pacific Islander – 146 (0.1%); Two or More Races – 12,248 (8.4%). Note: Hispanic or Latino – 17,643 (12.1%) (*Hispanics may be of any race, so are also included in applicable race categories*). Additionally, margin of error is 1.9% (2,770 persons).

Median Household Income - \$40,937; Persons in Poverty – 29.0% (*Per 2022 American Community Survey (ACS), 5-year estimates*); Owner-Occupied Housing Unit Rate – 38.5%; Median Value of Owner-Occupied Housing Units - \$216,600; Median Selected Monthly Owner Costs (*with a mortgage, 2018-2022*) \$1,429;

Median selected monthly owner costs (*without a mortgage, 2018-2022*) \$553; Median Gross Rent (*2018-2022*) - \$1,151.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,357,194	To Be Determined
HOME	public - federal	636,349	To Be Determined

Table 3 - Resources Made Available

Narrative

The City of Gainesville proactively collaborates with Community Builders, Community Partners, Contractors, Realtors, etc., to implement its public services and housing programs to provide services to qualified LMI persons. The City has been intentional in its expectations of performance from Outside Agencies and diligently communicates with all partners and related entities to maximize activities and the production of units. NOTE: The expended CDBG and HOME amounts above, do not include any administrative funds.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	Homeowner Rehabilitation, Roof Replacement, House Replacement, Down Payment Assistance, and New Construction Programs
East Gainesville			

Table 4 – Identify the geographic distribution and location of investments

Narrative

During the planning process for the 2023-2027 Consolidated Plan (Plan), five (5) areas were designated as Local Target Areas within the City of Gainesville. These are Porters Community, Duval, Southeast/Five Points, 5th Avenue/Pleasant Street and University Avenue/Hawthorne Road Corridor. The areas selected for the 2023-2027 Plan were identified through an active citizen participation process, which consisted of stakeholder interviews and neighborhood meetings, as well as meetings with the City's advisory committees for affordable housing and community development. Each of these areas meets the eligibility requirements for low- and moderate-income benefit. While Local Target Areas allow the City to plan and invest in a coordinated manner, they do not limit the City from expending funds in other areas of Gainesville that also meet the eligibility requirements for low- and moderate-income benefit. In PY 2023, the City did not reserve funding for a *specific* Local Target Area. However, the City conducts the majority of its CDBG/HOME activities on a city-wide basis in these target areas when funding and opportunities are

available. All funds allocated during PY 2023 were to benefit low-to-moderate income (LMI) persons and households within the incorporated city limits of Gainesville.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

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 50% match reduction based on the calculation below. Effective September 30, 2023, the City of Gainesville was informed of a 50% Match Requirement.

FY 2023 Calculations

For the City of Gainesville – HUD published the following:

% Poverty – 29.72 **\$PCI (<\$26,375)** - \$27,294 **Fiscal Distress** – 50%

The City meets match requirements through the State Housing Initiatives Partnership (SHIP) funds, cash contributions from homebuyers participating in the down-payment assistance program, and the ConnectFree Program which provides grant funding to assist with the payment of costs associated with the extension, construction and connection to the city's water and; wastewater systems throughout the Gainesville Regional Utilities (GRU) Service Area.

The ConnectFree Program generates revenue from surcharges collected on new water and wastewater connections in the unincorporated area of the City of Gainesville. Additionally, the ConnectFree Program provides funding for affordable housing activities such as, local government contribution to affordable housing development projects leveraged with federal/state low-income housing tax credits. These tax credits can be worth millions of dollars, and as such, receiving them is often required to build affordable housing. Therefore, projects receiving this funding are able to assist cities/counties reach their goals for the development of affordable rental housing. In essence, the use of tax credits subsidize the cost of developing housing units, thereby producing decent, safe, and affordable housing available to low-income households.

During PY23, the City expanded its use of the ConnectFree funding by offering financial assistance opportunities for local Non-profit and For-profit housing developers to subsidize the development of new affordable housing, both multi-family rentals and single family residences. The use of these ConnectFree funds were for the costs associated with the engineering design and construction to extend City water/wastewater to areas being developed for affordable housing. The units would be made available for very low, low and moderate income families.

The City continues the operational use of the federal American Rescue Plan Act (ARPA) funds to leverage private investment in new affordable housing. In June 2023, after a competitive evaluation process, the City Commission chose to use \$7.2 million in ARPA funds allocated to the City to subsidize five

development projects. The total development costs of those projects are estimated to be almost \$62 million. The projects include 17 new owner-occupied units and 205 new rental units. Additionally, the City leveraged \$655,397 in ARPA funding for the following: Owner-Occupied Housing Rehabilitation - \$245,000 and Down Payment Assistance - \$410,397.

The City also continues to use land donation to preserve and expand affordable housing opportunities. The City has created a Real Property Policy for the purpose of establishing regulations which govern the acquisition and disposition of real property by the City. This policy also supports the City's goals of ensuring that there is a sufficient supply of adequate, decent, safe, sanitary, healthy, and affordable rental and owner-occupied housing for all income groups. The policy seeks to assist the private and non-profit housing sector in providing permanently affordable housing for low-, very low-, and extremely low-income households.

The City also maintains a list of all real property it has acquired, either by donation, escheatment or otherwise. Per the City's Real Property Policy, all dispositions shall be conditioned upon a legal mechanism(s), as approved by the City Attorney's Office, which ensures the property will be permanently used as affordable housing.

A relatively new program that the City has implemented leverages land donation with ARPA and ConnectFree funding. That program is the City's Community Land Trust (CLT) Program. For this program, the City used a competitive solicitation to choose a CLT Partner to develop and manage new affordable housing units that remain affordable, in perpetuity. To facilitate the start of the program, the City donated 10 vacant lots and \$1,000,000 in ARPA funds, to the CLT Partner to develop a single-family house on each of the 10 lots. The CLT Partner will retain ownership of the lots and sell the buildings to income qualified households at an affordable price. Deed restrictions will ensure that the houses must be sold at an affordable price and only to income qualified households. As an affordable housing developer, the CLT Partner is eligible for ConnectFree assistance which must be passed on to the home buyers.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	5,423,813
2. Match contributed during current Federal fiscal year	79,543
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	5,503,356
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	5,503,356

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Not Applicable	Oct. 2023 to Sep. 2024	\$249,982	0	0	0	0	0	\$249,982

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0			0	0

Table 7 – Program Income

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0				
Number	0	0				
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	23	57
Number of Special-Needs households to be provided affordable housing units	10	15
Total	33	72

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	5	8
Number of households supported through Rehab of Existing Units	25	62
Number of households supported through Acquisition of Existing Units	3	2
Total	33	72

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

A significant shift between goals, outcomes and problems encountered in meeting projected goals resulted during the COVID-19 pandemic. Post-pandemic processes and the availability of materials resulted in higher construction costs, when coupled with overall economic changes. As the nation and world continue to normalize and related markets recover, after-effects of the COVID-19 pandemic, although decreasing, still affect many businesses and families.

HCD Staff has worked diligently after the resolve of the COVID-19 pandemic, to increase the assistance provided for homeowner rehabilitation efforts. Intentional assignment of CDBG dollars to this work will assist in meeting the HUD Timeliness requirement, along with the utilization of other funding sources (e.g. HOME, SHIP, ConnectFree), to support the City’s commitment to affordable housing.

Discuss how these outcomes will impact future annual action plans.

As the U.S. economy has gained momentum after the COVID-19 pandemic, overall construction activity in the United States has grown. However, labor shortages seem to negatively impact momentum and profits.

This has impacted City of Gainesville and outside agencies housing initiatives, however, consistent levels of activity have assisted in both the recovery of Public Services and Housing activities and projects. The City is currently working to expend its remaining CDBG-CV funding to benefit the community still impacted by the consequences of COVID-19.

Since the submission of the City's five-year Consolidated Plan, the HOME Program funding has been reduced within the past several years, which has diminished abilities to meet the anticipated goals and outcomes to provide rehabilitation of rental housing units. As a result, during PY23, the City did not allocate HOME Program funding to the Rental Rehabilitation Program.

Additionally, due to the Consolidated Plan funding estimates versus actual HUD allocations, ongoing community needs and increasing costs to rehabilitate existing housing units, the City continues to re-evaluate and adjust goals as necessary to meet the projected goals and outcomes.

City trends and changes will be reviewed to determine if any changes in Consolidated Plan and Annual Action Plan goals and activities will be necessary to more effectively dictate outcomes and performances for relevant projects.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	28	3
Low-income	37	5
Moderate-income	0	0
Total	65	8

Table 13 – Number of Households Served

Narrative Information

All housing activities supported within the City of Gainesville (via the Office of Housing & Community Development and Outside Agencies) are focused on low-to-moderate income individuals and families within the municipality. HCD housing activities have a year-round application process and outside agencies follow their prescribed office directives.

This multi-tier of support assists LMI clientele throughout the year with housing rehabilitation, replacement, and new construction opportunities. The significant increase in materials and the cost of labor have impacted the production of units but not the abilities of personnel or the expertise of contractors to produce viable and valid affordable units.

Program Year 2023 housing demographics are outlined as follows - **RENTER HOUSEHOLDS:** Total Assisted - 0. **1.** Extremely Low Income (ELI) - 0; **2.** Low Income (LI) - 0; **3.** Moderate Income (MI) - 0. **OWNER HOUSEHOLDS:** Total Assisted - 71. CDBG: 65. **1.** Extremely Low Income (ELI) - 29; **2.** Low-Income (LI) - 36; **2.** Moderate Income (MI) - 0 / HOME: 7. **1.** Extremely Low (ELI) - 3; **2.** Low-Income (LI) - 5; **3.** Moderate Income (MI) - 0. **RACIAL CHARACTERISTICS:** CDBG: Black - 44; White - 20 (01 Hispanic); Asian - 1; Female-Head-of-Household - 30 / HOME: Black - 4; White - 3 (01 Hispanic); Female-Head-of-Household - 4;.

During the Program Year, households were assisted via new construction, homeowner rehabilitation or acquisition. The City of Gainesville facilitates new construction via non-profit outside agencies; homeowner rehabilitation is facilitated via Housing & Community Development staff and non-profit outside agencies; and, acquisition is facilitate by Housing & Community Development staff.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Reaching out to homeless persons and assessing their individual needs in the City of Gainesville/Alachua County community is a collaborative effort comprising numerous individuals, agencies, and organizations. The City of Gainesville coordinates with Keys to Home – FL 508 Continuum of Care, which is the local Continuum of Care (CoC). Through the CoC, the City coordinates with a network of partner agencies. By sharing information and resources, the agencies that comprise the CoC maximize their efficiency and effectiveness in preventing homelessness, reaching out to the homeless, and restoring homeless people to housing. The CoC is encouraged by a federal funding requirement that community agencies work together to address the full continuum of causes, consequences, and solutions to homelessness. The member agencies collaborate to plan and carry out strategies to end homelessness. This includes utilizing outreach workers, administering assessments such as the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT), developing a list of assessed individuals and meeting weekly to place those individuals in the appropriate programs.

City, County, and community stakeholders continue to collaborate in efforts to end homelessness in the community. Since 2014, the City and Alachua County have worked and achieved several major milestones by jointly funding GRACE Marketplace, a low barrier emergency shelter and homeless assistance center. The City owns the land and buildings on which GRACE Marketplace is located, and in PY23, the City provided \$1,050,000 to support operations at the shelter. The Alachua County Coalition for the Homeless and Hungry (ACCHH) manages the operations and homeless services provided at GRACE Marketplace.

In addition, the City has worked to comply with new State legislation (HB1365) regulating camping on public property. To decrease the negative impact of the legislation on the homeless population, the City provided \$700,000 to open an additional 20 shelter beds at GRACE Marketplace. This action gave the City greater enforcement power by providing alternative accommodations to people living in encampments, and reduced unsheltered homelessness in the community.

While many communities treat homelessness as a criminal issue, Gainesville has moved forward with the understanding that the best solution to homelessness is housing. Beyond simply managing the symptoms of homelessness, the City of Gainesville has aligned its programs and policies to prioritize permanent housing, and to work with community partners to provide rapid re-housing, and mental health services, as well as minimizing arrests.

To that end, the City has developed the Community Resource Paramedicine Program (CRP). The CRP is the City's public health outreach program. CRP provides some of the City's most underserved community

members with facilitation and connection to resources, health education, and capacity-building support toward improved health outcomes and better quality of life.

The CRP Program operates four pillars: Chronic Disease Management, Recovery Response, Homelessness Outreach and Prevention, and Community Health. Each of these pillars can support homeless, or formerly homeless, people. The Chronic Disease Management pillar focuses on education around disease processes, medication management, and adherence to primary care. The Recovery Response pillar follows-up on overdoses within the city to offer treatment and support to individuals struggling with substance use. The Homelessness Outreach and Prevention pillar works with those experiencing or facing homelessness to obtain housing and other stabilization resources. Lastly, the Community Health pillar conducts community outreach and mobile vaccines, primarily COVID-19 and Flu.

Additionally, during PY23 ACCHH operated a Homeless Street Outreach Team consisting of trained outreach professionals (5 FTEs). The City contributed \$400,000 in funding for that Outreach Team.

Reaching Out to Homeless Persons and Assessing Their Individual Needs - 1

In addressing the Emergency Shelter Needs of Homeless Persons, a city strategy for preventing and reducing homelessness is to assist non-profit service providers in obtaining additional funding sources for emergency shelter and other support services: **A. PROGRAM:** GRACE Marketplace; **SOURCE:** City General Funds; **DESCRIPTION:** \$1,050,000 for operation of a low-barrier emergency shelter and homeless assistance center. **B. PROGRAM:** Cold Weather Shelter Program; **SOURCE:** City CDBG Fund; **DESCRIPTION:** \$25,000 to support the operations of emergency shelter services for the purpose of providing assistance to homeless individuals and families during periods of cold weather or other emergencies caused by extraordinary circumstances that threaten the physical health or welfare of homeless persons. **C. PROGRAM:** St. Francis House (Arbor House – Emergency Homeless Shelter for Women and Children); **SOURCE:** City CDBG Funds; **DESCRIPTION:** \$17,000 to provide shelter and support services to homeless mothers and their children and/or homeless individuals. **D. PROGRAM:** Family Promise of Gainesville; **SOURCE:** City CDBG Funds; **DESCRIPTION:** \$21,500 to provide shelter, meals, personal care items and case management for homeless families, as well as transitional housing services. **E. PROGRAM:** St. Francis House (Emergency Homeless Shelter for General Population); **SOURCE:** CDBG Funds; **DESCRIPTION:** \$19,000 to provide shelter and support services to homeless persons **F. PROGRAM:** St. Francis House (Family Reunification/Homeward Bound Program); **SOURCE:** City General Funds; **DESCRIPTION:** \$10,000 to provide transportation services and other support services for homeless individuals to be reunited with family members or friends who can provide housing for the homeless individuals in the community. **NOTE:** During the latter part of PY23, these funds were repurposed to support temporary hotel accommodations for homeless individuals and families. **G. PROGRAM:** Helping Hands (General Clinic); **SOURCE:** City CDBG Funds; **DESCRIPTION:** \$15,000 to provide healthcare services for homeless persons. **H. PROGRAM:** Helping Hands (Women’s Clinic); **SOURCE:** City CDBG Funds; **DESCRIPTION:** \$15,000 to provide healthcare services for homeless women. **I. PROGRAM:** Alachua County Coalition for the Homeless & Hungry (ACCHH) Street Outreach Team (a/k/a GRACE Marketplace); **SOURCE:** American Rescue Plan Act (ARPA); **DESCRIPTION:** \$400,000 to provide outreach services to

homeless persons. **J.** PROGRAM: GRACE Marketplace; SOURCE: American Rescue Plan Act (ARPA); DESCRIPTION: \$960,000 for a Shelter Expansion Project and Security Improvements.

Homeless Services

ST. FRANCIS HOUSE



St. Francis House



GUESTS ASSISTED

5,500+

MEALS SERVED

600,000+

SERVICES PROVIDED

1,000,000+

“ I came to St. Francis House for help. The case managers were great. They helped me find a new job, enroll my 4 and 6-year-olds in daycare and school. They helped me find a new safe home for us. Two years later, I am now working on a military base, have full-time employment, full benefits, a beautiful home in a great neighborhood, and a new future – all thanks to St. Francis House.

Former Resident

“ St. Francis changed my life forever. They gave me a place to live while I was homeless. They gave me food, clothing, everything I needed. Working with the case managers, I was able to find work, childcare, and build a future for my family. I have been employed full-time and permanently housed for over 8 years and couldn't have gotten here without the help of St. Francis House.

Former Resident

Case Management Services



Education Resources



Career Resources



Health Resources

OUR TRUSTED PARTNERS



Gainesville.
Citizen centered
People empowered



GRACE MARKETPLACE



Since 2014, we have been helping our neighbors experiencing homelessness find their way home.



WE'RE ON A MISSION TO END HOMELESSNESS

Our mission is simple: **to end homelessness**. We achieve that goal by removing the typical barriers that keep people from getting help and providing them with safe shelter, effective services, and permanent housing solutions.

CONNECT WITH US



ADDRESS

3055 NE 28th Drive
Gainesville, FL 32609

CONTACT US

352-792-0800
hello@gracemarketplace.org

GRACE CAMPUS HOURS

Monday - Friday - 11a to 7p
Saturday & Sunday - 10a to 6p

TOGETHER WE'RE ENDING HOMELESSNESS

OUR IMPACT SINCE 2014

22,157

People Served

3,127

People Housed

1,314,897

Meals served in Café 131

47% ↓

Reduction in People Living On The Streets



OUR FUNDING PARTNERS



Gainesville.
Citizen centered
People empowered



VA



U.S. Department
of Veterans Affairs



the wagmore
foundation

Addressing the emergency shelter and transitional housing needs of homeless persons

In PY23, the City continued to provide funding support of programs that address the emergency shelter and transitional housing needs of homeless persons. The City provided financial support for operations at GRACE Marketplace, a low barrier emergency shelter and homeless service center. In addition, the City used \$25,000 of CDBG Public Services funds to support a Cold Weather Shelter and Supplemental Services Program for homeless individuals and families via St. Francis House. Funding these projects addresses the following priority need: supporting operations of programs serving low and moderate-income persons, including the homeless and special needs populations.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

In its ongoing efforts to help an individual person or families avoid homelessness, the City often utilizes CDBG and State of Florida funds to administer a Mortgage Foreclosure Intervention Program; in which the City acts as a liaison on behalf of the mortgagor. This intervention allows the City to negotiate a forbearance agreement, loan modification and/or a lower monthly mortgage payment workout plan to ensure that any pending foreclosure action is prevented and allows the family to retain their home.

The City allocates CDBG funds for Public Services, which often include such services as mental health counseling, social services, housing services, and employment training and services. By continuing to fund these types of projects, the City can help families avoid becoming homeless.

Helping Homeless Persons - CoC

In general, the CoC coordinates homelessness and homelessness prevention efforts amongst CoC partner agencies receiving ESG, TANF, Challenge and CoC-HUD funding to serve individuals and families who are currently homeless or at-risk of becoming homeless. The City of Gainesville has an appointed seat on the CoC's Leadership Council (CoC Board). As the Collaborative Applicant, Taskforce For Ending Homelessness, oversees the coordination of services and use of these funding streams. Additionally, other non-funded CoC partners, such as United Way of North Central Florida and Alachua County Division of Social Services, provides homelessness prevention supports for those households who are working, but struggling to make ends meet by providing funds for rent and utility assistance. The City of Gainesville, Gainesville Housing Authority, and the Alachua County Board of County Commissioners established a Landlord Mitigation Fund with United Way (former Collaborative Applicant) as a strategy to reduce the length of time spent homeless and prevent homelessness by offering private landlords access to funds. These funds are used to pay deposits/landlord incentives for those entering housing from the CoC By-Name List and to mitigate evictions. Currently, the funds are being re-routed to Taskforce For Ending

Homelessness. The CoC is working to build discharge coordination amongst local hospitals, mental health facilities, and correctional programs. Currently, the CoC does not have a formal policy or MOUs in place with these institutions due to changes in staffing and leadership. Goal 7 of ~~our~~ the CoC action plan is to "Work with other Systems of Care to reduce entries into homelessness" and includes the following objectives, strategies and action steps: Objective 7A: Hospitals/Crisis stabilization units do not discharge people into homelessness. (Target Date for Completion: Q2 2025) STRATEGIES: 1. Encourage hospitals to utilize processing techniques to reduce discharges into homelessness. Action Steps: 1. Meet with hospitals to discuss resources and plans for decreasing discharges into homelessness. 2. Identify potential cost savings to hospitals if more persons had access to mainstream benefits. Objective 7B: Jails/prisons do not discharge people into homelessness. (Target Date for Completion: Q2 2025) STRATEGIES: 1. Develop criteria to determine vulnerability of those processed through re-entry into the CoC. Action Steps: 1. Establish procedure to conduct VI-SPDAT on persons to be released from Alachua County Jail; need for other jails/prisons releasing into our CoC. 2. Connect with jails in other counties. Objective 7C: Foster care system does not discharge people into homelessness. (Target Date for Completion: Q3 2024) STRATEGIES: 1. Collect data on number of children exiting foster care into homelessness or becoming homeless after exiting foster care. Action Steps: 1. Determine what information to collect. 2. Meet with school boards and school liaisons. 3. Identify other agencies with data we want to collect. 4. Meet with other agencies and obtain an agreement to share data. STRATEGIES 2. Utilize family reunification vouchers to reduce individuals exiting foster care from entering homelessness. Action Steps: 1. Meet with school boards and school liaisons. 2. Coordinate efforts with Partnership for Strong Families, Family Promise, CDS, and housing authorities. With regard to those exiting foster care, the CoC has an active Family Unification Voucher Program MOU with the Gainesville Housing Authority and Partnership for Strong Families. Partnership for Strong Families makes referrals for vouchers to the Gainesville Housing Authority and to the CoC's Coordinated Entry System for entry into HMIS and evaluation of any other housing needs (e.g. emergency shelter, deposit assistance).

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

Taskforce For Ending Homelessness is the organization that is primarily responsible for coordinating community efforts to rapidly house homeless persons and prevent the homelessness of those who are housed, but at-risk of losing their housing. Keys to Home – FL 508 Continuum of Care continues to facilitate a Coordinated Entry System over a five-county area, including Alachua County. The Coordinated Entry System uses HMIS data, a By-Name List, and a Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) to: 1) rapidly house homeless persons (referrals are made to agencies who are funded for Rapid Re-housing or Permanent Supportive Housing); 2) ensure that housing services are provided to the most vulnerable individuals or families with the greatest needs and can provide the most benefit; and

3) to ensure that those persons receive the services that they need to remain housed. Keys to Home, and its Coordinated Entry Committee (which meets monthly) use HMIS to monitor returns to homelessness from permanent housing programs and to recommend changes to keep people permanently housed. In addition, during PY23, the ACCHH operated and the City funded, a Homeless Street Outreach Team to proactively encourage and help homeless persons find housing and other support services.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Gainesville Housing Authority (GHA) continues to improve its housing portfolio and resident services. In the Public Housing section of the City's 2023-2027 Consolidated Plan, the most immediate needs of residents of public housing and HCV holders were identified as an increase in the supply of affordable, accessible, and decent quality housing, supportive services, and economic opportunities to achieve self-sufficiency. In the spring of 2020 the Gainesville Housing Authority Board of Commissioners adopted a Strategic Business Plan that aims to address these goals.

GHA - Mixed Finance Modernization or Development

The GHA is anticipating in the upcoming year to continue with mixed finance modernization or redevelopment. One of the major initiatives of GHA is redeveloping Woodland Park Apartments, which will be completed in several phases. GHA along with a co-developer completed a new 96-unit development known as The Grove at Sweetwater Preserve finishing the first phase of the development in 2020. The Woodland Park Phase II plan has changed due to the GHA receiving ARPA funding from the City of Gainesville in FY 23, this funding will help bridge the financing gap and allow GHA and our co-developer to demolish the remaining seventy-seven (77) units at Woodland Park and construct one hundred and forty-four (144) new affordable apartment units. This development will also include improvements to the Boys & Girls Club as well as the addition of a fitness track throughout the development. GHA anticipates construction beginning in 2025 and the new development open for lease up in 2026.

The GHA Board of Commissioners tasked the Authority with adding five hundred (500) additional housing opportunities to GHA portfolio. Repositioning, new development and redevelopment will be an ongoing initiative for GHA for the next ten (10) years as the agency continues to seek resources to modernize and redevelop aging public housing assets. This includes many developments in the GHA portfolio including Pine Meadows, Caroline Manor, Forrest Pines, Oak Park and Sunshine Park. In 2024 GHA completed the exterior renovation of Caroline Manor, this included exterior painting, new roofs, new HVAC, demolition and Concrete work, as well as new pedestrian lighting. In 2025 GHA will follow up with interior improvements that include painting, new kitchen cabinets, plumbing upgrades, and new lighting.

GHA along with our co developers will be seeking capital to redevelop/reposition the Oak Park development in 2025. Modernization of units will remain a priority of GHA moving into 2025.

Choice Neighborhood Planning Grant

GHA, along with the City of Gainesville as our co-applicant were successful in receiving the Choice Neighborhood Planning grant from HUD in 2023. If successful, this grant will create a comprehensive plan for the subject area while also allowing GHA to reposition the public housing at Lake Terrace and Pine Meadows (180 units). CN Key Goals include the following: HOUSING: Update old public housing into energy-efficient, mixed-income housing that is designed to remain affordable and in good condition for a long time. PEOPLE: Improve the lives of families living in public housing and the surrounding neighborhood. This means ensuring kids get a good education, people are healthy, they have safe places

to play and work, and they can easily move around their neighborhood and city. NEIGHBORHOOD: Strengthen neighborhoods by creating mixed-income communities and improving access to high-quality and well-functioning services, public schools, education programs, early learning programs, public transportation, jobs, and public amenities. A byproduct of the planning grant was the completion of a housing market analysis. This study shows there is the potential for the development of up to 790 affordable and market rate rental units within the study area. The Choice Grant takes a holistic look at the entire neighborhood and allows Housing Authorities to invest in aging public housing and encourages people and businesses to invest in the neighborhood in ways that improve the lives of neighborhood residents.

GHA-GHDMC Projects and Goals

Tackling the affordable housing issues in our community requires GHA to think outside of the box, in summer 2021 GHA entered into a Memorandum of Understanding (MOU), with real estate developer Lincoln Ventures. The MOU will allow fifteen (15) families from the GHA program to be housed in a new luxury development in midtown Gainesville. This is the first inclusionary zoning of its kind in the City of Gainesville.

As a part of the GHA Section 3 requirements, GHA is constructing the E.L.I.T.E Training Center on the site of an old daycare center within the Pine Meadows development. The training center will be available for residents as well as the broader community with the goal of placing residents in jobs that pay a living wage. GHA broke ground on the project in the summer of 2024. GHA will partner with other organizations with training needs to facilitate training that will enable participants to earn a living wage. GHA is also pursuing single family home development as well as infill redevelopment through the Gainesville Housing Development Management Corporation (GHDMC) which is the nonprofit instrumentality of the Housing Authority established in 2014. Via GHDMC, the housing authority will break ground on a new home with an attached accessory dwelling unit (ADU) and detached ADU in December 2024 placing 3 new affordable units on the site of what once was one unit. In addition, GHDMC will begin predevelopment work on a triplex/quadraplex unit in SW Gainesville on a half-acre infill lot.

The need for affordable housing has been the focus of both the City of Gainesville's and the Alachua County Board of Commissioners. Gainesville Housing Development and Management Corporation (GHDMC) is helping to bridge the gap of affordable housing by adding new units within the City of Gainesville as well as Alachua County. The Trio at North Lincoln Heights as well as a duplex project in SW Gainesville is focused on helping those families/individuals that have special needs and find it particularly hard to find an affordable home to rent.

In 2024 GHA completed the exterior renovation of Caroline Manor, this included exterior painting, new roofs, new HVAC, demolition and Concrete work, as well as new pedestrian lighting. In 2025 GHA will follow up with interior improvements that include painting, new kitchen cabinets, plumbing upgrades, and new lighting.

With the guidance of the GHA Board GHA is pursuing every opportunity to increase affordable housing within the Gainesville community. That includes the potential of purchasing mixed use, commercial properties, hotels, apartment developments, and infill lots.

Conversion of Public Housing to Tenant Based Assistance or Project Based Assistance

The Gainesville Housing Authority (GHA) took the initiative in 2023 and 2024 to solicit developers/apartment owners through an RFP process to issue PROJECT-BASED VOUCHERS (PBV). GHA was successful in partnering with several apartment developments in Alachua county to issue project-based vouchers to address the affordable housing issues in the community. GHA currently has 129 new PBV vouchers in the Alachua County community. There are a number of private landlords who have opted out of the Housing Choice Voucher program over the last few years and much of the housing stock available for GHA program participants are available in areas of poverty and are considered substandard, lacking the energy efficiency needed to adequately keep GHA program housed participants from being cost burdened. Many of the rental homes in the community meet the HQS standards but lack energy efficiency making the homes unaffordable for GHA program participants. There is also the need for housing for the most vulnerable citizens such as the homeless, elderly and disabled. With that in mind in 2025 GHA will convert 5 public housing special needs units into project based voucher units.

Actions taken to encourage public housing residents to become more involved in self sufficiency

In order to increase the earned income and employability of our residents, the Gainesville Housing Authority has partnered with multiple community members in order to form a leadership team to administer the Jobs-Plus Initiative at our Amp 3 Public Housing Development.

The Gainesville Housing Authority provides a local job-driven approach to increase earnings, and advance employment opportunities through job placement, educational attainment, work readiness programs, employer linkages, technology skills and financial literacy.

Programs

The Cade Museum and Gainesville Housing Authority (GHA) share a common goal of transforming communities in Gainesville by providing access and opportunities. Aligned with GHA's vision of fostering self-sufficiency and life skills within their communities, the Cade Museum is eager to contribute to this transformative effort by offering in-person STEAM (Science, Technology, Engineering, Arts, and Mathematics) and entrepreneurship educational support for children ages 6-12. Through this program, both organizations will cultivate a culture of innovation, critical thinking, and problem-solving while imparting essential life skills to empower GHA youth to become self-reliant, resilient, and proactive members of their community.

Celebration of Success

A large scale event showcasing the accomplishments (i.e. education, employment, youth resiliency, and community engagement) of PH residents and other program participants. The event provides

guests speakers to empower and congratulate families while supplying supportive resources (i.e. financial literacy, homeownership, employment, and education) are provided while families exit.

Youth Leadership Academy

The Youth Leadership Academy program takes place at the Forest Pines Community center. The Youth Leadership Academy provides programming for our residents (ages 14-18). Our goal is to empower and equip individual success through five critical pillars: Leadership, Personal Development, Health & Fitness, Career Preparation, and Community Support & Engagement.

GHA Incentive Store - "Learn, Earn, Turn"

Learn, Earn and Turn Incentive Program (LET) total number of incentive points accumulated (GHA Home Goods Incentive Store; **\$1,890**)

Through this program, youth and adults can access material goods and food to satisfy supportive and nutritional needs.

Future Funds – Empowering Youth for Financial Success

Through engaging financial literacy worksheets and interactive activities, the Strive 4 Success (S4S) team works with youth ages 6-12 to build essential financial skills, empower critical thinking, and reinforce positive behavior. Activities are designed to be both educational and rewarding, encouraging young participants to explore foundational concepts in money management, budgeting, and goal setting. Vision boards play a key role in fostering forward-thinking and aspiration. By creating personalized boards, youth visualize their future goals, learning to plan and make decisions that align with their long-term dreams. These empowering activities help lay the groundwork for financial awareness and personal responsibility, setting young people on a path toward lasting growth and self-sufficiency.

GHA Home Ownership

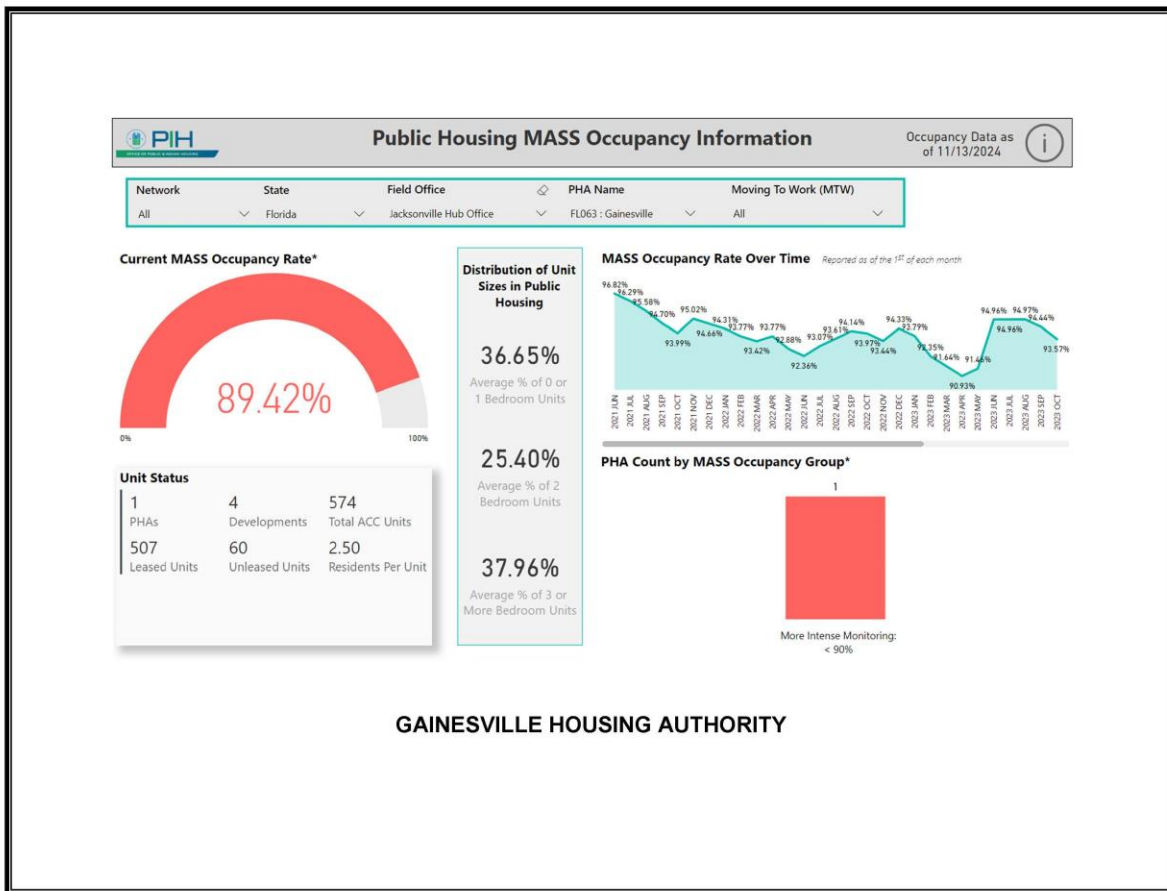
The Housing Choice Voucher Program (HCVP) allows GHA to make monthly homeownership assistance payments for first-time homeowners, instead of making monthly rent payments for these families. The monthly homeownership assistance payment is lower of: the voucher payment standard minus the total tenant payment, or the monthly homeownership expenses minus the total tenant payment.

Like the conventional Section 8 program, homeowners pay 30 percent of their income toward their monthly mortgage payment and the voucher covers the remainder of the monthly mortgage.

Additionally, the City of Gainesville encourages homeownership for low income households through the Down Payment Assistance (DPA) Program. The DPA Program provides down payment and/or closing cost assistance to eligible first-time homebuyers who meet income and other program requirements. The City of Gainesville may also partner with other housing and community-based housing providers and service organizations to provide housing counseling support services, as applicable based upon availability of resources.

Actions taken to provide assistance to troubled PHAs

The City of Gainesville recognizes the need for preservation and rehabilitation of federally assisted affordable housing. During PY23, the City of Gainesville had no specific knowledge of any financial or programmatic issues with the Gainesville Housing Authority (GHA) or the Alachua County Housing Authority. However, both housing authorities continue to serve the housing needs of extremely, very low and low-income residents within the incorporated city limits. The City is also a supporter of activities and projects which support the goals of both housing authorities.



Network	State	Field Office	PHA Name	Moving To Work (MTW)
All	Florida	Jacksonville Hub Office	FL070 : Alachua County	All

Current MASS Occupancy Rate*



Unit Status

1	1	257
PHAs	Developments	Total ACC Units
238	7	3.00
Leased Units	Unleased Units	Residents Per Unit

Distribution of Unit Sizes in Public Housing

13.39%
Average % of 0 or 1 Bedroom Units
38.91%
Average % of 2 Bedroom Units
47.70%
Average % of 3 or More Bedroom Units

MASS Occupancy Rate Over Time Reported as of the 1st of each month



PHA Count by MASS Occupancy Group*



ALACHUA COUNTY HOUSING AUTHORITY

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

1. The City is finalizing the process of updating its Comprehensive Plan. Part of that process involved a review of land development regulations that could be barriers to affordable housing.
2. The City regularly reviews its Zoning, Land Development Regulations, and policies to provide flexibility in terms of density, lot design, infrastructure, and fees to reduce impacts on affordable housing.
3. On September 19, 2024, the City adopted Ordinance #2024-263 which amended the City's Land Development Code to provide more flexibility for single-family home development by reducing minimum lot size and building setback requirements. More specifically, it consolidated several residential single-family zoning districts into one single-family zoning district. The new single-family zoning district allows a 3,000 square foot minimum lot area and a 35 foot minimum lot width.
4. Also on September 19, 2024, the City adopted an Inclusionary Zoning Ordinance. This ordinance applies to new multi-family projects with 50 or more units. In exchange for a 30% density bonus, the ordinance requires the project to make at least 10% of the units affordable for, and available to, households that earn less than 80% of the Gainesville Area Median Income (AMI). Other key provisions of the ordinance include allowances for the developer to pay a fee to avoid having to provide affordable units; or for the developer to receive a larger density bonus in exchange for providing additional affordable units, or units that are affordable to lower income households.
5. Since October 2022, the City has allowed new multi-family developments that meet certain criteria to be approved by staff, rather than being reviewed by a citizen advisory board. The criteria are that the project must contain 51 or more units, at least 15% of which are reserved for households with incomes of 80% AMI or less, and the project does not request any variances. This is important because many housing developers, including affordable housing developers, cite the delay and uncertainty of taking projects to review boards for approval as adding significant cost to the development process. Many such boards meet monthly and often have difficulty obtaining a quorum.
6. The City is continuing and expanding its ConnectFree Program which can subsidize the costs of connecting new affordable housing to centralized water and wastewater service.
7. Through The Heirs' Property Assistance Program, the City coordinates with Legal Firms to provide free probate legal assistance to owners of heirs' property located within the boundaries of the Gainesville Community Reinvestment Area.
8. Through the Land Donation Program, the City donates land surplus and escheated to organizations that build affordable owner-occupied housing. The City uses deed restrictions to ensure that many of these homes will be permanently affordable. Through the Community Land Trust Program, the City is working with a nonprofit organization that acquires, develops, and

manages land for permanently affordable owner-occupied housing. Since October 1, 2022, the City has donated ten (10) vacant lots and \$1 million to this program.

9. Through its Downpayment Assistance Program, the City offers up to \$30,000.00 for downpayment and/or closing cost assistance to eligible first-time homebuyers for the purchase of eligible homes.
10. Through the My Neighborhood Program, the City offers up to \$50,000.00 towards the purchase of a home, or lot to build on, within certain neighborhoods. The program is available to former residents who lived in the neighborhood for at least three years prior to 2011. The eligible neighborhoods are Greater Duval, Cedar Grove II, Porters, Sugarhill, Springhill, Fifth Avenue, Pleasant Street, North Lincoln Heights, and Heartwood (added on September 28, 2023). During Fiscal Year 2022-23 (October 1, 2022 to September 30, 2023), the City received four applications, all within the Greater Duval Neighborhood. During Fiscal Year 2023-24 (October 1, 2023 to September 30, 2024), the City received one application for a home within the Heartwood Neighborhood.
11. Through the Legal Assistance for Eviction Prevention Program, the City coordinates with a nonprofit organization to provide several types of direct legal assistance to income qualified households facing possible eviction. Since this program began, it has assisted 89 households.
12. The City engages with citizens to mitigate certain barriers to homeownership, such as budget and credit management. To do that, the City and local housing providers conduct educational and training workshops and/or one-on-one housing counseling sessions in efforts to prepare potential first-time homebuyers for successful home ownership.

In March 2022, the Office of the City Manager prepared a comprehensive report (Affordable Housing Framework for Discussion), with contributions from the the following: Office of the City Manager; Department of Sustainable Development; Department of Strategy, Planning and Innovation; Housing & Community Development; Gainesville Community Reinvestment Area, Gainesville Fire Rescue and External Housing Partners. This report defined many terms related to affordable housing, reviewed 2022 National Housing Trends, 2022 Alachua County Housing and Gainesville by the Numbers data, local employment grids, local housing market conditions, various housing-related issues which impact the location and sustainability of affordable housing and feedback from local housing partners. The Office of the City Manager defines Affordable Housing as housing in which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. Other definitions pertinent to discussions about affordable housing were included in a handout provided during workshops held in June 2022.

The City of Gainesville Housing Plan recommends high-impact strategies to expand housing affordability in Gainesville through a combination of incentives, policy changes, and funding sources. These strategies are grouped in the following manner: **1. Diversifying Funding Sources** **2. Increasing Zoning Flexibility** **3. Promoting Permanent Affordability** In past years, government review processes have prolonged development timelines resulting in increased per unit housing development costs. The City is in process of evaluating and appraising its Comprehensive Plan, including the Housing Element and the Element Future Land Use, which largely controls zoning. The Comprehensive Plan is ninety percent (90%) complete and will be presented to the Commission for its review and final adoption in the first quarter of 2023. Housing issues (cost, condition, location, type, displacement, etc.) will be a major focus of this process.

The City regularly reviews its policies to provide flexibility in terms of density, lot design, infrastructure, and fees to reduce impacts on affordable housing. Additional impediment narratives are further discussed under the heading "Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)". The City maintains its efforts to engage with citizens regarding barriers of homeownership, such as budget and credit management. The City and local housing providers conduct educational and training workshops and/or one-on-one housing counseling sessions in efforts to prepare potential first-time homebuyers for successful home ownership.

Success in any transition begins with a solid foundation, which is what HCD education and training program strives to provide, for individuals seeking information about purchasing a home or for existing homeowners seeking information about home maintenance. The Housing Counseling Program works diligently to prevent homelessness and to promote safe, stable, and affordable housing. Additionally, group seminars continue to be conducted to provide general consumer information on the home purchase process, financing options, credit repair, money management, financial literacy and other topics that help meet the goals of homeownership. HCD also administers housing counseling for existing homeowners desiring to transition from well-water and old, outdated septic tanks to connections to the city water and wastewater systems. Finally, the ultimate goal in housing counseling is educating and empowering clients, while also assisting them with suggestions for making informed and reasonable decisions regarding their personal housing needs. HCD Housing Counseling Programs include the following: Homebuyer Education and Training Workshops for first-time homebuyers; Homeowner Maintenance and Training Workshops for existing homeowners; Homeowner Water and Wastewater ConnectFree counseling for existing homeowners;- Budget, Savings and Money Management Counseling;- Credit Repair Workshops and one-on-one credit repair counseling; Mortgage Foreclosure Intervention Counseling; Fair Housing Practices; and, Community Outreach Activities

During PY23, **234** individuals and/or families (**Qtr 1** - 48; **Qtr 2** - 60; **Qtr 3** – 72 and **Qtr 4** - 54) received assistance through City Housing Counseling Programs. All Housing Counseling Programs are designed to educate and empower, were administered by City staff, and made available to households of all income levels. During FY 23-24 the City of Gainesville used Federal CDBG and HOME funds, State Housing Initiative Partnership (SHIP) and local funding to administer various programs focused on preserving or producing affordable housing units including homeownership opportunity programs, homeowner and rental housing preservation programs, and rental housing production programs.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Gainesville Department of Housing & Community Development staff administers the Housing Counseling Program, available to households in all income levels. Counseling and training is available on a first-come, first-served basis. There were no obstacles to meeting underserved needs as interest and participation in the Housing Counseling Program demonstrated continuing interest.

Consistent with the Five-Year Consolidated Plan's Strategic Plan, the City of Gainesville pursues 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.

Local government policies – subdivision standards, impact fees, building codes, etc., which are designed to protect general welfare also unintentionally create barriers to affordable housing. These barriers are evident in higher development costs which ultimately limit the supply of housing deemed affordable to extremely low, low- and moderate-income persons and families. Income limits, creditworthiness and employment issues are all areas of concern when marginalized individuals also seek rental housing in addition to homeownership. These issues continue to be addressed in the best possible ways via continued collaboration with subrecipient agencies, establishing best practices to formulate positive plans of actions for housing development and in leveraging applicable services to maximize the use of monies allocated to housing programs.

Additionally, the City pursued continued promoting access to public services for special needs populations generally assumed to be low- and moderate-income persons. These services include, yet are not limited to, programs addressing the needs of 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. Therefore, the City has programmed various public service activities that meet the following objectives of the Strategic Plan: Support public services for LMI persons. Quality of Life - Support programs that provide basic needs assistance (e.g. meals, healthcare, transportation, etc.), to persons with special needs. Special Needs Assistance - Provide funding to agencies that offer case management, counseling, or self-sufficiency training to persons with special needs. These activities provide ongoing programming for LMI children and families, at-risk youth, elderly/frail elderly, and persons with disabilities, among other eligible populations. The following Public Services activities were approved for funding and initiated in PY23, as non-profit sub-recipient agencies continue to be successful in providing much needed community services: *Black-on-Black Crime Task Force, Inc.*; *Early Learning Coalition of Alachua County* (receives City General Fund); *St. Francis House Homeward Bound – Family Reunification* (receives City General Fund); *Episcopal Children’s Services, Inc.*; *Girls Place, Inc.*; *Girl Scouts of Gateway Council, Inc.*; *Family Promise of Gainesville*; *Helping Hands Clinic (General)*; *Helping Hands Clinic (Women’s Health & Empowerment)*; *St. Francis House (Arbor House)*; *St. Francis House (Emergency Shelter)*; *St. Francis House - Cold Weather Shelter* (City Commission Set-Aside); *ElderCare of Alachua County, Inc.*; and *Southcare Nursing Center DBA Southcare*.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The State of Florida Lead Poisoning Prevention Program conducts surveillance of blood lead testing and poisonings in the State, promotes blood lead screening for high-risk populations, and provides information to health care providers, individuals, and businesses on lead poisoning prevention. The program activities include the following: surveillance and epidemiology, lead poisoning intervention, primary prevention, and coordination of care.

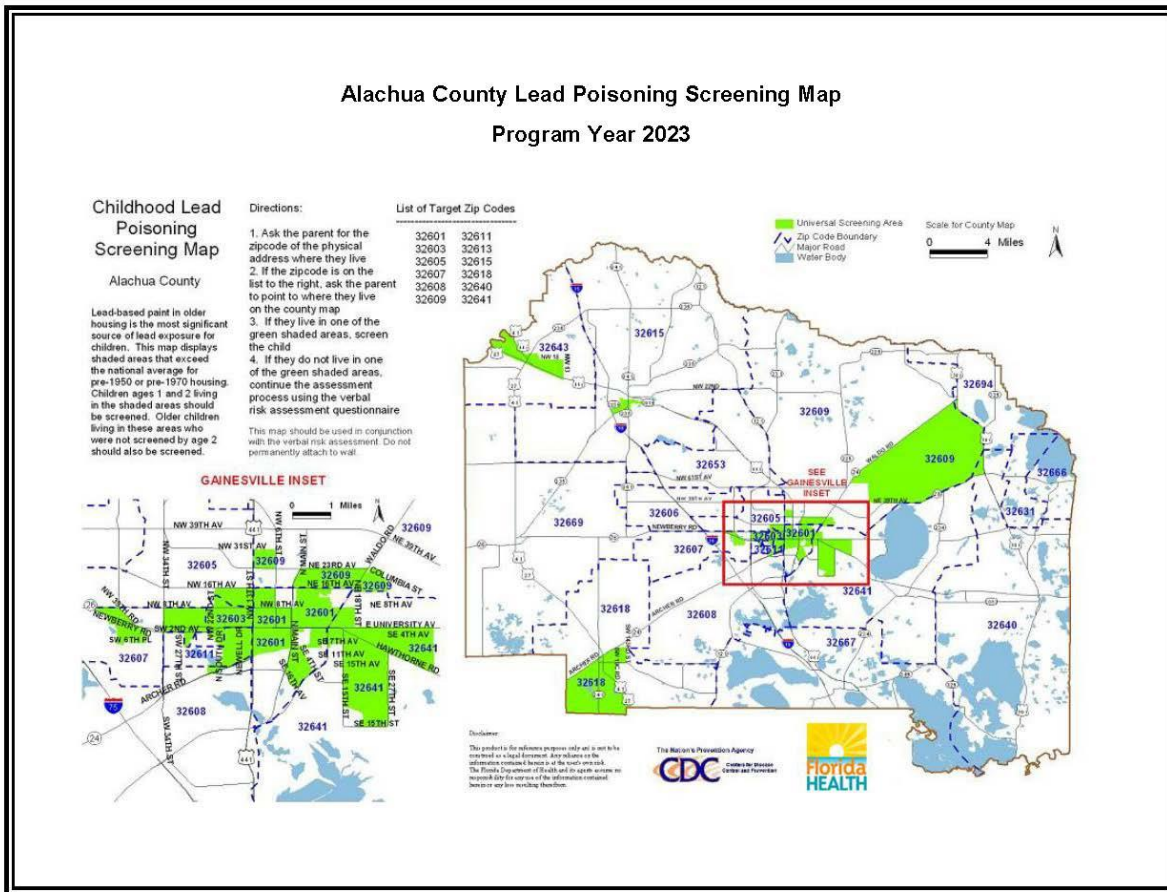
The Florida Department of Health (DoH) is the primary agency for addressing lead poisoning in Alachua County. Although budgetary constraints limit lead screening and case management activities, the DoH

still responds to reported cases of lead poisoning as determined by local medical community experts. The DoH performs epidemiological investigations to assure appropriate follow-up care is initiated, to prevent the occurrence of new cases and to gather data on lead poisoning cases to pinpoint future interventions. For children identified with high lead blood levels, lead assessments of their homes are recommended. A specialist performs inspections and risk assessments at no charge to families with children having elevated Blood Lead Levels (BLL). DoH also works to identify lead-based paint hazards in the environment.

The City of Gainesville (City) continues to implement measures to address lead-based paint hazards in CDBG- and HOME-assisted housing initiatives. 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 implements numerous strategies to mitigate lead-based paint issues. All contracts specify agreement and compliance with Lead Safe Work Practices as detailed in Title X of the Housing and Community Development Act of 1992, The Florida Lead Poisoning Prevention Screening & Education Act, section 381.985, and also Chapter 64D-3, Florida Administrative Code.

Alachua County Lead Poisoning Screening Map Program Year 2023



Alachua County Lead Poisoning Screening - Program Year 2023

Rehabilitation projects conducted on properties built before 1978 are tested for lead, with results shared with each homeowner and if applicable, any lead found is mitigated prior to work on the home. The City Housing Rehabilitation Specialist is trained and certified in Lead Safe Work Practices and also provides lead information to all homeowners that receive residential rehabilitation services. The City also requires that all Lead-Based Paint Abatement contractors and sub-contractors receive Lead Safe Work Practices training and certification. Each substandard housing unit to be rehabilitated is inspected and tested by a licensed inspector to identify lead-based paint hazards. The City conducts lead-based paint inspections and lead hazard risk assessments. The inspections and assessments are performed on homes by certified lead paint risk assessor and paint inspectors which follow HUD and Environmental Protection Agency (EPA) protocols, including written reports on their findings. A report with the rehabilitation approach and strategy to eliminate lead hazards is issued to the City Office of Housing & Community Development and the homeowner by the inspector(s). Finally, the City maintains all lead testing survey and data results. Additionally, subrecipient agencies that receive CDBG and HOME funds for rehabilitation are responsible for identifying the mitigating lead-based paint hazards and providing notices to owners, tenants, and purchasers of rehabilitated units. Contractors play an important role in preventing childhood lead

poisoning by ensuring that lead hazards are not created during renovation, repair and painting activities in older homes. Hazards can be prevented through the use of lead safe work practices. The federal Renovation, Repair, and Paint Rule went into effect April 22, 2010, and requires training and certification in lead safe work practices for persons who perform renovation or repairs in homes, child-care centers, and schools built before 1978.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

According to the U.S. Census Bureau (as of July 1, 2019), 30.6 percent of people living in the City of Gainesville are at poverty level or below. The City of Gainesville, to the extent allowed by economic conditions (job opportunities, healthcare systems, housing market and the interest/willingness of target populations to utilize available resource assistance) and funding levels, consistently acts to reduce housing costs and fund services that assist individuals/families to stabilize their lives and increase their job skills and marketability. The Gainesville City Commission's vision to improve the quality of life for all City residents utilizes a multi-faceted approach to engage all parties (City, agencies, citizens) in this quest.

The City funds the maximum allowed number of agencies to provide programs and resources in order to assist persons living at or below the poverty level. To accomplish this and combat this trend, the City of Gainesville and Alachua County continue to collaborate with and fund a number of agencies that provide public services to address the needs of persons in poverty. These agencies typically provide services to other homeless and non-homeless special needs populations, as well as low- and moderate-income families. These services include housing, job/skills training, and other assistance to promote self-sufficiency.

CDBG funds allow for activities to be funded which address the unique needs of individual communities and the City as a whole. HOME program funding assists in preserving and/or increasing the supply for housing for very low, low- and moderate-income households within the City. The Office of Housing & Community Development consistently funds and has ongoing projects in homeowner rehabilitation, down payment assistance, homeowner training and mortgage foreclosure programs to address the needs of and reduce the number of poverty-level families.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Gainesville has a strong institutional delivery system and the Department of Housing & Community Development is charged with executing housing related programs using Federal (CDBG and HOME) and State (SHIP) funding. A wide range of services are available in the community, including homelessness prevention services, street outreach services, supportive services, and other services such as nutrition programs and youth programs. These programs are provided by nonprofit organizations and Continuum of Care (CoC) member agencies.

In its commitment to develop institutional structure, The City of Gainesville seeks to be responsive to the needs and concerns of local neighborhoods and communities. Community F.I.R.S.T. is an initiative

designed to support frequent conversation between local residents, city leadership and staff with the ultimate goal of addressing neighborhood needs and concerns in a timely manner. The acronym F.I.R.S.T. stands for Facilitate, Innovative, Restorative, Supportive and Timely. The goal is to connect with different neighborhoods in the City of Gainesville to establish a stronger relationship between the community members and member staff. Also, the purpose of this effort is to increase the ability for the City to be responsive to the needs and request of community members.

This work is championed through the Housing & Community Development Department via a Housing Advocate whose influence and actions act as a clearinghouse and coordinator to address issues of affordable housing and landlord and tenant rights with a focus on assisting families and individuals efforts to obtain housing related resources. On the most basic level, the affordable housing advocate are those who take interest in the housing needs of City of Gainesville residents with lower incomes and works with nonprofit organizations to implement their mission.

Additionally, the City continues to work with its community partners to overcome gaps in the service delivery system for homeless prevention services. Funded non-profit service providers offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent and reduce homelessness. To increase the effectiveness of the community's Homeless Service Delivery System, the City has taken several actions, including the following:

- Participated with the CoC in their efforts to improve coordination between service providers
- Continued to financially support programs that assist the homeless or those at risk of becoming homeless
- Promoted and encouraged the development of programs that facilitated the transition from homelessness into permanent housing;
- Coordinated with the CoC, non-profit service providers, and other organizations to establish additional transitional or permanent supportive housing; and
- Supported the establishment of additional transitional or permanent supportive housing through identification of funding sources, technical assistance with applications, and other means of support

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Consistent with the 2023-2027 Consolidated Plan's Strategic Plan, the City of Gainesville continues to work to use several strategies and funding sources to improve the location, supply, and quality of affordable housing within the City of Gainesville. Most recently, the City is using American Rescue Plan Act (ARPA) funds to support the construction of several new affordable housing projects. Beyond that, the City continues to donate City owned land to affordable housing developers. In addition, the City uses a portion of its ConnectFree funds to pay line installation costs and connection charges for affordable housing projects. Furthermore, the City has coordinated with the Gainesville Housing Authority to develop parks and recreational facilities within or near several of their housing developments. The City also provides

homebuyer education training workshops for Housing Choice Voucher recipients as part of the Gainesville Housing Authority's Family Self-Sufficiency Program.

The City continues to assist public housing and social service agencies by providing available lands for the development of affordable housing, serving as the liaison for ConnectFree to offer the availability of utilities support funding for future affordable housing projects (example: Gainesville Housing Authority - Woodland Park Project); and facilitating homebuyer education training workshop for Housing Choice Voucher residents as part of the Family Self-Sufficiency Program.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of Gainesville continues to identify, monitor, and address policy barriers which may affect the successful outcome of the Assessment of Fair Housing (AFH) study, which was adopted and implemented by the City Commission on December 7, 2018. In Partnership with Alachua County, the Gainesville Housing Authority and the Alachua County Housing Authority, the City continues to analyze the successes of its meaningful goals, recommendations, and metrics to overcome fair housing barriers. As previously identified the City's 2023-2027 Consolidated Plan, many of the AFH's goals involved studying and implementing innovative strategies, increasing coordination between agencies, and increasing resources for affordable housing. These strategies includes, but are not limited to: **1)** Continued engagement with citizens to determine area-appropriate affordable housing possibilities; **2)** Ongoing and detailed discussions with Alachua County requesting increased State of Florida lobbying efforts to fully fund the State Housing Trust Fund (William E. Sadowski Affordable Housing Act); and, **3)** Incorporation of an Anti-Discrimination policy based on 'source of income' in determining the validity of personal funds used to initiate, complete, and maintain home ownership, or qualify for rental housing. This ordinance has been adopted. **4)** The Heartwood Subdivision is a mixed-income community that originated from the former Kennedy Homes apartment complex at 1717 Southeast 8th Avenue, built in 1968. Following a fire in 2003, and subsequent closure in 2007, the City of Gainesville cleared the site for The Gainesville Community Redevelopment Agency, now known as the Gainesville Community Reinvestment Area (GCRA), to build out thirty-four (34) lot single-family homes. Through a partnership with the Department of Housing & Community Development, eleven (11) of the units were made affordable, for first-time homebuyers. During this reporting period, the construction of the eleven homes have been completed and occupied by these first-time homebuyers. The remaining twenty-three (23) units are being sold at market-rate.

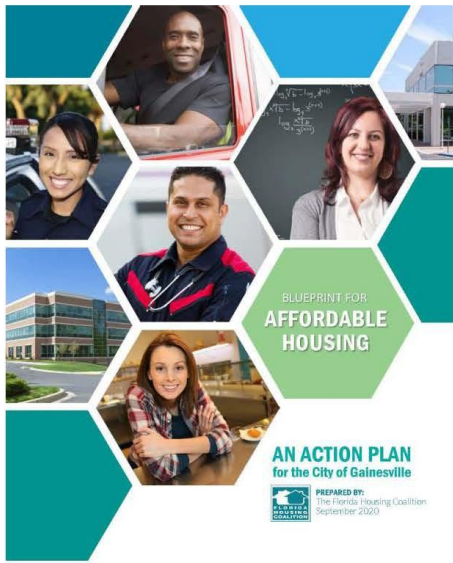
HEARTWOOD



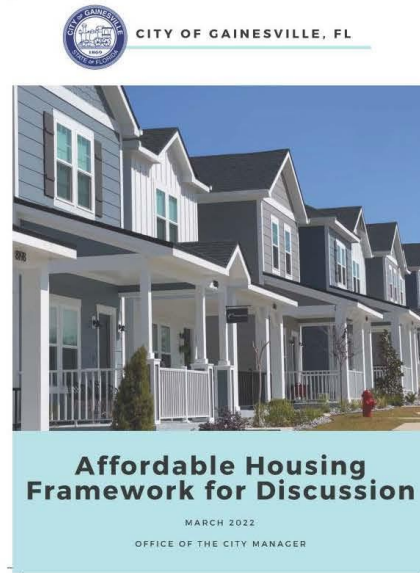
Heartwood is a neighborhood immersed in nature and inspired by history. Part of a unique and vibrant community, Heartwood seeks to connect the neighborhood within the fabric of the existing community.

Heartwood Property Lay-Out

In March 2022, the Office of the City Manager prepared a comprehensive report (*Affordable Housing Framework for Discussion*), with contributions from the the following: Office of the City Manager; Department of Sustainable Development; Department of Strategy, Planning and Innovation; Housing & Community Development; Gainesville Community Reinvestment Area, Gainesville Fire Rescue and External Housing Partners. This report defined many terms related to affordable housing, reviewed 2022 National Housing Trends, 2022 Alachua County Housing and Gainesville by the Numbers data, local employment grids, local housing market conditions, various housing-related issues which impact the location and sustainability of affordable housing and feedback from local housing partners.



**City of Gainesville
Housing Action Plan 2020**



**City of Gainesville
Affordable Housing Framework – March 2022**



**City of Gainesville
Building Blocks for Affordable Housing Work Plan – July 2022**

Identify Actions Taken to Overcome the Effects of Any Impediments

The City of Gainesville Office of Equity & Inclusion (OEI) processes fair housing complaints within the incorporated city limits. There were five (5) Fair Housing Formal Complaints filed with the City of Gainesville's Office of Equal Opportunity during PY23. The following information is related to these complaints:

1. **Lawrence Kelly v Michael Pennington** (EO-E-2023-18): **Complainant Race:** Caucasian; **Type of Discrimination:** Housing Retaliation; **Protected Class:** Disability; **Resolution:** the case was dismissed due to the Office of Equity and Inclusion not having adequate jurisdiction
2. **Camilla Kruitbosch v. Bivens Cove Apartments and The Collier Companies** (EO-E-2024-09): **Complainant Race:** Caucasian; **Type of Discrimination:** Housing; **Protected Class:** Disability; **Resolution:** the case is still pending
3. **David Arnold v. Bella Vista Village** (EO-E-2024-06): **Complainant Race:** Caucasian; **Type of Discrimination:** Housing; **Protected Class:** Lawful source of income; **Resolution:** the case is still pending
4. **Williemeanor Bright v. College Manor and The Collier Companies** (EO-E-2023-17): **Complainant Race:** Black; **Type of Discrimination:** Housing; **Protected Class:** Lawful source of income; **Resolution:** the case is still pending
5. **Williemeanor Bright v. Frederick Gardens and The Collier Companies** (EO-E-2024-08): **Complainant Race:** Black; **Type of Discrimination:** Housing; **Protected Class:** Lawful source of income; **Resolution:** the case is still pending

As part of all CDBG/HOME funded initiatives, the City of Gainesville provides information to the public regarding discrimination on the basis of race, color, religion, age, sex, familial status, national origin, handicap, sexual orientation or gender identity via advertisements, applications, brochures, posters, etc. Additionally, the City of Gainesville is an Affirmative Action/Equal Opportunity/Drug Free Workplace Employer and is committed to a policy of nondiscrimination in all City programs, services, activities, and provides reasonable accommodations upon request for non-English speaking persons, disabled and hearing-impaired persons. The City continues to partner with public housing agencies, private developers, and social services agencies to expand and preserve affordable housing opportunities based upon available resources and conducts outreach (regular participation in housing expos and other local events) to receive citizen input and promote initiatives in attainment of affordable housing goals to overcome housing disparities and impediments. While a lack of financial resources continues to be one of the most significant barriers to being able to address the overwhelming need of affordable housing, progress in creative alternatives with the lack of resources continues to improve. Conversely, the reduced funding sources directly affect the total number of households that can be served.

CONSTRUCTION COSTS: Notably, the increased cost of construction is another significant barrier found to impact the availability of affordable housing. The City of Gainesville continues to support the Affordable Housing Advisory Committee (AHAC), Incentive and Recommendation Report as it relates to regulatory and financial incentives to help produce affordable housing. Such incentives include an expedited permitting process, allowance of increased density levels, reduction of parking and setback requirements, and use of an established process to consider, prior to adoption, proposed land development code changes that may have a significant impact on the cost of housing. These incentives are periodically reviewed in conjunction with the State of Florida statutory requirements of the State of Florida SHIP funding. Additionally, the AHAC reviews policies and procedures, ordinances, land development regulations and triennially submits a report to the State.

CR-40 - Monitoring 91.220 and 91.230

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

Monitoring is an integral management control technique to ensure the effective and proper use of federal dollars. It is an ongoing process that assesses the quality of program participants performance over a period of time. Program performance relates to external and internal clients, as well as the Department of Housing and Community Development who manages the programs. Monitoring provides information about program participants that is critical in determining the effectiveness of programs and management efficiency; and also helps in identifying instances of abuse, fraud, and waste.

The City of Gainesville continues to utilize desk/remote monitoring of all of its subrecipients. Through these procedures, HCD Staff is able to assist funded agencies with determining their satisfactory contractual requirements or whether changes are required to facilitate activity outcomes of the CDBG and HOME programs. Concerns or problems identified during the monitoring process also allow Staff to provide timely technical assistance to subrecipients to improve overall performance by providing guidance and making recommendations.

The City typically goes above and beyond what is required by HUD for proper monitoring in any given year and conducts quarterly desk audit reviews and risk analyses, which includes projects still under required affordability period. These regular risk analyses may indicate if a site visit is warranted. Once the project is completed, the City conducts an annual review to ensure the project functions as required in the Subrecipient agreement. Additionally, the City has project tracking procedures to ensure all phases of the projects are executed properly, and continues to work diligently to meet all requirements of both the CDBG and HOME programs as a focus of administrative protocols.

Monitoring guidelines require that HCD Staff consistently review open activities in IDIS and communicate any concerns. These reviews ensure that accomplishment goals are achieved in order to meet National Objectives and that funds are spent and drawn down in a timely manner. To ensure that all both program compliance deadlines are met, internal spreadsheets have been designed to help track the status of housing projects. HCD staff regularly review the expenditures rates of HOME projects as well as development schedules so that expenditures and completion deadlines are met. All monitoring efforts delineated above are implemented in order to meet City goals and objectives outlined in the Consolidated Plan.

Standards and Procedures Used for Monitoring

The City of Gainesville has established policies and procedures to encourage and monitor small business (including minority, women and service-disabled veteran-owned businesses) outreach efforts via its' Procurement Purchasing Department and Office of Equity & Inclusion (OEI). These policies and procedures are available to citizens and businesses for review and comment.

The City of Gainesville (City) continues to make efforts to encourage small businesses (including minority/women/and service-disabled veteran-owned businesses), to participate in contracting opportunities for community/housing development programs. Those efforts include local advertising and utilizing contacts with community organizations and public/private agencies within the local area. The City also provides access to contracting opportunities for contractors and vendors through DemandStar, which connects businesses with nearly four hundred (400) governmental agencies who input bids and quotes directly into the DemandStar system. Additionally, in partnership with the Office of Equity & Inclusion (OEI), efforts are also made to recruit eligible contractors/businesses to provide contracting opportunities through the City Small Certified Business Directory, an online database of Gainesville and various surrounding counties of certified small businesses to include minority, women and service-disabled veteran owned businesses.

Furthermore, the City (via the OEI Office), has developed partnerships with other agencies such as the University of Florida, The Gainesville Area Chamber, the Small Business Administration (SBA), the Small Business Development Center (SBDC) and North Central Florida SCORE, Alachua County, and Santa Fe CEID in order to pool resources that assist small business owners.

OEI hosts a Day with the Small Business Development Center (SBDC), monthly on-site, for businesses wishing to explore opportunities to become certified with the SBA. To assist small and service-disabled veteran businesses, the City implemented an outreach program specifically designed to provide opportunities for qualified local small businesses, giving them the chance to participate in the City's contracting and procurement program. The OEI also provides technical assistance to small businesses in preparing bids at no cost. Other efforts, include OEI having established a small business mentoring program, which affords small businesses the opportunity to receive free business mentoring from long-term and larger established businesses.

The goal of the City of Gainesville Small Business Program is to ensure local small, women, minority and service-disabled veteran-owned (S/W/M/SDVBEs) businesses can participate on a nondiscriminatory basis in all aspects of the City's contracting and procurement.

The program is also designed to accomplish the following objectives:

- 1. Encourage and support the growth and development of the small business community through various small business efforts;**

2. Diversify the supply of vendors to the City through the identification and certification of small businesses;

3. Work to increase the amount of business the City awards to small businesses.

Current Service Offerings Education and Outreach - During the fiscal year, the Small Business Program offered approximately thirty (30) outreach events. The outreach events alone generated over 1,600 direct business contacts during the 2023-2024 fiscal year, a markedly noticeable increase over the previous year and we anticipate that this upward trend will continue for the upcoming year.

In addition to these efforts, the City-OEI regularly partners with other entities such as the University of Florida, Gainesville Chamber of Commerce, Small Business Administration, Small Business Development Center, Alachua County and more, for outreach efforts designed to support small businesses.

Small Business Mentoring Program -The City's Mentoring Initiative contributes to the growth and development of local small businesses by enhancing their competitiveness for opportunities with the City and other organizations. The small business team recruits and partners small businesses with larger, more established businesses for training to improve all facets of their business operations (e.g. accounting, management, bonding, insurance, etc.).

Internal Informational Training - The Small Business Team conducts quarterly in-reach activities to inform City Staff of the Small Business Program. One of the purposes of this training is to inform City staff of the vital role they play in helping the City meet the mission, goals, and objectives of the City's Small Business Program. These sessions are done in collaboration with both GRU & GG Procurement departments.

Small Business Certification - The City offers an online certification for Small Businesses with the City of Gainesville where OEI through the Small Business Program oversees the process of reviewing and processing applications received for Small Business Certification. There are various benefits associated with Small Business certification to help increase access to opportunities and initiatives designed to help grow and develop the local small business community.

OEI Integration into the City Bid Process - OEI currently does the following to keep local small business owners aware of potential opportunities to do business with the City of Gainesville:

A. Disseminates bids received from the General Government Procurement Department as well as DemandStar to our S/W/M/SDVBEs contact listings and the State of Florida small business directory to ensure vendors are aware of potential business opportunities.

B. Informs S/W/M/SDVBE regarding registering on DemandStar and GovSpend - the City contracted platforms, which handles the posting of bid information and provide the means whereby businesses may be informed of bidding opportunities and access to bid documents.

C. Collaborate with Procurement Departments to obtain a forecast of procurement opportunities for the upcoming quarter for use in informing S/W/M/SDVBEs of upcoming opportunities with the City.

FY2023-24 Accomplishments Through its outreach and education operations, the Small Business department developed platforms for a full list of trainings throughout the year, with additional new trainings expected for the upcoming fiscal year. The department has also partnered on several other events throughout the community designed for the growth and support of local small businesses. Listed in the table below are some of the events the City has hosted and/or participated in to help develop and grow small businesses during FY 2023-2024:

Education and Outreach Events Y-T-D:

Date			Workshop/Event Title
Month	Day	Year	
October	19	2023	Coffee or Tea with SBDC (1-on-1 Appointments)
October	27	2023	2024 Mentoring Program Kickoff
November	3	2023	Informational Training Session (OEI/GRU/GG)
November	16	2023	Small Business Accounting & Taxation Workshop
December	21	2023	Coffee or Tea with SBDC (1-on-1 Appointments)
January	18	2024	Commission Recognition of 2023 Mentor/Protégé Graduates & Participants
January	18	2024	Coffee or Tea with SBDC (1-on-1 Appointments)
February	15	2024	Business Planning Workshop
February	15	2024	Coffee or Tea with SBDC (1-on-1 Appointments)
February	28	2024	Meet & Greet Opening Session with 2024 Mentoring Participants
February	22	2024	Gainesville Black Professionals Network Connector
March	8	2024	Veteran’s Administration International Women’s Day & History Month Event
March	13	2024	Gainesville Supplier Diversity Exchange @ UF
March	14	2024	Your Credit as a Business Asset Workshop
March	21	2024	Coffee or Tea with SBDC (1-on-1 Appointments)
April	3	2024	Informational Training Session (Internal Training – City Community Builders)
April	24	2024	City participates in UF Small Business Opportunity Fair (Panelist & Exhibitor)
April	25	2024	Coffee or Tea with SBDC (1-on-1 Appointments)
May	8	2024	City of Gainesville’s 2024 Annual Business Matchmaker Signature Event
May	16	2024	Coffee or Tea with SBDC (1-on-1 Appointments)
June	20	2024	Building Your Business Resiliency Workshop
June	20	2024	Coffee or Tea with SBDC (1-on-1 Appointments)
July	18	2024	Coffee or Tea with SBDC (1-on-1 Appointments)
July	20	2024	Gainesville Black Business Expo
July	24	2024	Doing Business with the City of Gainesville- City of Gainesville’s Housing Department Contractor Outreach Event

August	15	2024	Coffee or Tea with SBDC (1-on-1 Appointments)
August	28	2024	Veterans' Small Business Outreach Event @ City of Gainesville
August	30	2024	Informational Training Session (Internal Training – City Community Builders)
September	19	2024	Government Contracting Workshop

Re-Launch of the Monthly Supplier Diversity Roundtable;

Increased Integration into City Bid Process;

Launch of Small Business Spotlight FY24 Initiative;

Disparity Study Response - Strategy, Planning & Proposed Recommendations;

Implementation of Buyer Checklist for all-sized solicitations to further document efforts to provide opportunities for small businesses;

Marketing Campaign for Identification, Recruitment and Certifying of Small Businesses.

Citizen Participation Plan 91.105(d); 91.115(d) Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

A primary purpose of the Citizen Participation Plan (CPP) is to ensure that City of Gainesville community engagement processes are consistent with current HUD rules, including Affirmatively Furthering Fair Housing. In addition, the CPP describes how the City ensures that the Consolidated Plan, the Fair Housing Plan, the Annual Action Plan, and the Consolidated Annual Performance & Evaluation Report are available for review and that the public is notified of that availability.

The City of Gainesville'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 of Gainesville residents, including minorities, non-English speaking person, and persons with disabilities.

As a policy of the City of Gainesville, all weekly Notices of Meetings are available on the City's Website and broadcasted on Cox Cable's Government Access Channel 12 between scheduled programming. Revision to Notice of Meetings may occur at any time permissible and are updated on the official bulletin board, the City Web Site and Cox Channel 12. The 'official' point of notification is the first-floor bulletin board in the lobby of City Hall (200 East University Avenue). All other types of notification (e.g., media releases, email notice distribution lists, advertising in the Gainesville Sun and other newspapers, Channel 12, social media, the City's Website, and printed copies available in the City Clerk's office) are provided as a courtesy to the public and will be updated within a reasonable time after the official bulletin board, technology permitting.

During PY19, the City updated its CPP to allow the City greater flexibility to redirect funds to respond to natural disasters or pandemics for which a state of emergency has been declared by the Mayor, Governor, and/or President of the United States. The updated CPP was formally approved by the Gainesville City Commission on April 27, 2020. On August 8, 2024, the CPP was updated again to provide additional flexibility and internal consistency.

1. Official Notices to the public that solicits citizen comments - such notices typically generate more requests for information about particular forms of assistance, such housing rehabilitation, rather than comments about program performance. A Public Hearing Notice regarding this CAPER was published in the *Gainesville Sun* newspaper on November 18, 2024, and appeared on the City/HCD web page for the required 15-day comment period (from November 18, 2024 to December 3, 2024). The ad referenced equal opportunities and the availability of reasonable accommodations for non-English speaking persons and persons with disabilities. Additionally, a virtual Public Hearing to discuss and receive citizen input on the PY23 CAPER was held on Tuesday, December 3, 2024. A comprehensive review of the CAPER was provided, with any and all comments received included in this document.

2. Citizens Advisory Committee for Community Development (CACCD) - appointed by the Gainesville City Commission and typically a more effective approach to obtaining citizens comments. The CACCD is comprised of not less than nine (9) City of Gainesville citizens and makes annual CDBG and HOME funding recommendations to the City Commission. The CACCD also meets on a regular basis to consider other matters and to provide recommendations concerning the CDBG and HOME Programs during the course of the year from a citizenry perspective. Generally, the comments received by this group are best summarized as positive and supportive of the activities that are undertaken.

3. According to Chapter 420 of the Florida Statutes, in order to receive certain state affordable housing funds, the City must establish an Affordable Housing Advisory Committee (AHAC) and the City Commission must appoint AHAC members. According to the statute, to promote representation of diverse stakeholder groups, the AHAC members must fill certain categories. The primary purpose of the AHAC is to review the City's rules, regulations, plans, procedures, and policies that impact the costs of developing affordable housing. Based on that review, AHAC must develop an Incentives and Recommendations Report (IRR) and submit it to the City Commission for submission to the State.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Addressing Housing is a Top Priority in the City's Strategic Plan and this focus area requires a cohesive and collaborative approach. In order to promote streamlined communication and direction as the City moves forward with addressing affordable housing initiatives and preparing the Work Plan:

Effective August 1, 2022, the City housing and community development activities under the Department of Housing and Community Development to foster cross functional planning and management under one umbrella. This included programs initially originated under the Gainesville Community Reinvestment Area (GCRA). However, after City leadership review, it was determined that in early 2023, these programs would transition back to GCRA for implementation and monitoring.

Under City Commission directive to reallocate fundings, the following GCRA housing programs sunset on or before September 30, 2024:

- Neighborhood Paint Program
- My Neighborhood Program
- Heirs Property Assistance Program
- Historic Home Stabilization program (never went live)
- Home Energy & Water Initiative Program was not funded in FY24. (Residential Improvement Program)

Additionally, the City of Gainesville was awarded \$32,408,804 from the American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds program. On June 16, 2022 (Agenda #210267), the City Commission approved an \$8 million earmark for affordable housing initiatives in addition to other housing projects previously approved: Energy Rehabilitation (\$1.9 million), Community Land Trust (\$1 million) and Utility Debt Forgiveness (\$250,000) for a total of \$11.15 million.

Previous program objectives, priorities and needs identified are still pressing concerns in our communities. The programs and strategies that the City has developed, and continue to build upon, are in response to addressing these needs. As the City moves forward, we continue to monitor these impacts to factor in economic and other effects from the prolonged COVID-19 pandemic, which may be felt for several years.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants? No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

In accordance with 92.504(d), the City provides financial oversight and conducts on-site inspections of HOME-assisted rental projects and takes the necessary actions to correct any identified problems. On-site inspections of rental projects are conducted at least every three years during the affordability period. The City continues its commitment to ensure that the owners of rental properties comply with the occupancy, maintenance, and property standards in accordance with the applicable affordability period and recapture provisions for HOME-assisted units. Desk monitoring and/or HOME project compliance review involves the annual review of occupancy, income, and rent; and inspection of units. During the program year, the City continued its annual review of the financial status of these properties.

<u>IDIS #</u>	<u>Project</u>	<u>#Units</u>	<u>Address</u>	<u>Census Tract</u>
372	Village Oaks/Crossing	19	501 SE 18th Street	7

- **Issues/Status:** Property Maintenance – Complainant stated that Three Rivers Legal Services advised them to call re: mold in the AC – a company was going to complete an inspection for free, but the property owner would not allow it. The case is closed – Code Enforcement Officer spoke with Complainant and advised that the City’s Code Enforcement Office does not do mold inspections (per 10-22-24 email from City of Gainesville Code Enforcement Staff Specialist, Lisa Mattox)

<u>IDIS #</u>	<u>Project</u>	<u>#Units</u>	<u>Address</u>	<u>Census Tract</u>
658	Sunset Apartments	40	1500 NW 12th Street	3.01

- **Issues/Status:** No new cases (per 10-22-24 email from City of Gainesville Code Enforcement Staff Specialist, Lisa Mattox)

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

During 2019-2020, the City updated its CPP to allow the City greater flexibility to redirect funds to respond to natural disasters or pandemics for which a state of emergency has been declared by the Mayor, Governor, and/or President of the United States. The updated CPP was formally approved by the Gainesville City Commission on April 27, 2020. On August 8, 2024, the CPP was updated again to provide additional flexibility and internal consistency.

The City of Gainesville conducts regular review of its Citizen Participation Plan (CPP), thereby ensuring that the CPP is consistent with current HUD rules, including HUD's rule regarding Affirmatively Furthering Fair Housing. The City of Gainesville'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 the City of Gainesville residents, including minorities, non-English speaking person, and persons with disabilities.

The City continues to conduct affirmative marketing through news releases to all print and electronic media, mail-outs, the City's website, and distribution of materials to local government offices. HCD staff also participates in virtual and in-person community meetings to provide information about the various HUD programs and services. Electronic versions of fliers and brochures are available for distribution to the general public, as requested. Subrecipients awarded HOME funding are apprised and affirmative marketing requirements and agency files are reviewed for compliance.

On August 2, 2018, the City of Gainesville adopted a written affirmative marketing plan in compliance with 24 CFR 92.351(a). Additionally, the City's Affirmative Fair Housing Marketing Plan ensures that individuals who might not normally apply for available housing programs and/or units due to social or economic disadvantages be informed of available units, be encouraged to apply and have equal opportunity to own/rent their own units. Affirmative action steps consist of actions to provide information and otherwise attract eligible persons in the housing market to the available housing without regard to race, color, national origin, sex, religion, familial status, or disability.

Finally, the City has entered into an agreement with a consultant to develop a new Five Year Fair Housing Plan, in the form of a Housing Equity Plan. This replaces the Analysis of Impediments document, but serves the same purpose, which is to analyze and identify fair housing issues, particularly for protected class groups.

Additionally, the City has gone beyond HUD requirements and entered into an agreement with a consultant to complete additional work in the development of a document, known as the Closing the Gap Homeownership Equity Profile. The purpose of this information is to analyze historical and current discriminatory patterns and trends that may lead to the gap in homeownership rates and opportunities for minority races/ethnicities. The analysis will focus on the largest racial/ethnic group impacted in

Gainesville (most likely the Black race) and recommend possible solutions for closing the homeownership gap.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Any Program Income generated is re-invested in HOME program eligible program activities. \$53,000 in Program Income was expended for the HCD Down Payment Assistance Program, reported on the PY22 CAPER and reflected in the PY22 PR-09. \$16,730.31 in Program Income was expended for the HCD Down Payment Assistance (DPA) Program during PY23, CAPER, indicates receipt in PY23 and is reflected in the PY23 PR-09 Report.

Additionally, any CDBG Program Income (\$25,000+), generated is re-invested into eligible program activities.

Data on the Amount and Use of Program Income for Project

Program Year 2023

IDIS # 1967 Pauline Spates DOWN PAYMENT ASSISTENCE: \$16,730.31. PROJECT DETAILS: Purchase of Home for First-time homebuyer. Project completed by City of Gainesville Down Payment Assistance (DPA) Program. BENEFISIARY DATA and ADDITIONAL INFORMATION: 1 Unit, 3 BEDROOMS, Owner-Occupied, Extremely-Low Non-Hispanic, Black or African-American, Homeowner Contributed \$1,000.00 toward the purchase of a \$251,712.00 house.

Program Year 2023 Program Income Data

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k)
(STATES ONLY: Including the coordination of LIHTC with the development of affordable
housing). 24 CFR 91.320(j)**

A recurring goal of the City is to increase the availability of affordable housing by combining local resources and cost saving measures into local housing partnerships using public and private funds to reduce the cost of housing. Based on available resources, the City's State Housing Initiatives Partnership (SHIP) Program and the City's General Revenue (including Connect Free) funds may be leveraged to supplement or provide a required match for federal and/or State of Florida housing programs, including the U.S. Department of Housing and Urban Development (HUD) programs, Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), State Apartment Incentive Loan (SAIL) Program, other State of Florida and local programs and private lending institutions.

In addition to expanding funding alternatives, the City is implementing several regulatory actions to foster and maintain affordable housing. Those actions include the following:

- On September 19, 2024, the City adopted Ordinance #2024-263 which amended the City's Land Development Code to provide more flexibility for single-family home development by reducing minimum lot size and building setback requirements. More specifically, it consolidated several residential single-family zoning districts into one single-family zoning district. The new single-family zoning district allows a 3,000 square foot minimum lot area and a 35 foot minimum lot width;
- Also on September 19, 2024, the City adopted an Inclusionary Zoning Ordinance. This ordinance applies to new multi-family projects with 50 or more units. In exchange for a 30% density bonus, the ordinance requires the project to make at least 10% of the units affordable for, and available to, households that earn less than 80% of the Gainesville Area Median Income (AMI). Other key provisions of the ordinance include allowances for the developer to pay a fee to avoid having to provide affordable units; or for the developer to receive a larger density bonus in exchange for providing additional affordable units, or units that are affordable to lower income households; and
- Since October 2022, the City has allowed new multi-family developments that meet certain criteria to be approved by staff, rather than being reviewed by a citizen advisory board. The criteria are that the project must contain 51 or more units, at least 15% of which are reserved for households with incomes of 80% AMI or less, and the project does not request any variances.

This is important because many housing developers, including affordable housing developers, cite the delay and uncertainty of taking projects to review boards for approval as adding significant cost to the development process. Many such boards meet monthly and often have difficulty obtaining a quorum.

The City also continues its affordable housing support with the following funding sources:

- American Rescue Plan Act (ARPA). This funding is used to subsidize the development of new affordable housing, housing rehabilitation, and down payment assistance.
- State Housing Initiatives Partnership (SHIP). This funding is used to subsidize the development of new affordable housing, housing rehabilitation, down payment assistance, and mortgage foreclosure intervention.
- ConnectFree. A portion of this locally generated funding is used to subsidize the development of new affordable housing both rental and homeownership.
- Other Local Sources. This funding is used for down payment assistance, and homeowner education.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

There were no projects or activities carried out during Program Year 2023 (PY23), which triggered Section 3.

Attachments

PY23 CAPER Cover Page



Consolidated Annual Performance & Evaluation Report (CAPER)

Program Year 2023

Prepared By:

The Department of Housing & Community Development

PY23 Consolidated Plan

Public Hearing Notice - Comment Period



**PUBLIC NOTICE OF 15-DAY PUBLIC COMMENT PERIOD AND
PUBLIC HEARING TO BE HELD BY THE
CITY OF GAINESVILLE
REGARDING SUBMISSION OF THE 2023-2024
CONSOLIDATED ANNUAL PERFORMANCE &
EVALUATION REPORT (CAPER)
FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
AND HOME INVESTMENT PARTNERSHIPS PROGRAMS (HOME)**

The U.S. Department of Housing and Urban Development (HUD) awards the City of Gainesville (City) CDBG and HOME Program funds which benefit very low, low, and moderate income persons residing within the Gainesville city limits. In order to receive CDBG and HOME Program funds, the City is required to prepare a 5-Year plan known as the Consolidated Plan (ConPlan). Subsequently, at the beginning of each year, the City prepares a one-year expenditure plan known as the Annual Action Plan (AAP) outlining the planned use of CDBG and HOME Program funds. At the conclusion of the fiscal year, the City must prepare a year-end report known as the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER discusses the City's progress in implementing projects and activities of the AAP with the CDBG and HOME funds that are received from HUD. The 2023-2024 CAPER covers the period of October 1, 2023, through September 30, 2024, and provides a summary of activities undertaken with CDBG and HOME funds during the report period.

Under the guidelines established by HUD, notice is hereby given that the City will hold a public hearing and public comment period regarding the submission of the City's 2023-2024 CAPER for the CDBG and HOME programs. The purpose of the Public Notice and Public Hearing is to gain citizen input on the City's efforts in meeting its goals and objectives described in the HUD-approved 2018-2023 Consolidated Plan and 2023-2024 Annual Action Plan. The City will hold a virtual public hearing with the Citizens Advisory Committee for Community Development, to obtain additional public comments regarding the 2023-2024 CAPER on Tuesday, December 3, 2024 at 5:30 p.m.

Meeting Access Information:

<https://us05web.zoom.us/j/89326851260?pwd=vYFTcGgllb2xZdb0XNwIQVjgELrNB5.1>

Meeting ID: 893 2685 1260 and Passcode: nFT90s

The Draft 2023-2024 CAPER is available for viewing and public comment beginning Monday, November 18, 2024, through Tuesday December 3, 2024. A copy of the Draft CAPER will be available at the City of Gainesville's Housing & Community Development Department, 306 N.E. 6th Avenue, Room 245, Gainesville, Florida 32601, between the hours of 9:00 a.m. and 5:00 p.m., Monday-Friday. The Draft CAPER will also be posted to the City's website: <https://www.gainesvillefl.gov/Government-Pages/Government/Departments/Housing-Community-Development>. To request a hard copy of the Draft CAPER, please e-mail the request to: coghousing@gainesvillefl.gov.

Comments on the Draft CAPER may be submitted until 5:00 p.m., on Thursday, December 5, 2023. Those comments may be mailed to: Citizen Comment, c/o City of Gainesville Housing & Community Development Department, 2023-2024 CAPER, P.O. Box 490, Station 22, 32627-0490; or emailed to coghousing@gainesvillefl.gov. Prior to submission, the City will incorporate received written comments into the final CAPER which will be sent to HUD no later than December 27, 2023. The summary of comments also will be available at the City's Housing & Community Development Department after December 27, 2024.

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. Requests must be made at least 48 hours in advance of meetings in order to allow the city time to provide the requested services.

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



GF-40/06/162

CAPER

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DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
Client Service Assistances and Rehabilitations

Language Interpretation Services

In an effort to provide inclusion and exception customer service to City of Gainesville citizens, the City continues to provide language interpretation services to assist in all facets of interactions.

The Gainesville Immigrant Neighbor Inclusion Initiative has greatly enhanced internal and external communications as the City, Community Builders and Community Partners seek to intentionally provide 'World Class' attention and assistance to the Gainesville Community.

Additionally, two (2) staff members of the Department of Housing & Community Development are Spanish-speaking and bring wealth of assistance to clients as needed.

GINI Gainesville Immigrant Neighbor Inclusion Initiative
 Multicultural and Global Center of Gainesville, FL

Language Identification Guide

Please use this card when interacting with limited English speakers.
 Present the card and ask them to point to the language that they speak.

American Sign Language  <small>I, ME SIGN, YOUR LANGUAGE</small>	German Ich spreche Deutsch	Pashto زه په پښتو خبرې كوم
Akateko chinq'anab' yin Akateko	Greek Μιλώ τα ελληνικά	Portugese Eu falo português do Brasil / de Portugal
Arabic أنا أتحدث اللغة العربية	Gujarati હું ગુજરાતી બોલું છું	Punjabi ਮੈਂ ਪੰਜਾਬੀ ਬੋਲਦਾ/ਬੋਲਦੀ ਹਾਂ।
Bengali আমি বাংলা কথা বলতে পারি	Haitian Creole M pale kreyòl ayisyen	Q'anjob'al Ayin tí chí wal q'anjob'al
Chinese(Cantonese) 我講廣東話 (Traditional) 我讲广东话 (Simplified)	Hindi मैं हिंदी बोलता हूँ।	Russian Я говорю по-русски
Chinese (Mandarin) 我講國語 (Traditional) 我讲国语/普通话 (Simplified)	Italian Parlo italiano	Spanish Yo hablo español
Dari من نږی حرف می زنم	Japanese 私は日本語を話す	Tagalog Marunong akong mag-Tagalog
Farsi من فارسی صحبت می کنم.	K'iche' In kinch'aw pa K'iche'	Thai พูดภาษาไทย
French Je parle français	Korean 한국어 합니다	Ukrainian Я розмовляю українською мовою
	Mam Bán chiyola tuj kiyol mam	Urdu میں اردو بولتا ہوں
	Mixteco Alto Mee ká'an yu sa'an Savi	Vietnamese Tôi nói tiếng Việt
	Nepali म नेपाली बोल्छु	Zapoteco Neda chhenea dixha xhon

Tips for Working with an Interpreter

- 1** Allow the interpreter to introduce themselves. Write down their name and interpreter ID.
- 2** The interpreter is your voice and your words, but you control the conversation.
- 3** Speak directly to the client, not to the interpreter.
- 4** Speak 2-4 sentences and then pause for the translation before continuing.
- 5** Speak slowly and clearly.
- 6** Use common terms instead of acronyms, jargon, slang or abbreviations.
- 7** Confirm that the listener understands by having them repeat back key ideas throughout the call.

Language Access Florida & Gainesville Immigrant Neighbor Inclusion (GINI) Initiative, GINI@rwbp.org 2022. Vol. 1

HOUSE REPLACEMENT



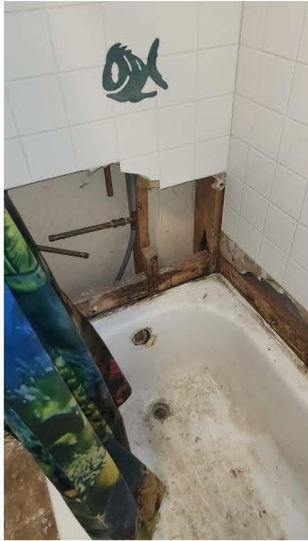
BEFORE

HOUSE REPLACEMENT



AFTER

BEFORE



AFTER



ROOF REPLACEMENT



Before

ROOF REPLACEMENT



After

OUTSIDE AGENCIES

Public Services and Housing Success Stories

FAMILY PROMISE OF GAINESVILLE



Every child
deserves a home.

<p>Diversion</p> <p>We work to avoid the trauma of a family losing their home before it happens.</p>	<p>Shelter</p> <p>Our shelter models ensure the right fit for a family.</p>	<p>Stabilization</p> <p>Programming like tenancy training after shelter helps families remain housed.</p>	<p>Housing</p> <p>We provide affordable housing through apartments that we own.</p>
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Since our inception, Family Promise of Gainesville has helped more than 4,300 people in our community out of homelessness.



95 percent
Of families who we serve remain housed one year later.



5,660 meals
We served 5,660 meals to children and families last year.



4,412 shelter nights
Last year we provided 4,800 shelter nights to families.



3,000 hours
Volunteers donated 3,000 hours of their time last year.



ST. FRANCIS HOUSE

St. Francis House

Gainesville, Florida



Children of St. Francis House

Full of energy and smiles have a safe place to play and stay



Chefs at St. Francis House

Prepare nutritious and wholesome meals for its residents and visitors



ALACHUA HABITAT FOR HUMANITY



We build strength, stability, self-reliance, and shelter.

FY '24 – '25 EOY Report for CAPER

Alachua Habitat for Humanity's Homeownership Program offers an affordable, sustainable path to homeownership for families in need in our community. Through a combination of sweat equity, financial education, and zero-interest mortgages, we empower families to build and purchase safe, stable homes. Our program includes budget counseling, financial literacy training, and home maintenance workshops, ensuring families are fully prepared for the responsibilities of homeownership. Each Habitat home not only provides a lasting foundation for the family but also fosters strength, stability, and community connection.

We're pleased to share some highlights of our achievements this past fiscal year, made possible by HOME funding from the City of Gainesville. Here are two remarkable stories from families who have directly benefited:



The Johnson Family Dedication:

On October 21st, the Johnson family celebrated the dedication of their new home. The ceremony showcased the collective support of partners, including Bryan Builders, who spoke about their valued partnership with Alachua Habitat. Florida Victorious, represented by Lisa, highlighted the impact of Gator student-athletes, such as Graham Mertz, Jake Slaughter, Austin Barber, and Jack Pyburn, who played an active role in transforming this lot into a beautiful home. True Force Roofing, which generously donated roofing materials and labor, underscored their commitment to community involvement. The family was also presented with quilts from the North Florida Sewing Center, symbolizing the care and warmth that went into building their home.

2610 NW 43rd Street, Suite 2B, Gainesville, FL 32606 | tel: 352-378-4663 | www.alachuahabitat.org



We build strength, stability, self-reliance, and shelter.



The Correll-Waterbury Family Dedication:

We celebrated our 180th Home Dedication for the Correll-Waterbury family on May 23rd, a milestone supported by the generosity of the City of Gainesville, who donated the lot. Key sponsors Trinity United Methodist Church and Sister Hazel also helped make this home a reality. Rev. Steve Price opened with a moving blessing, followed by Sister Hazel’s lead singer, Ken Block, who spoke on the spirit of community. Mayor Pro Tem Cynthia Chestnut further emphasized Gainesville’s dedication to affordable housing and its partnership with Habitat. Sabrina Correll-Waterbury shared the family’s journey and blessed their home, marking a joyous day for their family and the community.

These stories reflect the transformative impact of our partnership with the City of Gainesville, bringing hope, stability, and a true sense of belonging to these families. Thank you for supporting our mission to provide affordable housing, making lasting change in our community.

BLACK ON BLACK CRIME TASK FORCE

Pineridge Community Center

The Pineridge Community Center is managed and operated with unwavering dedication by the Black-on-Black Crime Taskforce of Alachua County and through the generous contribution of the City of Gainesville and the United States Department of HUD. Community Block Grant program. It is housed in a donated two-bedroom apartment at 2509 NW 57th Place, and this center is vital for a neighborhood facing significant challenges. The impact of the center's operations is substantial and inspiring, as it is open from 12 PM to 8 PM five days a week, providing hope and support to the community.

The center is open to parents and community members from 12 to 2:30; it serves elementary-aged students from 2:30 to 5 PM and Middle school students from 5 PM to 8:00 PM.

The Pine Ridge community is home to over 173 two-bedroom rental homes. Many of the children in this community attend Talbot Elementary, where the need for academic support is significant and urgent. Some students are struggling significantly, and their future is at stake. The Pine Ridge Community Center is dedicated to addressing this gap, offering much-needed assistance to help these students and families reach their full potential.

The Pine Ridge Community Center is not just a program but a pioneering initiative within the community, primarily comprised of single-parent households living at or below the poverty line. It is the only program dedicated to uplifting and empowering the residents, making it an essential community pillar. With the continued support of the Community Black Grant Development program, this critical initiative could not sustain its impact.

At the heart of this initiative are 24 youths from grades one through eight who regularly attend the center. The program offers a comprehensive approach to their development, ensuring that every aspect of their growth is nurtured. From academic assistance to life-skill training, Spanish language instruction, and recreational activities, the Pine Ridge Community Center leaves no stone unturned in providing high-quality service.

This year, the center faced many challenges due to the sudden death of Ms. Samatha, its director. We had to locate a new person who assumed the critical role; we hired Ms. Joyce Strawder, who introduced a holistic approach to serving the youth in the community by working with the child and the family.

Ms. Strawder's efforts accomplished the following:

Ms. Strawder instituted exposing youth to cultural activities, including teaching them Spanish and county western folklore. For the first time, the youth also did a Black History Program, where the youth studied the character he portrayed and did an actor.

Ms. Strawder is also a massive proponent of academic excellence. She met with many educators who now volunteer to assist the youth with their academic studies. And provide enrichment activities for the youth. At one point, the Alachua County school district and the educators made a small video encouraging elementary-aged youth to attend school; this video went viral in our community as a positive attribute of the Pineridge community after-school program. The Pineridge Community Center also completed a big push for kids to return to school after the summer break of 2024. The Pine Ridge Community Center hosted a Back-to-School celebration with donated backpacks and supplies. The event also had fun activities and free food, all donated by concerned citizens of this community.

Regarding the center's holistic activities, Ms. Strawder, working with the parents, referred several mothers to Peaceful Paths. This is the certified domestic violence center that serves survivors of domestic violence in Alachua, Bradford, and Union counties. This program provides various services, including an emergency shelter, a 24-hour helpline, victim advocacy, children's programming, economic empowerment education and support, crisis counseling and support groups, community awareness and intervention, and violence prevention programs. Ms. Strawder also incorporated this program into the youth curriculum at the Pineridge Community Center. Through group-based prevention programming, the youth program of Peaceful Paths teaches children safety, boundaries, and healthy relationships.

Ms. Strawder also made several referrals to assist parents in obtaining gainful employment; one even reached the status of a State of Florida Correctional Officer,

The Pineridge Community Center also hosts a monthly community food drive to serve the families in their community. Each drive serves at least fifty families through donated food from the Bread of the Mighty Food Bank, a private non-profit organization celebrating 37 years of community service. This organization collects, sorts, stores, and distributes donated food and essentials to 175+ food pantries and feeding programs.

The 2023-2024 year was very productive. The center's youth population increased, and many new activities were introduced to the center and the community.

GIRL SCOUTS OF GATEWAY COUNCIL

Girl Scouts of Gateway Council

Community Development Troop Program

Narrative Report

Kimberly Miller, Director of Community Development Programs

October 2023 – March 2024

October 2023

We celebrated the birthday of our founder, Juliette Gordon Low, and explored Girl Scout traditions shared by our worldwide movement. Girl Scouts learned the origin story of Girl Scouts and how important the mission is to our everyday lives. We also discussed ways to be a better leader by developing the skill of being kind. To celebrate our founder's birthday, each Girl Scout was encouraged to do something kind for a sister Girl Scout. This activity allows troop leaders to promote and foster the Girl Scout Promise and Law principles.



November 2023

We honored our military service members by writing thank you notes for Veteran's Day. We discussed the principles of service and gratitude. The girls shared experiences of prior service and ways that they could be of service to their respective communities in the future. They also

discussed the various things that they are thankful for. We used polymer clay to make small jewelry boxes.



December 2023

We are setting goals and preparing for the upcoming cookie season 2024. Girl Scouts were allowed to learn about the history of the cookie program and were encouraged to set goals for the upcoming season. This activity helped the Girl Scouts improve their goal-setting skills and plan their next journey to earn badges during the cookie season. We also brought the joy of the holiday spirit by participating in several parades and holiday events. The focus was on the Girl Scout principles of doing good and being kind.



January 2024

In January, Girl Scouts prepared for the arrival of their cookies for the annual Cookie Program. At Cookie Rally, Girl Scouts delivered their pitches and learned basic financial literacy skills to conduct sales with customers. The cookies are sold through a variety of methods, including door-to-door sales, online orders, and at local businesses. Girl Scouts also learned how to handle customer inquiries and inquiries from potential customers. As the fourth pillar of the Girl Scout Leadership Experience, we ensure that all girls are exposed to the Cookie Program even if they are unable to sell directly to customers.



February 2024

In February, we learned about the African American leaders in the Girl Scout Movement. Juliette Gordon Lows principle was that Girl Scouts be a space for "All Girls". Black girls have been a part of Girl Scouts since 1913 joining the 3rd Troop formed. In 1917 the 1st All Black Girl Scout Troops were established. By the 1950s; GSUSA began a national effort to desegregate all Girl Scout troops. In 1956, Martin Luther King Jr. described the Girl Scouts as "a force for desegregation." In keeping with their goal of creating the leaders of tomorrow, now over 100 years old GSUSA has a record of noble leadership of African American women within the Girl Scout Movement.



March 2024

In March, we conducted activities to earn the fair play badge. We divided the girls into groups to play games to test their sense of fairness. They were good sports about who is on their team and encouraged everyone to try their best.

It often signifies a commitment to honesty, respect for opponents, following the rules, and displaying good character. In essence, it serves as a symbol of ethical conduct and promotes a positive atmosphere in sports and other endeavors.



REBUILDING TOGETHER NORTH CENTRAL FLORIDA



With the 2023-2024 Community Development Block Grant (CDBG) funding, Rebuilding Together North Central Florida proudly supported nine households within the City of Gainesville, impacting the lives of sixteen individuals. This funding enabled critical improvements, many of which addressed essential accessibility needs and HVAC repairs that allow residents to safely and comfortably remain in their homes.

Significant projects completed under this grant included a comprehensive ceiling and floor rehabilitation, a roof and ceiling restoration on a historic home, installation of a tankless water heater, and a full plumbing repipe, underscoring our commitment to sustaining safe and livable housing for our community’s most vulnerable residents. These transformations go beyond mere repairs—they restore dignity, security, and peace of mind for each resident we serve.

Ms. B

Ms. B came to Rebuilding Together North Central Florida through a referral from her daughter, a former program beneficiary and now one of our most enthusiastic advocates. Thanks to her, we’ve established connections with four of her neighbors, extending vital repair services to each.

Ms. B recently experienced significant changes in her mobility and now requires the use of a walker, sometimes needing a wheelchair. Unfortunately, her home’s elevated structure and entry steps became formidable obstacles, making it difficult—and often unsafe—for her to enter and exit her home.

With support from CDBG funding, we contracted a skilled local craftsman to build a customized ramp that seamlessly integrates with Ms. B’s concrete porch, providing her with a safe, accessible entryway. One of our new AmeriCorps members, who is aspiring to pursue a degree in construction, designed this ramp as a valuable hands-on experience. Upon completion, Ms. B was finally able to navigate in and out of her home with ease and confidence, no longer facing the daily struggle that had once hindered her independence.

This is community revitalization at its finest: empowering residents, building connections, and fostering independence—one home at a time.



Ms. S

Ms. S reached out to Rebuilding Together North Central Florida after a tree fell on her bedroom roof, leaving her home vulnerable and unsafe. When we first met Ms. S, her roof had been tarped for months, yet leaks continued to penetrate her bedroom. The ceiling had torn away, and water damage had significantly compromised the flooring, deteriorating both the finished floor and subfloor, creating a hazardous hole at the bedroom entrance.

Repairing the roof posed a unique challenge due to the bedroom's construction as an addition to her mobile home. The structural damage from the fallen tree had even begun to separate the addition from the main home. Thanks to a generous partnership with a local roofing company, we secured in-kind services to replace the roof on this section, ensuring a durable, watertight seal. Leveraging this donation enabled us to maximize CDBG funding toward addressing her extensive interior repairs.

To restore Ms. S's living space, we engaged a skilled local contractor who performed a full rehabilitation of her ceiling and floor. Additional supports were installed to reinforce the structural integrity of the addition, and new vinyl plank flooring was laid, enhancing both the safety and aesthetic appeal of her home. Given the summer heat, we also provided HVAC repairs, restoring a comfortable and healthy indoor environment.

Through this collaboration and comprehensive approach, Ms. S's home was transformed, once again providing her a safe, comfortable space to call her own.



Ms. R

Ms. R has lived in her cherished Pleasant Street Historic District home for 34 years, where she is raising her four daughters. Built in the 1940s, her home's character and history have been central to her family's life. However, a 400-square-foot section of the roof over her kitchen began to fail, allowing water to seep in and severely damage the kitchen ceiling.

When we first connected with Ms. R, the roof urgently needed temporary support, especially as this occurred during peak hurricane season. We coordinated with a local roofing company to secure a tarp over the area, preventing further water intrusion until a full replacement could be completed.

Thanks to the funding from this grant, we provided a full re-roof over the kitchen, fortifying the home against future storms and restoring security to this vital space. We then partnered with a skilled local craftsman to carefully repair the ceiling, blending structural durability with aesthetic preservation in a way that honored the home's historic character. Through these efforts, Ms. R and her daughters are once again able to enjoy the comfort and safety of their family home, a cornerstone of their lives and of the Pleasant Street Historic District.

PR-26 Report (CDBG)

***To be added to final document prior to submission
to HUD***

PR-26 Report (CDBG-CV)

***To be added to final document prior to submission
to HUD***

