

City of
Gainesville



**Program Year 2024-2025
HUD Annual Action Plan**

Second Program
Year Under the
2023-2027 HUD
Consolidated Plan

DRAFT

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Executive Summary

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

Introduction

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

In August 2023, the Gainesville City Commission adopted the Five-Year 2023-2027 Consolidated Plan, which described the City's housing and community development needs, strategies, and activities to address those needs over a five-year period using CDBG and HOME Program funds provided by HUD. The City prepared a Substantial Amendment to the 2023-2027 Consolidated Plan which will be submitted to HUD for approval simultaneously with this PY 24/25 Annual Action Plan. The Substantial Amendment includes a change to original priority needs, goals, and funding.

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

The purpose of the Annual Action Plan is to provide a concise summary of the actions, activities, and the specific federal resources that will be used each year to address the priority needs and goals identified by the City's 2023-2027 Five-Year Consolidated Plan. The Consolidated Plan guides the use of City resources to address these needs over a five-year period.

The 2024-2025 Annual Action Plan for the period starting October 1, 2024 and ending on September 30, 2025 represents the second year in the 2023-2027 Five Year Consolidated Plan. The Annual Action Plan is developed in a manner specified by HUD and the City has followed the prescribed format in completing the plan, which includes conducting public meetings with citizens and stakeholders, consultation with housing and community development organizations and non-profit service providers, and public hearings with the Citizen's Advisory Committee for Community Development (CACCD) and the Gainesville City Commission. The Annual Action Plan is consistent with HUD's national strategy to provide decent housing opportunities, a suitable living environment, and economic opportunities particularly for low- and moderate-income persons.

The City's Annual Action Plan outlines the proposed use of the CDBG and HOME Programs Funds. The City of Gainesville anticipates a total allocation of \$1,386,148 in CDBG funding and \$548,431 in HOME funding for the 2024-2025 Program Year. Program income for the HOME program is also expected to be available during PY24/25 in the amount of \$5,000, bringing HOME funds to \$553,431. Funds will be used for housing and community development activities including, but not limited to, increasing

homeownership opportunities, housing rehabilitation, public services, Community Housing Development Organization (CHDO) support, and administration of the City's CDBG and HOME Programs.

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

Summarize the objectives and outcomes identified in the Plan

Through the Consolidated Plan Substantial Amendment, the City of Gainesville identified four Priority Needs to be addressed during the 2023-2027 five-year period and six Goals under those priority needs to be addressed under this PY24/25 Annual Action Plan. HUD National objectives are to primarily benefit low- and moderate-income persons, prevent or eliminate slum and blight, or to meet urgent community development needs. The priority needs seek to provide decent housing, create a suitable living environment, or provide economic opportunity. Priority needs, objectives, outcomes, and indicators projected to be addressed in PY 24/25 include:

Priority Need 1: Affordable Housing

National Objective: Low/Moderate Housing

Objective: Decent Housing

Outcome: Accessibility/ Availability

Indicators:

- Homeowner Housing Rehabilitated: 16 Households Assisted
- Direct Financial Assistance to Homebuyers: 3 Households Assisted
- Homeowner Housing Added: 6 Units Constructed

Priority Need 2: Public Services

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

Objective: Create a Suitable Living Environment

Outcome: Accessibility/ Availability

Indicator:

- Public Service Activities Other Than Low/Moderate Income Housing Benefit: 820 Persons Assisted

Priority Need 3: Neighborhood Revitalization

National Objective: Low/Mod Income Area

Objective: Create a Suitable Living Environment

Outcome: Accessibility/ Availability

Indicators:

- Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6,000 Persons Assisted

Priority Need 4: Planning and Administration

National Objective: N/A

Objective: Create or Sustain a Suitable Living Environment

Outcome: Sustainability

Indicator: N/A

Evaluation of Past Performance

The City has not yet submitted its Consolidated Annual Performance and Evaluation Report (CAPER) for PY 23/24 as the program year has not concluded and the report is to be submitted to HUD in December 2024. The upcoming CAPER better will indicate progress made under the first year of the 2023-2027 Consolidated Plan.

However, previous years have shown significant progress in the City's efforts to implement HUD entitlement programs. The city regularly monitors and evaluates its past performance to ensure meaningful progress is made toward its goals identified in its Consolidated Plans. The City continues to work to improve the quality of life for its residents and to revitalize neighborhoods by providing decent and safe affordable housing. The City has funded an array of housing programs and services providing the foundation needed to aid in supporting affordable homeownership, creating sustainable neighborhoods and/or promoting economic opportunities.

Below summarizes progress made on each goal identified in the previous Consolidated Plan as of publication of the City's most current CAPER (PY 22).

- **New Construction** - Addresses the need to provide affordable homeownership and rental opportunities for eligible homebuyers; and to stabilize neighborhoods through the development of new affordable housing.
 - Percent complete program year: 68%
 - Percent complete strategic plan: 36%
- **Homeowner Rehabilitation** - Addresses repairs to correct code violations, health, and safety issues, electrical, plumbing, roofing, windows, structural items, and accessibility.
 - Percent complete program year: 92%
 - Percent complete strategic plan: 60%
- **Homebuyer Assistance** - Provides down payment and/or closing cost assistance to eligible first-time homebuyers with the purchase of eligible homes.
 - Percent complete program year: 180%
 - Percent complete strategic plan: 140%

- **Public Services** - Provision for public services to address community development and economic opportunities including, but not limited to: at-risk youth, seniors, job training/education, homeless, food/nutrition.
 - Percent complete program year: 105%
 - Percent complete strategic plan: 72%

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

Summary of Citizen Participation Process and consultation process

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

The Citizen Participation Plan (CPP) encourages public participation, emphasizing involvement by low and moderate-income persons, particularly those living in areas targeted for revitalization and areas where funding is proposed. In addition, it encourages the participation of all its citizens, including minorities, non-English speaking persons, and individuals with disabilities.

The City held public meetings and provided outreach to various stakeholders to solicit participation in the preparation of the Annual Action Plan. The City provided outreach through newspapers, local media outlets, official governmental websites, and social media. Meetings were conducted to ensure inclusion of all residents, target areas, beneficiaries of federal resources awarded through the public awards process, and public and private agencies operating in the City. Public meetings and public hearings were held and conducted in accordance with 24 CFR Part 91 and the City's Citizen Participation Plan. Public input and stakeholder feedback was recorded and incorporated into this Annual Action Plan, as applicable.

A Community Meeting was held on July 11, 2024, with additional meetings scheduled on July 15, 16, and 17, 2024 to solicit input from stakeholders on housing and community development priority needs. The Citizens Advisory Committee for Community Development held a meeting on July 10, 2024, to make funding recommendations for agencies seeking funding under the PY24/25 Annual Action Plan.

The City is soliciting comments on the draft Annual Action Plan from July 12, 2024, through August 12, 2024. The City will also hold a public hearing on July 23, 2024, to receive public comments on the Annual Action Plan and also on August 8, 2024 for further public comments and for the City Commission to adopt the plan.

Summary of public comments

The City of Gainesville will host four public meetings during the citizen participation process for the Annual Action Plan. The top needs in each category will be added to the final plan submitted to HUD.

Housing

Public Services

Public Facilities/Infrastructure

Economic Development

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

The City of Gainesville encourages residents to be candid in their concerns. All community meetings and public hearings offer opportunities for citizens to provide input on community interests and ALL comments are accepted for consideration and review and incorporated into the Annual Action Plan, as applicable.

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

Summary

The Annual Action Plan is a formal document that details how the City of Gainesville plans on utilizing its CDBG and HOME funds to serve the community in the coming program year. The Action Plan is part of the Consolidated Planning process, which is designed to help states and local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. Through the Consolidated Plan, grantee jurisdictions, such as the City of Gainesville, engage the community, both in the process of developing and reviewing the proposed plan, and as partners and stakeholders in the implementation of Housing and Community Development programs. By consulting and collaborating with other public and private entities, the City can better align and coordinate housing and community development programs and resources to achieve greater impact. This Annual Action Plan describes the City's housing and community development priorities and goals to be carried out in PY24/25 consistent with the City's five-year strategic plan.

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

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

Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	City of Gainesville	Housing & Community Development Division
HOME Administrator	City of Gainesville	Housing & Community Development Division

Table 1 – Responsible Agencies

Narrative (optional)

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

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

Consolidated Plan Public Contact Information

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

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Department of Housing & Community Development
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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

Introduction

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

As a City policy, all weekly Notices of Meetings are available on the City's website and broadcasted on Cox Cable's Government Access Channel 12 between scheduled programming. Revisions to the Notice of Meetings may occur at any time permissible and updated on the official bulletin board, the City website, and Cox Channel 12. The City also posts official notifications on the first-floor bulletin board in the lobby of City Hall (200 East University Avenue).

The citizen participation process began with the printed media public notice of the availability of the anticipated PY24/25 CDBG and HOME program funding with the notification provided from all financial sources. The City's process for developing the Annual Action Plan (AAP) includes a formal application process for requesting CDBG and HOME funds.

The Citizens Advisory Committee for Community Development (CACCD) provides valuable input and recommendations to the Gainesville City Commission on annual funding allocations. The CACCD regular meetings are scheduled on the 3rd Tuesday of each month, 6:00 p.m. at the Thomas Center, Building "B", Second Floor, Room 201, located at 306 N. E. 6th Avenue, Gainesville, Florida. A public meeting to finalize CACCD funding recommendations was held July 10, 2024.

Public notices were published in the *Gainesville Sun*, announcing a 30-day public comment period on the PY24/25 Annual Action Plan. A final public meeting providing an opportunity to comment on the PY24/25 Annual Action Plan will be held before the Gainesville City Commission on August 8, 2024.

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

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

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

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

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

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

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

The City of Gainesville coordinates with the Continuum of Care (CoC) in carrying out HUD programs, specifically for input on addressing the needs of the homeless and special needs populations. As of June 2024, a new CoC has been designated serving Gainesville, Keys to Home, with the lead agency being the Task Force for Ending Homelessness. The City will support the CoC with this transition and will build upon its previously existing relationship with the CoC to continue to coordinate with its network of partner agencies. As part of this partnership, the City assists with drafting the CoC's Action Plan; actively participates on the CoC's Governance Board and on the CoC's Grants and Housing Committees; and directly funds low barrier emergency shelter and other homeless services.

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

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

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

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

1	Agency/Group/Organization	Center for Independent Living of North Central Florida
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Center for Independent Living is a CDBG funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. The organization was provided an opportunity to participate in a July 10, 2024 funding application workshop. In addition, the organization was invited to participate in the July 11, 15, 16, and 17, 2024 public meetings to provide input on priority community needs. ANTIPOATED OUTCOME: Housing Assistance
2	Agency/Group/Organization	ElderCare of Alachua County, Inc.
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ElderCare of Alachua County, Inc. is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. The organization was provided an opportunity to participate in a July 10, 2024 funding application workshop. In addition, the organization was invited to participate in the July 11, 15, 16, and 17, 2024 public meetings to provide input on priority community needs. ANTIPOATED OUTCOME: Public Service - Assistance to LMI Seniors
3	Agency/Group/Organization	Family Promise of Gainesville, Florida, Inc.
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Family Promise Center of Gainesville is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. The organization was provided an opportunity to participate in a July 10, 2024 funding application workshop. In addition, the organization was invited to participate in the July 11, 15, 16, and 17, 2024 public meetings to provide input on priority community needs. ANTICIPATED OUTCOME: Homeless Needs - Families and children
4	Agency/Group/Organization	Rebuilding Together North Central Florida
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. The organization was provided an opportunity to participate in a July 10, 2024 funding application workshop. In addition, the organization was invited to participate in the July 11, 15, 16, and 17, 2024 public meetings to provide input on priority community needs. ANTICIPATED OUTCOME: Housing Assistance
5	Agency/Group/Organization	St. Francis House (Arbor House)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	St. Francis House (Arbor House), Inc. is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. The organization was provided an opportunity to participate in a July 10, 2024 funding application workshop. In addition, the organization was invited to participate in the July 11, 15, 16, and 17, 2024 public meetings to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service - Assist women with children
6	Agency/Group/Organization	Manhood Youth Development Foundation, Inc.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Project Manhood Youth Development Foundation, Inc. is a previous CDBG-funded Agency. The organization was provided an opportunity to participate in a July 10, 2024 funding application workshop. In addition, the organization was invited to participate in the July 11, 15, 16, and 17, 2024 public meetings to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service Activity - Assistance to LMI at-risk youth
7	Agency/Group/Organization	City of Gainesville Department of Housing & Community Development (HCD)
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HCD is a City of Gainesville department which administers the city's CDBG/HOME funds to implement homeownership and homebuyer assistance programs. The HCD partnered with CACCD Advisory Board to facilitate the public process for the allocation of CDBG and HOME program funds. Additionally, HCD hosted the July 11, 15, 16, and 17, 2024 public meetings to provide input on priority community needs. ANTICIPATED OUTCOME: Housing and Public Service Assistance support
8	Agency/Group/Organization	Neighborhood Housing & Development Corporation
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Neighborhood Housing & Development Corporation, Inc. is currently a CDBG & HOME funded agency and is also designated as a CHDO. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. The organization was provided an opportunity to participate in a July 10, 2024 funding application workshop. In addition, the organization was invited to participate in the July 11, 15, 16, and 17, 2024 public meetings to provide input on priority community needs. ANTICIPATED OUTCOME: Housing Assistance
9	Agency/Group/Organization	Gainesville Housing Authority (GHA)
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Gainesville and GHA continue to work in partnership to address affordable and homeless housing needs in the community utilizing available resources. The City and GHA also collaborate with the local CoC in efforts to address the overall community goal of providing access to affordable and stable housing; and adequate referrals to resources and assistance to low-income. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. The organization was provided an opportunity to participate in a July 10, 2024 funding application workshop. In addition, the organization was invited to participate in the July 11, 15, 16, and 17, 2024 public meetings to provide input on priority community needs. ANTICIPATED OUTCOME: Housing Assistance
10	Agency/Group/Organization	Star Center Children's Theatre, Inc.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Star Center Theatre is a previous CDBG-funded Agency. The organization was provided an opportunity to participate in a July 10, 2024 funding application workshop. In addition, the organization was invited to participate in the July 11, 15, 16, and 17, 2024 public meetings to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service Activity is Assistance to LMI at-risk youth
11	Agency/Group/Organization	St. Francis House, Inc. (Emergency Shelter)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	St. Francis House (Emergency Shelter), Inc. is a CDBG-funded Agency They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. The organization was provided an opportunity to participate in a July 10, 2024 funding application workshop. In addition, the organization was invited to participate in the July 11, 15, 16, and 17, 2024 public meetings to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service-Emergency Homeless Assistance
12	Agency/Group/Organization	Gainesville City Commission
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Other – Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A public hearing was held in front of the Board of City Commissioners on August 8, 2024 where Commissioners were consulted on the goals, objectives, and funding for the PY 24 Annual Action Plan and provided an opportunity to comment on the draft plan. ANTICPATED OUTCOME: Approval of the housing and community development activities proposed and adoption of the Annual Plan.
13	Agency/Group/Organization	Boys & Girls Clubs of Northeast Florida
	Agency/Group/Organization Type	Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	<p>Briefly describe how the Agency/Group/Organization was consulted.</p> <p>What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Boys & Girls Clubs of Northeast Florida is seeking CDBG-funds to provide educational and social enrichment activities for at-risk LMI youth. They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. The organization was provided an opportunity to participate in a July 10, 2024 funding application workshop. In addition, the organization was invited to participate in the July 11, 15, 16, and 17, 2024 public meetings to provide input on priority community needs.</p> <p>ANTICIPATED OUTCOME: Public Service Activity - Assistance to LMI at-risk youth</p>
14	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p>	<p>Episcopal Children's Services</p> <p>Services - Children</p> <p>Housing Needs Assessment Market Analysis</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted.</p> <p>What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. The organization was provided an opportunity to participate in a July 10, 2024 funding application workshop. In addition, the organization was invited to participate in the July 11, 15, 16, and 17, 2024 public meetings to provide input on priority community needs.</p> <p>ANTICIPATED OUTCOME: The City will have a better understanding of the educational needs of its children and youth.</p>
15	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p>	<p>The Hutchinson Foundation</p> <p>Services</p> <p>Housing Needs Assessment Market Analysis</p>

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. The organization was provided an opportunity to participate in a July 10, 2024 funding application workshop. In addition, the organization was invited to participate in the July 11, 15, 16, and 17, 2024 public meetings to provide input on priority community needs.
16	Agency/Group/Organization	Southcare
	Agency/Group/Organization Type	Services
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. The organization was provided an opportunity to participate in a July 10, 2024 funding application workshop. In addition, the organization was invited to participate in the July 11, 15, 16, and 17, 2024 public meetings to provide input on priority community needs.
17	Agency/Group/Organization	Iskcon of Gainesville
	Agency/Group/Organization Type	Services
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. The organization was provided an opportunity to participate in a July 10, 2024 funding application workshop. In addition, the organization was invited to participate in the July 11, 15, 16, and 17, 2024 public meetings to provide input on priority community needs.
18	Agency/Group/Organization	Gainesville Opportunity Center
	Agency/Group/Organization Type	Services – Mental Health

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	They were contacted via e-mail, the Gainesville Sun newspaper, and telephone as appropriate. The organization was invited to participate in the July 11, 15, 16, and 17, 2024 public meetings to provide input on priority community needs.

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Task Force for Ending Homelessness	The Keys to Home COC mission overlaps with the City of Gainesville's Strategic Plan and Action Plan goals through enhanced coordination between public and private social service providers, as well as community outreach on issues related to homelessness.

Local Housing Assistance Plan	City of Gainesville	The City of Gainesville Housing Assistance Plan (LHAP) includes goals related to affordable housing including new construction and rehabilitation, both of which are identified as goals in the Consolidated Plan and in the PY24/25 Annual Action Plan.
Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Comprehensive Plan	City of Gainesville	The City's Comprehensive Plan Housing Element contains goals and objectives to assist the private and non-profit housing sector in providing housing for low-income, very low-income, and extremely low-income households which is consistent with the intent of this Action Plan and the City's HUD programs.
PHA Five-Year Plan	Gainesville Housing Authority	The PHA annual plans include increasing access to affordable housing and supporting services to achieve self-sufficiency as goals which aligns with the City's priorities.
Analysis of Impediments to Fair Housing Choice	City of Gainesville	Analyzes fair housing data, issues and factors contributing to housing discrimination and then identifies goals and priorities to address these issues, including collaboration with other entities.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

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

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

Public Meetings

The City facilitated four (4) public meetings for residents, housing and homeless partners, and other stakeholders. The public meetings informed residents and stakeholders about the PY24/25 Annual Action Plan, described the process, and solicited input on priority community needs. The City considered times convenient for residents and stakeholders. Meeting dates and times are detailed below.

Public Meetings	
July 11, 2024 5:30 -7:00 PM	Gainesville Technology Enterprise Center 2153 SE Hawthorne Rd Gainesville, FL 32641
July 15, 2024 5:30 -7:00 PM	Alachua County Sports & Event Center 4870 Celebration Pointe Avenue Gainesville, FL 32608
July 16, 2024 5:30 -7:00 PM	Thomas Center A - Long Gallery 302 NE 6th Avenue Gainesville, FL 32601
July 17, 2024 5:30 -7:00 PM	Senior Recreation Center 5701 NW 34th Blvd Gainesville, FL 32653

Table 4 – Public Meeting Dates

Direct Agency Consultation

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

Advertisement of Outreach Activities

The City focused its efforts on reaching the broadest audience possible, while also employing methods specific to underserved populations. The City's approach included utilizing television, radio, and print media. The City broadened outreach by utilizing their organizational websites, social media pages, publicizing the process in monthly newsletters, and delivery of regional media releases. It is important to note that the City made every effort to advertise notices in an alternate language newspaper.

Flyers were created and distributed electronically to stakeholders including organizations representing populations that are typically underrepresented in the planning process such as persons who reside in target areas, persons who are limited English proficient (LEP), and persons with a disability.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting July 11, 2024 5:30 p.m.	Minorities Non-English Speaking - Specify other language: Not Applicable Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Not Applicable	5 Attendees	Refer to the summary of public comments in the Executive Summary of this Plan.	All Accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting July 15, 2024 5:30 p.m.	Minorities Non-English Speaking - Specify other language: Not Applicable Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing		Refer to the summary of public comments in the Executive Summary of this Plan.	All Accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting July 16, 2024 5:30 p.m.	Minorities Non-English Speaking - Specify other language: Not Applicable Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing		Refer to the summary of public comments in the Executive Summary of this Plan.	All Accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Meeting July 17, 2024 5:30 p.m.	Minorities Non-English Speaking - Specify other language: Not Applicable Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Not Applicable		Refer to the summary of public comments in the Executive Summary of this Plan.	All Accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing July 23, 2024	Minorities Non-English Speaking - Specify other language: Not Applicable Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing City Commissioners		N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing August 8, 2024	Minorities Non-English Speaking – specify other language: Not Applicable Persons with Disabilities Non-Targeted, Broad Community Residents of Public Housing and Assisted Housing City Commissioners	HCD Staff presented the proposed PY24/25 Annual Action Plan to City Commission. During the presentation, City staff presented the overall funding amounts, steps taken to solicit public feedback, and answered questions from Commissioners and attendees.			

Table 5 – Citizen Participation Outreach

Expected Resources

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

Introduction

Over the one-year period beginning October 1, 2024, and ending September 30, 2025, the City of Gainesville intends to have available HUD funds to carry out housing and community development activities and plans to leverage other resources for greater impact. Estimated amounts are dependent on annual federal program allocations remaining the same. Program income and funds carried over from previous years are also factored into the anticipated amount of funding available. Available HUD funding is as follows:

- Community Development Block Grant (CDBG): \$1,386,148
- HOME Investment Partnerships Program (HOME): \$548,431

The City also expects HOME program income to be available in the amount of \$5,000. Any program income received will be used towards similar activities from which it was produced, and these funds will be allocated on an annual basis in accordance with the Annual Action Plan. The City will also make efforts to leverage funds to maximize benefit to the Gainesville community, particularly for the creation of affordable housing.

The table below represents the remainder of funds expected to be available during the 2023-2027 Consolidated Plan period and the annual allocation for PY24/25, including HOME program income.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Affordable Housing Public Services Planning & Admin	\$1,386,148	\$0	\$0	\$1,386,148	\$4,042,628	The CDBG Entitlement program provides annual grants to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.
HOME	Federal	Affordable Housing CHDO Set-Aside Planning & Admin	\$548,431	\$5,000	\$0	\$553,431	\$1,991,965	HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions.

Table 6 - Expected Resources – Priority Table

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

The City will use the federal funds to support projects and programs implemented by City staff as well as non-profit organizations, developers, and other partners. For the projects to be successful, other funding sources including in-kind resources are often added to the federal funding to have sufficient resources to benefit the population to be served as well as to cover expenditures that may not be allowable under the CPD programs or to cover indirect costs. The source of these additional funds will depend on the nature of the activity. The City has identified funding sources that can be pooled to make a greater impact within the community. Although federal, state, private, and local grant program funds and activities operate according to their own guidelines and requirements, they are frequently combined to provide a higher level of funding for housing and community development needs. For example, federal CDBG funds can be leveraged with State Housing Initiatives Partnership (SHIP) program funds to meet needs in affordable housing and funds provided for public service activities will be matched by the agencies receiving funding from public and private sources, foundations, and/or fundraising. The HOME Investment Partnership program funds can also be combined with SHIP to assist qualified low- and moderate-income first-time homebuyers in the form of down-payment, principal reduction, and closing cost assistance.

In addition, HOME funds often leverage additional funding such as HUD Section 202 housing funds (elderly projects), HUD Section 811 housing funds (housing for persons with disabilities), Housing Choice Voucher tenant-based rental assistance, Low Income Housing Tax Credits (LIHTC), and Federal HOME Loan Bank funds.

The HOME program requires a 25% match which may be reduced by HUD if the City is distressed or suffered a presidentially declared disaster. Due to fiscal distress, HUD has granted the City a 100% match reduction based on the calculation below:

FY 2023 Calculations

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

% Poverty – 29.72% \$PCI (<\$25,416) - \$24,300 Fiscal Distress – 100%

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

The City of Gainesville has a Land Donation Program which identifies clusters of vacant City-owned parcels and uses a competitive solicitation process to choose an affordable housing developer to develop the parcels. A Request for Proposals (RFP) was previously published for the first 12 parcels, which are located within a six-block area. In addition, the City currently owns another 14 properties having no program designation that could potentially be suitable for the development of affordable housing. The City will thoroughly assess each property to determine its suitability to accommodate residential housing.

The City also has Ordinance 200870 which is meant to identify surplus City-owned and escheated properties. Under this ordinance, the City is reviewing 18 escheated properties that will be evaluated for affordable housing. Escheated properties are unclaimed or abandoned properties that the government has the right to take ownership of.

Nearly all the City-owned and escheated properties identified as potentially suitable for affordable housing are in areas of opportunity that align with the City's CDBG low-income target areas.

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

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2024	2025	Affordable Housing	Citywide	Affordable Housing	<u>CDBG</u> \$776,919 <u>HOME</u> \$315,323	Homeowner Housing Rehabilitated: 16 Units Rehabilitated
2	Homeowner Assistance	2024	2025	Affordable Housing	Citywide	Affordable Housing	<u>HOME</u> \$20,000	Direct Financial Assistance to Homebuyers: 3 Households Assisted
3	New Construction	2024	2025	Affordable Housing	Citywide	Affordable Housing	<u>CDBG</u> \$22,000 <u>HOME</u> \$153,265	Homeowner Housing Added: 6 Units Constructed
4	Public Service Assistance	2024	2025	Homeless; Non-Homeless Special Needs; Non-Housing Community Development	Citywide	Public Services	<u>CDBG</u> \$205,000	Public service activities other than Low/Moderate Income Housing Benefit: 820 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Facilities and Infrastructure Improvements	2024	2025	Non-Housing Community Development	Citywide	Neighborhood Revitalization	CDBG \$105,000	Public Facility or Infrastructure Activities Other Than Low/Moderate Income Housing Benefit: 6,000 Persons Assisted
6	Planning and Administration	2024	2025	Planning and Administration	Citywide	Planning and Administration	CDBG \$277,229 HOME \$54,843	N/A

Table 7 – Goals Summary

Goal Descriptions

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

3	Goal Name	New Construction
	Goal Description	Provide affordable housing opportunities through the construction of new affordable units. The City will also use CDBG funds to support new construction program delivery activity.
4	Goal Name	Public Service Assistance
	Goal Description	Promote a suitable living environment through funding public service activities including homeless services; elderly services; and at-risk youth services.
5	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	Increase access to a suitable living environment for its low-income neighbors through neighborhood revitalization efforts such as streetscaping, sidewalks, utility connections, lighting, and improvements to neighborhood facilities and infrastructure.
6	Goal Name	Planning and Administration
	Goal Description	Operate HUD programs and manage activities to carry out the City's CDBG and HOME grants. Activities include staff salaries, financial responsibility, and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Fair Housing Plan.

Table 8 – Goals Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

The City will undertake various projects during PY 2024-2025 focused on providing decent affordable housing, creating a suitable living environment, and expanding economic opportunity for residents. The City will utilize HUD CDBG and HOME grant allocations to carry out activities intended to address priority needs in the community and ensure the greatest impact to beneficiaries.

Projects

CDBG Program	
1	CDBG Administration
2	Center for Independent Living, Inc.
3	Neighborhood Housing and Development Corporation (NHDC)
4	The Hutchinson Foundation Inc.
5	Rebuilding Together North Central Florida, Inc. – Critical and Emergency Repair
6	Rebuilding Together North Central Florida – Home Energy Tune-Ups
7	Boys and Girls Club of Northeast Florida
8	ElderCare of Alachua County
9	Episcopal Children's Services
10	Family Promise of Gainesville, Inc.
11	Manhood Youth Development Foundation
12	Southcare
13	St. Francis House (Arbor House)
14	
15	Star Center Children's Theatre
16	City of Gainesville - Cold Weather Shelter Program
17	City HCD Housing Rehabilitation - Program Delivery
18	City HCD Homeowner Housing Rehabilitation - CDBG
19	City HCD House Replacement Program
20	City HCD Roof Program
HOME Program	
21	HOME Administration
22	Neighborhood Housing and Development Corporation (NHDC) - CHDO
23	Rebuilding Together North Central Florida, Inc. – Home Rehabilitation
24	The Hutchinson Foundation
25	Iskcon of Gainesville
26	City HCD Housing Rehabilitation - HOME
27	City HCD House Replacement Program

28	City HCD Down-Payment Assistance Program
29	City HCD HOME Program Delivery

Table 9 – Project Information

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

Historically, the City has received many proposals to continue support for existing programs, as well as proposals to fund new projects. With requests for support significantly exceeding available resources, the City elects to fund projects that best address the high priority community needs identified in the five-year strategic plan. The City also funds projects in a manner to avoid duplication of benefits, in accordance with federal regulation, and considers if other funding sources are available to cover project costs.

The City uses a ranking system to determine needs as low, medium, high, or no need. In ranking needs within the community, the City takes into consideration quantitative and qualitative data from the Needs Assessment, Housing Market Analysis, and stakeholder input. The City must also assess the amount of funding available, determine high need target areas, and consider which activities will best address those needs when deciding how to allocate funds.

The priority ranking system is as follows:

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

There are various challenges to meeting underserved needs within the community whether it be funding restrictions, organizational capacity, lacking partnerships, unwillingness of landlords to participate in housing programs, the housing market, or economic conditions. Post pandemic, inflation has created a hostile housing market exacerbating the affordable housing crisis and making it difficult for the City to carry out some housing activities including the purchase assistance program. While the City has many prospective buyers to use the funds, subsidy needs have significantly increased due to high home values making it hard to fully cover costs.

The City will continue to fully utilize its CDBG and HOME funds to assist in meeting underserved

needs. Leveraging efforts with public and private funding agencies are also made to supplement federal funds and increase the resources available to address community needs.

AP-50 Geographic Distribution – 91.220(f)

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

The City of Gainesville adheres to all program-specific eligibility requirements when allocating funds. Gainesville will be allocating funds Citywide. However, funds often result in assisting low-income beneficiaries residing in minority concentration areas of the City, which includes census tracts 15.15, 15.17, 15.21, and 19.02. Low-income areas are also designated in East Gainesville in portions of census tracts 3.01, 3.02, 4, 5, 6, 8.06, and 8.08. The low-income census tracts identified meet the HUD definition of at least 51% of households having incomes at or below 80% of the area median income.

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

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Table 10 - Geographic Distribution

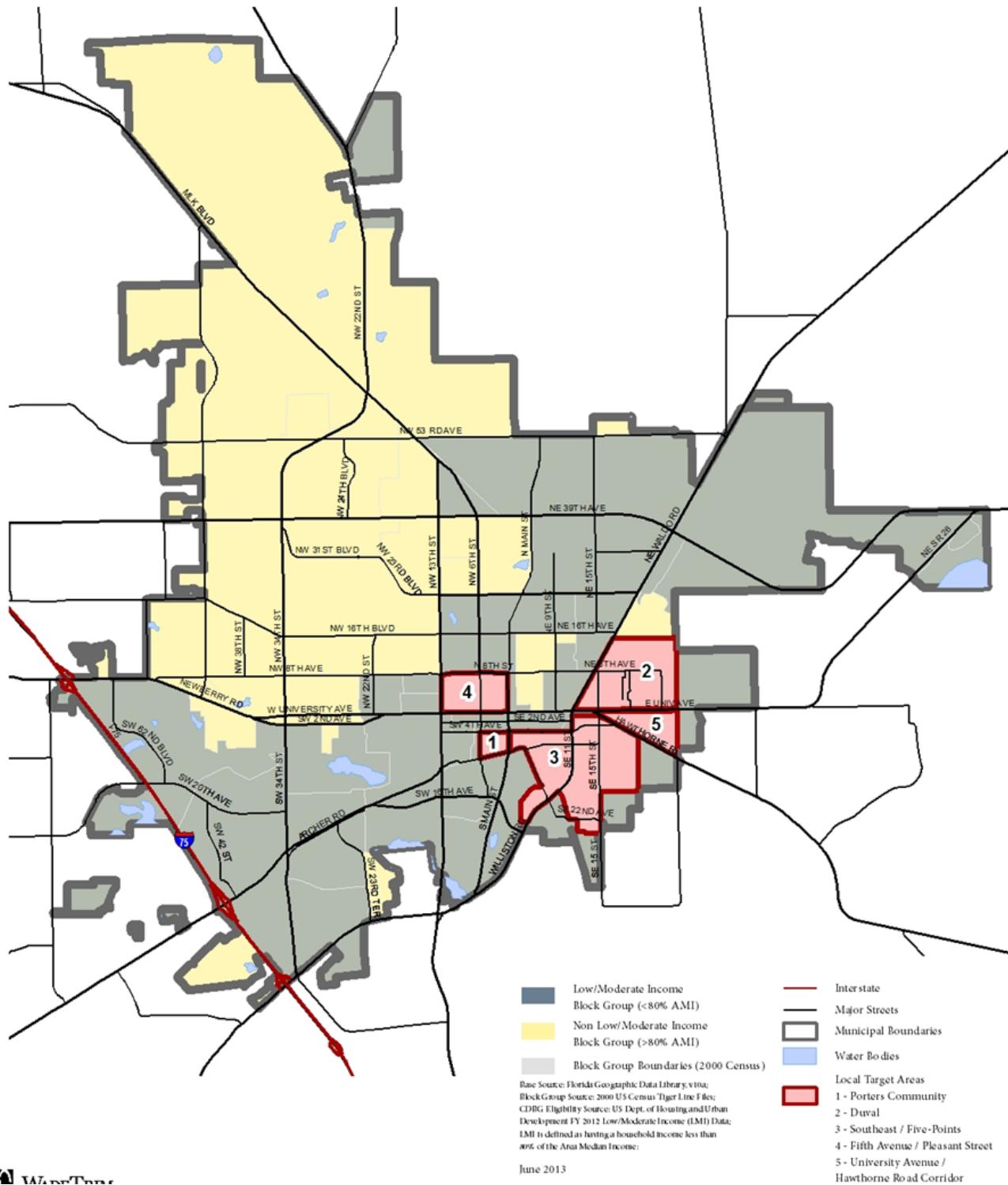
Rationale for the priorities for allocating investments geographically.

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

The Needs Assessment and Market Analysis of the Consolidated Plan and stakeholder input determined that various areas throughout the City suffer from a lack of affordable housing and that homeless and special needs populations require public/social services to reduce poverty. It has been determined that East Gainesville suffers from a lack of affordable housing and is in significant need of comprehensive revitalization. Some of the census tracts identified for the East Gainesville target area were also previously identified as Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs). During this process, the City engaged with residents, public housing residents, neighborhood leaders, social service providers, and adjacent and regional government entities to identify needs in the target area.



Local Target Areas



AP-55 Affordable Housing – 91.220(g)

Introduction

The City places a high priority on access to affordable housing for its residents and has committed to that through funding housing rehabilitation, homeownership, and new construction activities. These goals will be carried out, in part, by the City, local non-profit organizations and developers that rehabilitate existing housing, construct new affordable houses, or repair existing houses for resale to low-to-moderate income first-time homebuyers. In addition, the City shall continue to seek creative ways to provide affordable housing opportunities and a means for obtaining such. The Annual Action Plan must specify goals for the number of homeless, non-homeless, and special needs households to be supported within the program year as outlined in the tables below:

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	25
Special-Needs	0
Total	25

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	6
Rehab of Existing Units	16
Acquisition of Existing Units	3
Total	25

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

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

In PY24/25, GHA will continue to efficiently manage its public housing units and acquire or develop new units through GHDMC as opportunities arise. GHA will also ensure that housing choice vouchers are used to maintain the number of affordable and decent rental units in the private rental market and will apply for additional housing choice vouchers should funds become available through HUD.

The City will continue its down-payment and closing cost assistance programs to assist public housing residents who seek to become homeowners. In addition, the City does plan to work with GHDMC during PY24/25 and will continue to review GHA's annual plans for consistency with the City's Consolidated Plan. The City will continue to coordinate with GHA regarding their plans to develop, redevelop and modernize GHA's project-based housing communities.

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

The Gainesville Housing Authority recently completed a 2020-2025 Strategic Business Plan intended to improve upon its mission to provide “performance-driven, customer focused sustainable business”. The plan re-evaluated the agency's mission and goals, to determine if its direction needs adjustment, and to challenge the agency to accomplish even more. HUD promotes resident participation and the active involvement of residents in all aspects of a public housing authority's overall mission and operation and GHA was sure to involve leadership and stakeholders in the development of plan, including public housing residents and voucher holders. Residents were given the opportunity to provide valuable input that helped inform the goals set in the strategic plan. These goals aim to improve management and operations

of public housing units and increase access to essential services and programs benefiting public housing residents.

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

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

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

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

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

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

Introduction

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

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

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

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

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

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

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

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

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

In North Central Florida, the community, rather than a single agency, is responsible for homeless services, including helping people make the transition to permanent housing and independent living. The community is represented by the Keys to Home Continuum of Care (CoC) for the following five counties: Alachua, Bradford, Gilchrist, Levy and Putnam. The mission of the Keys to Home CoC is to create a path to stable, permanent housing for individuals and families through a continuum of housing services ranging from outreach and emergency shelter to permanent housing models. The Keys to Home lead agency, the Task Force for Ending Homelessness, takes a housing first approach that serves as a platform for meeting other critical needs experienced by the homeless population. The City supports the Keys to Home CoC and participates in its programs. The CoC operates a coordinated entry system that matches available housing and services with homeless persons. Clients of agencies that participate in the coordinated entry system are briefly assessed (using an assessment tool known as the VI-SPDAT) to determine their vulnerability and chances for success in the available housing and service programs. To qualify for any funds from or through the City, agencies must participate in the coordinated entry system.

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

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

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

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

Often persons living in poverty are the most susceptible to becoming homeless due to the financial vulnerability associated with poverty. The City will continue to support and provide funding to non-profit service providers that offer public or private assistance to address housing, health, social services, employment, education, or youth needs.

Discussion

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

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

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

Introduction:

Affordable housing is a growing concern and has become an important public policy issue as housing stability is the cornerstone to upward mobility. Government regulations including land use/zoning codes and building codes have been primary deterrents impacting the cost of housing and limiting the supply of affordable housing.

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

The vast majority of Gainesville's urban area is zoned RSF-1, RSF-2, RSF-3, and RSF-4. These zones only allow single-family homes to be built. RSF-1 is the most restrictive and least dense development and represents nearly half of the City's unbuilt residential lots. Increases in density and allowance of different types of homes to be built on these currently empty lots could increase the supply of housing and the types of housing built to promote wider affordability and equity. Restrictive zoning codes have not provided for a diverse housing stock which can increase costs and make housing unaffordable for smaller households.

Constant shifts in the housing market are also a barrier to affordable housing. Post pandemic, Gainesville's housing market has not corrected due to inflation. High home and land values and cost of labor and materials are impeding the development of affordable housing and high interest rates are deterring prospective homebuyers from homeownership. For those that are able to purchase a home, mortgages are unaffordable in part because of raised taxes and homeowner's insurance costs.

The City is also currently preparing a Housing Equity Plan (an update to the Analysis of Impediments to Fair Housing) and distributed a poll to the public asking what the greatest barrier to fair and equitable housing in the City of Gainesville is. The overwhelming response at 71% was Not In My Back Yard (NIMBY) syndrome.

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

return on residential investment.

The City has a strong commitment to affordable housing and has recently undertaken several planning efforts to better identify the community's affordable housing needs and determine strategies for reducing barriers to increasing affordable units for its residents.

The City has made efforts on the policy reform front including the allowance of Accessory Dwelling Units which can increase access to an affordable and diverse housing stock while supporting generational wealth for Gainesville residents. The City is currently reporting 121 ADUs existing within City limits, some of which are located near or in CDBG target areas. The City has also identified 32 City-owned surplus properties and 19 escheated properties which will be evaluated for their potential to accommodate residential development.

On a triennial basis, the City re-evaluates and adopts the Local Housing Assistance Plan (LHAP). The LHAP is required to participate in the State Housing Initiatives Partnership (SHIP) program, which helps address affordable housing needs throughout the State of Florida. As required by the State to participate in the SHIP Program, the City also has established an Affordable Housing Advisory Committee (AHAC). Each year the AHAC reviews the impact on the cost of housing of the City's policies and procedures, ordinances, land development regulations, and the comprehensive plan policies. The AHAC then compiles its findings and recommendations into an Incentives and Recommendations Report (IRR), which it submits to the City Commission and to the State. Gainesville's IRR recommends the following incentives: expedited permitting; ongoing review process; reservation of infrastructure capacity for housing for low- and very-low-income persons; preparation of an inventory of locally owned public lands suitable for affordable housing; support of affordable housing development near transportation hubs, major employment centers and mixed-use developments; allowance of accessory residential units in residential zoning districts; allowance of flexibility in densities for affordable housing; reduction of parking and setback requirements for affordable housing; and allowance of flexible lot configurations, including zero lot line configurations, for affordable housing.

In 2020, the City developed a Blueprint for Affordable Housing, which is a housing action plan intended to implement and support programs, policies, and funding sources so that renters and owners, at every income and ability level, stage of life, race, and ethnicity, have access to safe and affordable housing. The plan identified the following three focus areas that successfully address housing affordability:

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

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

Diversify Funding Sources

- Linkage Fees
- Partnerships with Employers
- Inventory Public, Institutional, and Otherwise Underutilized Land for Appropriateness for Housing Development
- Continue Advocacy for SHIP
- Devote General Revenue

Increase Zoning Flexibility with a Focus on Accessory Dwelling Units

- Facilitate the Increase of Accessory Dwelling Units
- Allow More Housing Types and Sizes “By Right”
- Provide Development Incentives and Waive or Reduce Fees for Affordable Housing
- Expedite Review Processes Whenever Possible

Increase Equity by Promoting Permanent Affordability

- Support a Community Land Trust
- Prioritizing Land for Permanent Affordability
- Structuring Subsidy Sources for Permanent Affordability
- Assign an Employee to Implement a Policy Review Process for Housing and Equity

As part of the recent Comprehensive Plan Housing update, the City examined a broad range of existing rules, regulations, ordinances, codes, policies, procedures, permits, fees and charges that could serve as barriers to the provision of affordable housing. The City has begun discussions about inclusionary incentives and regulations, community land trusts, underutilized land inventories, and other strategies that can potentially reduce barriers and increase access to affordable housing for Gainesville residents.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs.

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

The lack of affordable housing for the City's low-income residents and workforce is a primary need that the City will address through maintaining the existing housing stock and increasing the number of affordable units through new construction.

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

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

Actions planned to foster and maintain affordable housing.

Affordable housing is a challenge faced nationwide. It is important for a community to foster and maintain affordable housing to keep the housing market balanced and fair. The City will continue its commitment to furthering fair housing and maintaining affordable housing by preparing a Housing Equity Plan in 2024 (an update to the Analysis of Impediments) that will assess affordable housing and fair housing issues in accordance with HUD regulations. The assessment will include a comprehensive review of administrative

policies and zoning ordinances to ensure they do not interfere with affordable housing efforts.

To help increase access to affordable housing, the City has developed several plans outlining efforts the City will take, including a Housing Action Plan. After extensive research and community engagement, the Housing Action Plan was presented to the City Commission on February 18, 2021. The plan contains 13 recommendations, all of which fall within one of the following three categories:

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

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

Another way the City promotes affordable housing is with "ConnectFree" funds, which are generated locally, to subsidize water and sewer line connections for new affordable housing. These funds have also been used as a local match to leverage Low Income Housing Tax Credits for affordable housing projects.

The City continues to develop an inventory of surplus lands and will assess parcels to donate to affordable housing developers to create and expand affordable homeownership and/or rental housing opportunities for low-income residents and is considering developing infill housing in several neighborhoods, including Pleasant Street and Porters.

Activities proposed in the PY24/25 Annual Action Plan demonstrate continued efforts to provide decent housing for vulnerable populations, including the homeless, elderly and homeowners with a severe cost burden by: providing funding for housing rehabilitation and homeownership activities; supporting social service organizations that provide temporary housing, transitional housing and counseling services to the homeless population and to those at risk of becoming homeless; and supporting social service organizations to help make their services to low income families more affordable, thereby reducing the cost burden.

Actions planned to reduce lead-based paint hazards.

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

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

The City of Gainesville implemented numerous strategies to mitigate lead-based paint issues. All contracts

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

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

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

Actions planned to reduce the number of poverty-level families.

The City's anti-poverty strategy involves the following components:

Intentional Planning

The City has undertaken various planning initiatives to better understand the needs of its most vulnerable residents and to identify practical solutions to reducing poverty. Informed City planning can transform communities by promoting and supporting housing stability, economic growth, policy reform, social development, and healthy living. The City will continue to use planning as a tool to reduce poverty and currently has several plans in place that provide viable recommendations for addressing the needs of residents.

Building and Maintaining Partnerships

The City will continue to coordinate with its trusted partners and nurture long-standing relationships with organizations providing pivotal programs and services to Gainesville's poverty-level families and households including low-income, homeless, and special needs populations.

Providing Essential Programs and Services

The City will continue to fund programs and services critical to reducing the number of poverty-level families and households in Gainesville. The City funds various organizations on an annual basis to help with operations and build capacity to enhance the provision of services and will continue to utilize its CDBG and HOME funds to maximize benefit. Programs are designed to help families gain self-sufficiency

and upward mobility. The City of Gainesville will take the following steps to promote self-sufficiency and reduce the number of households living below the poverty level:

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

Actions planned to develop institutional structure.

Institutional delivery structures are critical to the long-term success of community development efforts. These structures assist in proper targeting of resources, efficient use of resources, and meaningful change in the number of poverty-level families in the City.

The City of Gainesville's Housing and Community Development Division (HCD) serves as the lead entity in carrying out the Consolidated Plan and Annual Action Plan along with various public, private, and non-profit agencies. The Housing & Community Development Department works closely with the City Manager, Chief Operating Officer, and City

Commissioners to ensure coordination in implementing programs. The City has developed sufficient capabilities for implementing and administering programs in house, strengthening coordination between all agencies. Ongoing collaboration between local, county, and state agencies is important in successfully carrying out the goals and objectives identified in the Consolidated Plan and Annual Action Plan and to properly address community needs. The City of Gainesville will continue to engage in coordination efforts between governmental agencies operating within the City and continue support for institutional efforts to address long-term challenges in the region.

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

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

With the goal of consolidating community-wide efforts to improve citizen quality of life, HCD consults and coordinates with outside housing organizations and social services providers. The City of Gainesville partners with a diverse group of organizations that provide unique services.

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

The City will execute Consolidated Plan and Annual Action Plan strategies in coordination with public, private and non-profit agencies, which may include, but are not limited to, service providers and community housing development organizations. The key agencies/departments involved in carrying out the Consolidated Plan are provided below:

Public Sector (City)

Code Enforcement; Community Reinvestment Agency; Sustainable Development; Facilities Management; Gainesville Regional Utilities; Public Works; Office of Equity and Inclusion; Regional Transit System; and Parks, Recreation, and Cultural Affairs.

Public Sector (State/County)

Florida Department of Health - Alachua County

Non-Profit Agencies

Through its grant programs the City supports several organizations providing services to Gainesville's most vulnerable populations. These include agencies, organizations, and groups with expertise in case management, life skills, alcohol and/or drug abuse, mental health, housing, public housing, employment assistance, transportation, legal, elderly, food/clothing, and domestic violence.

Private Sector and Other

The City will partner with private entities to effectively support the delivery of programs and services and to leverage resources to supplement existing services or fill in gaps including local lenders, affordable housing developers, and business and economic development organizations when possible. The City will also continue to participate in the Continuum of Care.

Gainesville Housing Authority

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