

## CR-05 - Goals and Outcomes

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

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

The City of Gainesville (City) receives an annual entitlement allocation of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) directly from the U.S. Department of Housing and Urban Development (HUD). This Consolidated Annual Performance Evaluation Report (CAPER) reviews the CDBG and HOME Program funded activities undertaken by the City. The City's program year (PY) 2021 Consolidated Annual Performance Evaluation Report (CAPER) covers the period of October 1, 2021 to September 30, 2022. The CAPER also provides an overview of the City's efforts and accomplishments in addressing its identified housing and community development needs and priorities during the PY 2021. The CAPER describes activities that were achieved during the City's Fiscal Year 2021-2022. The CAPER is designed to report on the progress in carrying out the Annual Action Plan. The CAPER is also designed to provide the jurisdiction an opportunity to assess its annual performance in relationship to meeting its overall 5-year Consolidated Plan priorities and objectives and to discuss what actions or changes it contemplates as a result of its annual performance.

The PY21 CAPER evaluates the progress towards achieving the goals and strategies established in the City's 2018-2022 Consolidated Plan and PY21 Annual Action Plan, to address the affordable housing, human service, and employment needs of low and moderate-income households in our community, as outlined in **CR-05-Goals and Outcomes** identifying the adopted Priority Needs, Housing Strategies, and Community Development Strategies, including specific measures of progress and numeric five-year goals as established for each strategy. The CDBG/HOME funded activities covered in this report primarily benefited low- and moderate-income residents and lower income communities within the jurisdiction, and addressed affordable housing, homelessness, and non-housing community development needs.

A notice regarding this CAPER was published in the Gainesville Sun (December 7, 2022) and will be published in the Gainesville Guardian (December 15, 2022) newspapers for the required 15-day comment period (from December 7, 2022 to December 22, 2022). The ad references equal opportunities and the availability of reasonable accommodations for non-English speaking persons and persons with disabilities. Additionally, a virtual Public Hearing to discuss and receive citizen input on the CAPER will be held on Monday, December 19, 2022. *Any and all Citizen comments on the CAPER will be included in the final document sent to HUD.*

NOTE: Due to delay in receipt of PY20 CDBG & HOME grant funds, all PY20 performance measures will be reflected in the PY22 CAPER.

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

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

| Goal                   | Category                          | Source / Amount     | Indicator   | Unit of Measure        | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|------------------------|-----------------------------------|---------------------|---|------------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Code Enforcement       | Non-Housing Community Development | CDBG: \$            | Housing Code Enforcement/Foreclosed Property Care | Household Housing Unit |                           |                         |                  |                         |                       |                  |
| Economic Development   | Job Creation & Retention          | CDBG: \$            | Jobs created/retained                             | Jobs                   |                           |                         |                  |                         |                       |                  |
| Homeowner Assistance   | Affordable Housing                | HOME: \$            | Homeowner Housing Added                           | Household Housing Unit |                           |                         |                  |                         |                       |                  |
| Homeowner Assistance   | Affordable Housing                | HOME: \$            | Direct Financial Assistance to Homebuyers         | Households Assisted    |                           |                         |                  |                         |                       |                  |
| Housing Rehabilitation | Affordable Housing                | CDBG: \$ / HOME: \$ | Homeowner Housing Added                           | Household Housing Unit |                           |                         |                  |                         |                       |                  |
| Housing Rehabilitation | Affordable Housing                | CDBG: \$ / HOME: \$ | Homeowner Housing Rehabilitated                   | Household Housing Unit |                           |                         |                  |                         |                       |                  |

|                             |   |                              |  |                        |  |  |  |  |  |  |
|-----------------------------|---|------------------------------|--|------------------------|--|--|--|--|--|--|
| New Construction            | Affordable Housing  | CDBG:<br>\$ /<br>HOME:<br>\$ | Homeowner Housing Added  | Household Housing Unit |  |  |  |  |  |  |
| New Construction            | Affordable Housing  | CDBG:<br>\$ /<br>HOME:<br>\$ | Homeowner Housing Rehabilitated  | Household Housing Unit |  |  |  |  |  |  |
| Planning and Administration | Planning and Administration   | CDBG:<br>\$ /<br>HOME:<br>\$ | Other  | Other                  |  |  |  |  |  |  |
| Public Service Assistance   | Homeless<br>Non-Homeless<br>Special Needs<br>Non-Housing<br>Community Development<br>Expanded Public Services in response to Coronavirus (public health, housing, community/economic dev) | CDBG:<br>\$                  | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted       |  |  |  |  |  |  |

|                           |   |             |   |                  |  |  |  |  |  |  |
|---------------------------|---|-------------|---|------------------|--|--|--|--|--|--|
| Public Service Assistance | Homeless<br>Non-Homeless<br>Special Needs<br>Non-Housing<br>Community Development<br>Expanded Public Services in response to Coronavirus (public health, housing, community/economic dev) | CDBG:<br>\$ | Homeless Person Overnight Shelter                           | Persons Assisted |  |  |  |  |  |  |
| Public Service Assistance | Homeless<br>Non-Homeless<br>Special Needs<br>Non-Housing<br>Community Development<br>Expanded Public Services in response to Coronavirus (public health, housing, community/economic dev) | CDBG:<br>\$ | Overnight/Emergency Shelter/Transitional Housing Beds added | Beds             |  |  |  |  |  |  |
| Relocation Assistance     | Affordable Housing  | CDBG:<br>\$ | Other   | Other            |  |  |  |  |  |  |

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

**NOTE:** ALL DATA TO BE UPDATED AND INCLUDED IN FINAL COPY TO HUD

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

As shown in **Table 1 - Accomplishments – Program Year & Strategic Plan-to-Date**, the City's 2018-2022 Consolidated Plan identified the five (5) goals to address housing and community development needs, including those of the homeless and other special populations. The City has continued to make substantial progress toward addressing these goals by using a combination of CDBG, HOME, and other available funding sources; and by creating and strengthening public/private partnerships as summarized below:

**AFFORDABLE HOUSING:** Improve the location, supply, and quality of affordable housing within City

**A. Homeownership Programs**

**1. Community Housing Development Organizations (CHDO) - Neighborhood Housing & Development Corporation (NHDC):** Received \$18,000 in CDBG Program funding, and \$81,476 HOME CHDO Reserve funding to support an Acquisition/Rehabilitation Program for low income, first-time homebuyers.

**2. Rebuilding Together North Central Florida:** Received \$13,000 CDBG Program funding to support Homeowner Weatherization initiatives; NOTE: received an approved allocation of \$16,000 CDBG Program funding to support an Emergency Repair Program; and \$19,000 CDBG Program funding and \$32,000 in HOME Program funding to support Critical Home Repair and Rehabilitation to assist with re-roofing, plumbing components, fixtures, and systems to ensure homes meet required and standardized HOME guidelines. However, the agency decided to decline the Critical Home Repair and Rehabilitation fundings as its leadership was not confident that it could meet all performance guidelines within the contractual timeframe

**3. Center for Independent Living of North Central Florida (CIL):** Received \$15,000 in CDBG Program funding to facilitate the provision of handicapped accessible ramps for homeowners with disabilities via their *Building Ramps, Building Lives!* empowerment program.

**4. Central Florida Community Action Agency (CFCAA):** Received an approved allocation of \$19,000 to provide an *Aging in Place* program for low-income senior homeowners and \$43,000 HOME Program funding to support a Homeowner Rehabilitation Program for very low- and low-income residents to assist with re-roofing, plumbing components, fixtures, and systems to ensure homes meet required and standardized HOME guidelines. However, the agency decided to decline funding as its leadership was not confident that it could meet all performance guidelines within the contractual timeframe

**5. City of Gainesville Office of Housing & Community Development:** Received \$778,446 in CDBG Program funding; and \$337,376 in HOME Program funding to support a Homeowner Rehabilitation Program. This program continues to make substantial progress towards homeowner rehabilitation goals to provide roof replacement and substantial rehabilitation, including accessibility assistance for special needs households to preserve and improve the quality of housing units; and a Homebuyer Assistance Program to provide down payment

and closing cost assistance for low income, first time homebuyers to purchase a new or existing home.

These activities met the following objectives: 1) Create a suitable living environment; 2) Provide decent affordable housing; and 3) sustainability resulting from improved communities or neighborhoods, making them livable or viable by providing benefit to low and moderate income persons or by removing slums or blighted areas. *Map 1* shows the census block groups where 51 percent or more of the population is within the low- or moderate-income limit categories. Nearly half of the geographic area of the City of Gainesville falls within these categories, and the majority of the low- and moderate-income block groups are located south of University Avenue and east of NW 13th Street. *Map 2* illustrates five (5) areas designated as Local Target Areas within the City of Gainesville for the 2018- 2022 Consolidated Plan, and are the following: Porters Community, Duval, Southeast/Five Points, 5th Avenue/Pleasant Street and University Avenue/Hawthorne Road Corridor. The areas selected for the 2018 to 2022 Consolidated Plan were identified through the citizen participation process. Each of these areas meets the eligibility requirements for low- and moderate-income benefit. While Local Target Areas allow the City to plan and invest in a coordinated manner, they do not limit the City from expending funds in other areas of Gainesville that also meet the eligibility requirements for low- and moderate-income benefit. The City of Gainesville's PY 2021 Consolidated Annual Performance Evaluation Report (CAPER) covers the City of Gainesville fiscal period of October 1, 2021 - September 30, 2022. The CAPER describes activities that were undertaken using Federal funds granted by the Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME), as outlined in the 2018-2022 Consolidated Plan. The purpose of the Consolidated Plan is to identify goals, objectives, and strategies for addressing housing and community development needs, including those of the homeless and other special populations. **NOTE:** *The data for Maps 1 and 2 will be confirmed and included in final document to HUD.*

As outlined in the City's 2018-2022 Consolidated Plan, achievements toward meeting the goals in the 2021 Program Year are summarized in TABLE 1 - Accomplishments - Program Year and TABLE 2 - Accomplishments - Strategic Plan to Date: **AFFORDABLE HOUSING:** Improve the location, supply and quality of affordable housing within the City - development of quality affordable; removal of barriers to affordable housing; housing acquisition/rehab and rental construction/rehabilitation. **SELF-SUFFICIENCY:** Address the role of self-sufficiency in protecting/enhancing conditions of the City's housing stock/neighborhoods - new homeowner education/training and counseling; and weatherization/energy conservation. **REDUCED HOMELESSNESS:** prevent and reduce homelessness within the City - homeless self-sufficiency training/case management; shelter facilities or shelter beds, transitional or permanent supportive housing; healthcare and mental health counseling; and employment and legal assistance. **QUALITY OF LIFE:** Enhance the quality of life for people living in low and moderate income neighborhoods through public investment in facilities, improvements, and services, as well as the elimination of blight - improve physical conditions within designated low and moderate income areas through code enforcement and blight elimination; and public improvements. **SPECIAL NEEDS ASSISTANCE:** promote access to public services for special needs populations generally assumed to be low and moderate income including, but

not limited to, programs addressing at risk youth, seniors/elderly and frail elderly, veterans, and persons with mental, physical or developmental disabilities, alcohol or drug addiction, HIV/AIDS or other special needs - capacity to facilitate systems of care; special needs case management/self-sufficiency; assistance to persons with special needs; and housing and accessibility for special needs.

**B. Rental Housing Programs** **1.** City of Gainesville Office of Housing & Community Development: Although not funded through the CDBG or the HOME Program, the City continues to address the need to provide new affordable low income rental housing units by partnering with developers who apply for low income housing tax credits to develop affordable rental housing within the community. The use of these housing tax credits subsidizes the cost of developing rental units, thereby producing decent, safe, and affordable housing for low income households. Generally, tax credits are awarded to affordable housing projects based on a competitive application system. A part of this system awards points to projects that meet certain criteria such as affordability, sustainability, financial feasibility and serving an identified housing need. The housing tax credit program requires local government contributions for certain types of rental developments. While financial and legal reasons prevent the City from simply waiving fees, the City has established a special general revenue program known as the ConnectFree Program, to offset water and wastewater connection expenses for housing units located in the Gainesville Regional Utilities (GRU) service area. On July 21, 2016, the City Commission adopted Resolution #160146 (Resolution) reinstating the ConnectFree Program (Program), which generates revenue from surcharges collected on new water and wastewater connections in the unincorporated part of the GRU service area. The primary purpose of that revenue is to subsidize new extensions and connections throughout the GRU Service Area. Additionally, that resolution identifies several activities that the ConnectFree Program may fund, including, local government contribution to affordable housing development projects leveraged with federal/state Low-Income Housing Tax Credit Programs. The Low-Income Housing Tax Credit Program (LIHTC) provides for-profit and nonprofit organizations with a dollar-for-dollar reduction in federal tax liability in exchange for: 1) the acquisition and substantial rehabilitation; 2) substantial rehabilitation; or 3) new construction of low and very low-income rental housing units. Housing tax credits can be worth millions of dollars; and receiving this funding can assist cities/counties across the State of Florida to develop rental affordable housing in local communities. The use of tax credits subsidizes the cost of developing housing units, thereby producing decent, safe, and affordable housing available to low-income households.

One way the City supports new affordable rental housing is through financial contributions to projects applying for 9% Low-Income Housing Tax Credits (LIHTC) and for State Apartment Incentive Loans (SAIL). To receive LIHTC and/or SAIL funding in Florida, the Florida Housing Finance Corporation (FHFC), which is essentially a State of Florida Government Department, must approve the applications. FHFC requires affordable housing developers applying for some types of LIHTC and/or SAIL funding to submit verification of a financial contribution, known as a Local Government Contribution (LGC), from the applicable local government. For projects in Gainesville, the City Affordable Housing Advisory Committee (AHAC) reviews each request for a LGC, and sends a funding recommendation to the final decision maker. Depending on the amount

requested, the final decision maker is either the City Commission or the City Manager. The AHAC consists of volunteers appointed by the City Commission to represent diverse stakeholder groups. During PY20, one 9% LIHTC project began construction. That project is Deer Creek Senior Housing, which consists of sixty-two (62) affordable apartments for seniors and is expected to open in 2022. The City will contribute \$469,313 in the form of a loan, to that project. The repayment of the loan funds will be reinvested back into City affordable housing programs to assist other eligible projects. In addition, on October 22, 2020 and again on August 5, 2021, the City Commission approved a \$460,000 loan in support of the 96-unit Woodland Park, Phase 2 Project application to FHFC for 9% LIHTC funding. Neither application was approved by FHFC. Finally, a SAIL Project is nearing the end of the underwriting and development approval process. That project is Royal Park Apartments, which consists of 189 affordable apartments for families, and is anticipated to begin construction in 2022. The City will contribute a \$37,500 grant to that project.

**SELF-SUFFICIENCY:** Address the role of self-sufficiency in protecting/enhancing conditions of the City's housing stock/neighborhoods **A. Housing Counseling Programs**: **1.** City of Gainesville Office of Housing & Community Development (HCD): The City administers a Housing Counseling Program as part of the Homeowner Rehabilitation Program. Such counseling is targeted toward low-income homeowners who are receiving housing repair assistance on their homes. The counseling includes energy conservation, home maintenance, and budgeting. All homeowners participating in the Homeowner Rehabilitation Program are required to attend the homeowner counseling workshops as part of the Homeowner Rehabilitation Program. This program is funded through the State Housing Initiatives Partnership Program (SHIP). **2.** City of Gainesville Office of Housing & Community Development (HCD): The City administers a Housing Counseling Program as part of its Homebuyer Assistance Program for first-time homebuyers. The counseling activities include workshops on budgeting, credit counseling, and housing maintenance costs. This program is funded through the SHIP Program. **3.** City of Gainesville Office of Housing & Community Development (HCD): The City also administers a General Housing Counseling Program funded through the SHIP Program, designed to expand homeownership opportunities and improve access to affordable housing. The Housing Counseling Program provides counseling and resources needed for seeking, financing, maintaining, renting, or owning a home to become successful homeowners and, or responsible renters, including support services from various sources, but not limited to, Homeownership Counseling (Pre and Post), Credit Counseling, Foreclosure Prevention Counseling, Tenant Counseling and other general housing counseling services based on household need. The Housing Counseling Program also provides one-on-one counseling and group seminars to applicants, as needed to provide general consumer information on affordable housing opportunities. **B. Weatherization/Conservation Programs**: **1.** Central Florida Community Action Agency (CFCCA): CFCAA administers an Aging in Place Housing Rehabilitation Program to assist low income, elderly homeowners. Assistance includes minor home repairs and modifications such as installation of lighting fixtures, grab bars in showers, and toilets, raised toilet seats, limited mobility ramps and task lights under counters. These measures provide elderly homeowners with increased opportunities to remain in their homes, preserving their health, well-being, and independence, along with efforts to enhance



neighborhood revitalization.

**REDUCED HOMELESSNESS:** Prevent and reduce homelessness within the City: **1. GRACE Marketplace:** The City provides more than \$1,500,000 in local funding (General Funds) to support outreach and other services to all homeless Alachua County residents. **2. St. Francis House/Cold Weather Shelter Program:** The City annually allocates \$25,000 in CDBG Program funding (Public Services) for the Cold Weather Shelter Program, also known as Cold Night Shelter. This program provides support for emergency shelter services to assist homeless individuals and families during periods of cold weather or other emergencies that threaten the physical health and welfare of homeless persons. **3. St. Francis House/Arbor House:** received \$14,000 in CDBG Program funding to provide shelter and support services to homeless mothers and their children and/or homeless individuals. **4. Family Promise of Gainesville:** received \$14,000 in CDBG Program funding to provide shelter, meals, personal care items and case management for homeless families, as well as transitional housing services. **5. Helping Hands Clinic, Inc. (Womens Health & Empowerment):** received \$11,000 in CDBG Program funding to provide medical assistance to homeless individuals (women) via licensed medical doctors, nurse practitioners, nurses, and other qualified professionals. **6. ACORN Clinic:** The agency did not apply for any CDBG Public Services funding, but continues to provide urgent dental care and treatments to promote healthy dental care for homeless persons. The ACORN Clinic also partners with the Alachua County Coalition for the Hungry and Homeless (ACCHH) and Helping Hands Clinic to provide client referrals and transportation to the dental clinic. **7. Helping Hands Clinic, Inc. (General):** received \$13,200 in CDBG Program funding to purchase necessary medications, laboratory services, radiology and eye care services via volunteer healthcare providers and staff for income-eligible participants. **8. St. Francis House/Homeward Bound Program:** The City provided local funding (General Funds) in the amount of \$10,000 to support transportation services and other support services for homeless individuals in order to reunite with family members or friends who can provide housing for the homeless individuals in the community. **9. St. Francis House/Emergency Shelter Program:** received \$29,000 in CDBG Program funding to assist homeless individuals and families with access to shelter and also assist some shelter guests to gain employment, and secure permanent, sustainable housing.

**QUALITY OF LIFE:** Enhance the quality of life for people living in low- and moderate-income neighborhoods through public investment in facilities, improvements, and services, as well as the elimination of blight. **1.** The City of Gainesville continues to fund Code Enforcement expenses from General Revenue to provide additional monies to other CDBG community efforts. The Code Enforcement Division maintains its partnership with City housing rehabilitation efforts to approve and recommend required city code processes; and remains a strong collaborative partner in the provision of decent, suitable, and affordable living environments within CDBG-designated slum and blight areas. Code Enforcement enhances Local Target Areas through education, outreach, and voluntary compliance with every interaction. The Code Enforcement Division also enforces Housing and Commercial Building Codes, Landlord License Codes, Nuisance Codes, Abandoned Vehicles on private property, Land Development Code, and Graffiti. The Code Enforcement Division mission is to enrich and/or preserve the quality of life and property values through voluntary

compliance with local code using proactive education and enforcement. The Code Enforcement Division provides focused and enhanced code enforcement within CDBG designated areas that qualify by being predominantly low-income areas with signs of deterioration and blight. The purpose of the code enforcement program within these areas is to identify blight and take enforcement action to encourage property owners to remove and reverse signs of decline. In some situations, the Code Enforcement Division will take proactive measures and administratively abate violations. To achieve the mission of the Code Enforcement Division, three strategies are utilized: **A. Focused Code Enforcement in CDBG areas:** This includes: (a) Code Enforcement Officers working proactively in the designated areas to address violations related to slum and blight as well as other issues that violate City ordinances; (b) Code Enforcement Officers responding to citizen complaints and referrals from other City departments or outside agencies of potential violations of the City Code of Ordinances; and (c) the identification of violations and the administrative abatement of the violations by the City (dangerous structure demolition, clearing of hazardous land, board/seal of dangerous structures, mowing of overgrowth, and foreclosure of nuisance properties). **B. Community Clean-ups:** The Code Enforcement Division assist agencies and organizations that are involved with community clean-ups by identifying areas that may benefit from a community clean-up event. **C. Community Education:** As part of a proactive effort, the Code Enforcement Division provides information to organizations and neighborhoods within CDBG designated areas. The Division attends neighborhood meetings and events to educate citizens and provide tools so that effective partnerships can be formed and fostered. \*\*Code Enforcement activities continue to support the safety and well-being of residents.

**SPECIAL NEEDS ASSISTANCE:** Promote access to public services for special needs populations generally assumed to be low and moderate income including, but not limited to, programs addressing at-risk youth, seniors/elderly and frail elderly, veterans, and persons with mental, physical or developmental disabilities, alcohol or drug addiction, HIV/AIDS or other special needs. The following activities provided programming for low-income children and families, at-risk youth, elderly/frail elderly, and persons with disabilities, among other eligible populations: **1. Center for Independent Living of North Central Florida**, received \$10,000 in CDBG Program funding to facilitate the provision of handicapped accessible ramps for homeowners with disabilities via their Building Ramps, Building Lives! empowerment program. **2. Black-on-Black Crime Task Force, Inc.**, received \$10,000 in CDBG Program funding to provide community development and enrichment services for at risk youth which includes academic achievement and community enhancement programs. **3. Girl Scouts of Gateway Council, Inc.**, received \$10,000 in CDBG Program funding to provide multi-faceted activities and outdoor opportunities for girls who are living in CDBG designated areas. **4. ElderCare of Alachua County, Inc.**, received \$19,000 in CDBG Program funding to provide nutritional meals and educational support to homebound seniors to assist in their desire to remain independent and at home. **5. Catholic Charities**, received \$12,000 in CDBG Program funding to provide educational financial fitness trainings to LMI households to help participants better understand the culture of poverty and how to make changes to progress into long-term self-sufficiency. **6. Episcopal Children's Services**, received \$11,000 in CDBG Program funding to expand its Head Start program by providing comprehensive child development services and facilitate school success for vulnerable LMI children and their families. **7. Gainesville Housing Development & Management Corporation (GHDMC), Inc.**, received \$19,000 in CDBG Program funding to administratively support the repurpose

of a former daycare building into a job training center located within an LMI public housing development. The benefits of programs held at the center will promote long-term economic impact for LMI clients and the Gainesville community. **8. Boys & Girls Club of Northeast Florida** received \$11,000 in CDBG Program funding to support their STEAM Afterschool Transportation Initiative to assist low-income children increase their grades in Math, English and Science, as well as expose them to project-based learning, strong mentors, and a cadre of caring responsible adults.

Overall, the city continues to work on meeting the goals identified in the 2018-2022 Consolidated Plan and to improve the quality of existing housing within the City of Gainesville. Sufficient funding for affordable housing programs continues to be a barrier as CDBG and HOME funding allocations continue to decrease, and rehabilitation project costs steadily increase. As such, these factors have affected the projected number of units identified in the Plan. In an effort to address City housing rehabilitation needs and to preserve existing housing units, the city leverages other program funding (as available), sources such as, the State Housing Initiatives Partnership (SHIP) Program, City general revenue and other resources. The actual expenditures necessary for each priority during HUD PY 2021 were fairly consistent with the data proposed in the Annual Action Plan and most CDBG/HOME funded activities were completed during this program year. However, there are instances when affordable housing projects are initiated during one program year but may span multiple reporting periods based upon the scope of the projects. Additionally, the COVID-19 Pandemic and the resulting Federal, State, and local safety mandates curtailed City housing rehabilitation and Outside Agencies housing construction and rehabilitation projects. The safety of citizens and staffs are of utmost importance and continues to be a focus as the city has returned to normal operations.

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

|   | CDBG | HOME |
|---|------|------|
| White                                     |      |      |
| Black or African American                 |      |      |
| Asian                                     |      |      |
| American Indian or American Native        |      |      |
| Native Hawaiian or Other Pacific Islander |      |      |
| <b>Total</b>                              |      |      |
| Hispanic                                  |      |      |
| Not Hispanic                              |      |      |

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

**NOTE:** ALL DATA TO BE UPDATED AND INCLUDED IN FINAL COPY TO HUD

### Narrative

NOTE: Demographics under CDBG reflect CARES Act (CDBG-CV1) as follows: WHITE - 175, BLACK - 226, ASIAN - 16, AMERICAN INDIAN or AMERICAN NATIVE - 1; and NATIVE HAWAIIAN or OTHER PACIFIC ISLANDER - 1.

A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. In accordance with the 2018-2022 Consolidated Plan, no racial or ethnic groups have rates that are 10 percentage points higher than the income level as a whole. As such, the City's program activities benefit all low-to-moderate income households regardless of race or ethnicity. The largest racial and ethnic groups were served through the Public Services programs which include food and nutrition, homeless prevention, homeless healthcare prevention, job training, youth and senior programs; and homeowner rehabilitation programs to address existing homeowners with the repair, rehabilitation, or reconstruction of owner occupied units.

The City of Gainesville jurisdiction has a citywide population, such that a concentrated effort is made to assist LMI households and individuals within the City limits. The 2019 Census Summary File indicates that the estimated population of the City of Gainesville is 133,997. The racial breakout of this population is as follows: Whites – 75,038 (56.0%); Black or African American – 29,211 (21.8%); Hispanic or Latino – 15,945 (11.9%); Asian – 9,647 (7.2%); American Indian and Alaska Native – 535 (0.4%); American Indian – 267 (0.2%); Native Hawaiian and Other Pacific Islander – 133 (0.1%); Two or More Races – 5,225 (3.9%). Median Household Income - \$37,264; Persons in Poverty - 30.6%; Owner-Occupied Housing Unit

Rate - 38.9%; Median Value of Owner-Occupied Housing Units - \$161,900; Median Selected Monthly Owner Costs (*with a mortgage*) \$1,314; Median selected monthly owner costs (*without a mortgage*) \$464; Median Gross Rent - \$953.

DRAFT

## CR-15 - Resources and Investments 91.520(a) –

### Identify the resources made available

| Source of Funds | Source           | Resources Made Available | Amount Expended During Program Year |
|-----------------|------------------|--------------------------|-------------------------------------|
| CDBG            | public - federal | 1,340,939                |                                     |
| HOME            | public - federal | 543,168                  |                                     |

Table 3 - Resources Made Available

**NOTE:** ALL DATA TO BE UPDATED AND INCLUDED IN FINAL COPY TO HUD

### Narrative

The City of Gainesville received a total allocation of \$1,340,939 in CDBG funding for PY 2021, which excludes the projected \$1,000 in Program Income. **NOTE: A.** This amount does not include unexpended CDBG funds at the end of the previous program year and, **B.** No CDBG Program Income expended in PY21 - CDBG funds were used for housing and community development activities including, but not limited to, increasing homeownership, providing existing homeownership assistance (e.g. housing rehabilitation), public services, and administration of the City's CDBG program.

The City of Gainesville received a total allocation of \$543,168 in HOME funding for PY 2021, which excludes the projected \$5,000 in Program Income. HOME funds were used for housing activities such as increasing homeownership, providing existing homeowner assistance, rental housing assistance, administration of the City's HOME Program and CHDO support. **NOTES: A.** This amount does not include unexpended HOME funds at the end of the previous program year.

NOTE: In PY20, the City of Gainesville received a total allocation of \$800,608 in CARES Act (CDBG-CV1) funding. CDBG-CV1 funds were used to support the *GNVCares About Neighbors* initiative. This emergency grant program provided short-term rent, mortgage and utility assistance to low/moderate income households directly impacted by COVID-19 within the City of Gainesville.

In PY21, the City of Gainesville received a total allocation of \$1,001,999 in CARES Act (CDBG-CV3) funding. CDBG-CV3 funds will be used to support Public Services and Housing Activities.

Funds expended during the program year included reprogrammed prior year funds, actual program income received, and funds awarded to activities in prior years that were not expended until this program year. As a result, funds expended do not equal funds received during this program year. Other resources, such as private and non-Federal public sources became available to the City during this Program Year. CDBG leveraging, included funding from SHIP, City Departments (e.g. Codes Enforcement), public/social service providers or other sources. The City also leveraged funds from SHIP (\$106,228.87),

Community Housing Development Organizations (CHDOs), or other agencies and programs against HOME dollars.

#### Identify the geographic distribution and location of investments

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description   |
|-------------|----------------------------------|---------------------------------|---|
| Citywide    | 100                              | 100                             | Homeowner Rehabilitation, Roof, House Replacement, DPA, and new construction programs |

**Table 4 – Identify the geographic distribution and location of investments**

#### Narrative

During the planning process for the 2018-2022 Consolidated Plan (Plan), five (5) areas were designated as Local Target Areas within the City of Gainesville. These are Porters Community, Duval, Southeast/Five Points, 5th Avenue/Pleasant Street and University Avenue/Hawthorne Road Corridor. The areas selected for the 2018-2022 Plan were identified through an active citizen participation process, which consisted of stakeholder interviews and neighborhood meetings, as well as meetings with the City's advisory committees for affordable housing and community development. Each of these areas meets the eligibility requirements for low- and moderate-income benefit. While Local Target Areas allow the City to plan and invest in a coordinated manner, they do not limit the City from expending funds in other areas of Gainesville that also meet the eligibility requirements for low- and moderate-income benefit. In PY 2021, the City did not reserve funding for a *specific* Local Target Area. However, the City conducts the majority of its CDBG/HOME activities on a city-wide basis in these target areas when funding and opportunities are available. All funds allocated during PY 2021 were to benefit low-to-moderate income persons and households within the city limits of the City of Gainesville.

## Leveraging

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

The City of Gainesville is designated as an area in 'severe fiscal distress', and as such, HOME match liability in PY21 were waived per HUD IDIS Report PR33.

However, the City continues to leverage other available public and private resources to address the needs identified in its Consolidated Plan. One of the City's leveraging resources is the ConnectFree Program, which generates revenue from surcharges collected on new water and wastewater connections in the unincorporated area of the City of Gainesville. The primary purpose of that revenue is to subsidize new water/wastewater extensions and connections within the City of Gainesville. Additionally, the ConnectFree Program provides funding for affordable housing activities such as, local government contribution to affordable housing development projects leveraged with federal/state low-income housing tax credits. These tax credits can be worth millions of dollars, and as such, receiving them is often required to build affordable housing. Therefore, projects receiving this funding are able to assist cities/counties reach their goals for the development of affordable rental housing. In essence, the use of tax credits subsidize the cost of developing housing units, thereby producing decent, safe, and affordable housing available to low-income households.

The City also continues its efforts to preserve and expand affordable housing opportunities. This initiative includes a partnership with the City's Office of Capital Asset Planning and Economic Resilience (CAPER), which oversees the City's Real Property Policy. The City established a Real Estate Property Policy for the purpose of establishing regulations which shall govern the acquisition and disposition of real property by the City. These policies also support the City's goals of ensuring that there is a sufficient supply of adequate, decent, safe, sanitary, healthy, and affordable rental and owner-occupied housing for all income groups and to assist the private and non-profit housing sector in providing permanently affordable housing for low-income, very low-income, and extremely low-income households. The disposition of single-family properties supports the City's housing goals, including the provision of permanent Affordable Housing, neighborhood enhancement and stabilization, infill development, and mitigation of the impacts on vulnerable communities from gentrification and displacement. In April 2021, the City amended its Real Property Policy to include affordable housing providers to enable a more competitive and inclusive opportunity of disposing of surplus land for permanent affordable housing within the City. The City maintains a list of affordable housing providers that are engaged in the business of constructing Affordable Housing within the City. Any such affordable housing



provider may contact the Office of CAPER to be placed on the list.

The Office of CAPER also maintains a list of all real property acquired by the City, either by donation, escheatment or otherwise. As part of this process, the Office of CAPER routinely shares this inventory with various City departments and with other governmental and affordable housing providers that provide affordable housing to determine whether there is any potential current or future use of the properties for the development of affordable housing. Per the City's Real Estate Policy, all dispositions shall be conditioned upon a legal mechanism(s), as approved by the City Attorney's Office, which ensures the property will be permanently used as Affordable Housing.

| <b>Fiscal Year Summary – HOME Match</b>  |           |
|--|-----------|
| 1. Excess match from prior Federal fiscal year                                 | 5,423,813 |
| 2. Match contributed during current Federal fiscal year                        | 0         |
| 3. Total match available for current Federal fiscal year (Line 1 plus Line 2)  | 5,423,813 |
| 4. Match liability for current Federal fiscal year                             | 0         |
| 5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) | 5,423,813 |

**Table 5 – Fiscal Year Summary - HOME Match Report**

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

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report Chelsea, Teresa and Margaret to provide

| Program Income – Enter the program amounts for the reporting period |   |   |                                |  |
|---|---|---|--------------------------------|--|
| Balance on hand at begin-ning of reporting period<br>\$             | Amount received during reporting period<br>\$ | Total amount expended during reporting period<br>\$ | Amount expended for TBRA<br>\$ | Balance on hand at end of reporting period<br>\$ |
| 0   |   |   | 0                              | 0  |

Table 7 – Program Income

**NOTE:** ALL DATA TO BE UPDATED AND INCLUDED IN FINAL COPY TO HUD

| Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period |       |                                   |                           |                    |          |                    |
|--|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
|  | Total | Minority Business Enterprises     |                           |                    |          | White Non-Hispanic |
|  |       | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic |                    |
| Contracts  |       |                                   |                           |                    |          |                    |
| Dollar Amount  |       | 0                                 | 0                         |                    | 0        | 0                  |
| Number   |       | 0                                 | 0                         |                    | 0        | 0                  |
| Sub-Contracts  |       |                                   |                           |                    |          |                    |
| Number   | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Dollar Amount  | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
|  | Total | Women Business Enterprises        | Male                      |                    |          |                    |
| Contracts  |       |                                   |                           |                    |          |                    |
| Dollar Amount  |       |                                   |                           |                    |          |                    |
| Number   |       | 0                                 |                           |                    |          |                    |
| Sub-Contracts  |       |                                   |                           |                    |          |                    |
| Number   | 0     | 0                                 | 0                         |                    |          |                    |
| Dollar Amount  | 0     | 0                                 | 0                         |                    |          |                    |

**Table 8 - Minority Business and Women Business Enterprises**

| <b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b> |              |  |                                  |                           |                 |                           |
|--|--------------|--|----------------------------------|---------------------------|-----------------|---------------------------|
|  | <b>Total</b> | <b>Minority Property Owners</b>          |                                  |                           |                 | <b>White Non-Hispanic</b> |
|  |              | <b>Alaskan Native or American Indian</b> | <b>Asian or Pacific Islander</b> | <b>Black Non-Hispanic</b> | <b>Hispanic</b> |                           |
| Number   | 0            | 0  | 0                                | 0                         | 0               | 0                         |
| Dollar Amount  | 0            | 0  | 0                                | 0                         | 0               | 0                         |

**Table 9 – Minority Owners of Rental Property**

**NOTE:** ALL DATA TO BE UPDATED AND INCLUDED IN FINAL COPY TO HUD

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

**Table 10 – Relocation and Real Property Acquisition**

**NOTE:** ALL DATA TO BE UPDATED AND INCLUDED IN FINAL COPY TO HUD

## CR-20 - Affordable Housing 91.520(b)

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

|  | One-Year Goal | Actual |
|--|---------------|--------|
| Number of Homeless households to be provided affordable housing units      |               |        |
| Number of Non-Homeless households to be provided affordable housing units  |               |        |
| Number of Special-Needs households to be provided affordable housing units |               |        |
| <b>Total</b>   |               |        |

Table 11 – Number of Households

**NOTE:** ALL DATA TO BE UPDATED AND INCLUDED IN FINAL COPY TO HUD

|  | One-Year Goal | Actual |
|--|---------------|--------|
| Number of households supported through Rental Assistance             |               |        |
| Number of households supported through The Production of New Units   |               |        |
| Number of households supported through Rehab of Existing Units       |               |        |
| Number of households supported through Acquisition of Existing Units |               |        |
| <b>Total</b>   |               |        |

Table 12 – Number of Households Supported

**NOTE:** ALL DATA TO BE UPDATED AND INCLUDED IN FINAL COPY TO HUD

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

Differences between goals and outcomes and problems encountered in meeting goals are directly related to the COVID-19 pandemic. Construction costs continue to escalate post-pandemic and economic conditions continue to strain the ability of many families to save money and secure financing. The after-effects of the COVID-19 pandemic continue to affect businesses and families, while exhausting available resources.

All affordable housing initiatives funded in PY21 produced limited outcomes specifically related to the COVID-19 worldwide pandemic and the ensuing safety protocols and restrictions.

Under normal circumstances, affordable housing goals would be met or exceeded by the City and outside agencies utilizing CDBG and HOME funds.

As a review, in March 2020, our Nation, State and City faced serious economic and health impacts like non-other with the onset of the Novel Coronavirus (COVID-19). As such, State of Florida Governor Ron DeSantis, issued Executive Order 20-52 declaring a state of emergency for the State of Florida. Additionally, the Alachua County-Gainesville City Commissions declared a local state of emergency and issued a “stay-at-home” Emergency Order to help slow the spread of COVID-19 and implemented strict social distancing guidelines. This Order caused the closure of all non-essential offices, which included the City of Gainesville Housing and Community Development Division office. In the interest of public safety, the COVID-19 pandemic halted all normal operations, in-person contacts, and projects underway with the City’s HCD Office and other local affordable housing providers.

Once HCD Staff returned to the office In July 2021, not only was the City of Gainesville re-establishing municipal protocols related to the pandemic, it was not ‘business as usual’, as HCD staff worked to incorporate the provision of COVID-19 related services to the target community. Additionally, housing rehabilitation related activities were very limited as the targeted demographic was still very reluctant to allow the required inspections due to the unknown effects related to the COVID-19 pandemic.

Given these unforeseen circumstances, administratively, delays in making subgrants pushed additional funds into the 21-22 Annual Action Plan. Despite these challenges, the City resumed funding public services and housing services with the goal of meeting outcomes with respect to activities as identified within the City’s current Consolidated Plan and Annual Action Plans (AAPs) continue to focus on creating and stabilizing affordable housing as well as providing community benefits in health, at-risk youth, seniors, employment, and homelessness prevention. However, the delay in the receipt of FY 20-21 CDBG funds until September 2022, has delayed the full complement of Public Services as projected.

HCD Staff continues to work diligently and will continue to make every effort to meet its goals while also ensuring that the needs of low- and moderate-income citizens are taken into consideration. As the City continues to move forward, staff is confident that normalcy will return as we continue to monitor impacts

to factor in economic and other effects from the prolonged COVID-19 pandemic, which may be felt for several years.

In the Production of New Units, Acquisition of Existing Units and Rehabilitation Projects, funded PY21 (FY 21-22), contractual and entitlement jurisdiction results were as follows:

**NOTE:** ALL DATA TO BE UPDATED AND INCLUDED IN FINAL COPY TO HUD

### **Discuss how these outcomes will impact future annual action plans.**

The Coronavirus Aid, Relief, and Economic Security Act (CARES Act), signed into law by President Trump on March 27, 2020 provided much needed assistance to the American people as the country worked diligently to combat COVID-19. The \$5 billion CARES Act funding, allocated to help communities prevent, prepare for and respond to the coronavirus, resulted in the City of Gainesville receiving \$800,608 in additional CDBG Program funding to implement response and recovery efforts to the impacts from the pandemic.

Further, due to the shelter-in-place social distancing order, many of the anticipated Housing and Public Services programs were unable to utilize their funding allocations, which postponed services for LMI households during this period of time. As such, the City reprogrammed available PY19 CDBG Program funding to supplement the CDBG CV-1 funding. The *GNVCares About Neighbors* initiative utilized CDBG-CV1 to help extend the dollars to continue to address pandemic recovery efforts, by providing rental, mortgage and utilities assistance to extremely, very and low-income households.

In summary, the City utilized a percentage of PY19 CDBG funds, and CARES Act dollars (CDBG-CV1) to pay mortgage, rent and utilities under the *GNVCares About Neighbors* initiative. **Total Funding - \$498,851.85; Beneficiaries - 419; Demographics - 175 White, 226 Black, 16 Asian, 1 American Indian or American Native and 1 Native Hawaiian or Other Pacific Islander); Income Categories - Extremely Low - 364; Very Low - 32, Low - 23.**

The City also used CARES Act monies (CDBG-CV2) to pay utilities under the Coronavirus Relief Fund (CRF) program. These financial assistance responses have greatly assisted many low-income individuals and families avoid becoming homeless during the ongoing COVID-19 pandemic.

Since the submission of the City's five-year Consolidated Plan, the HOME Program funding has been reduced within the past several years, which has impacted the ability to meet the anticipated goals and outcomes to provide rehabilitation of rental housing units. As a result, during PY21, the City did not allocate HOME Program funding to the Rental Rehabilitation Program.

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

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

| Number of Households Served | CDBG Actual | HOME Actual |
|-----------------------------|-------------|-------------|
| Extremely Low-income        |             |             |
| Low-income                  |             |             |
| Moderate-income             |             |             |
| <b>Total</b>                |             |             |

**Table 13 – Number of Households Served**

**NOTE:** ALL DATA TO BE UPDATED AND INCLUDED IN FINAL COPY TO HUD

#### **Narrative Information**



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

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

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

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

City, County, and community stakeholders continue to collaborate in efforts to end homelessness in the community. For the past several years, the City and County have worked and achieved several major milestones by jointly funding GRACE Marketplace, a low barrier emergency shelter and homeless assistance center. The City owns the land and buildings on which GRACE Marketplace is located. In PY20, the City increased its financial support for GRACE Marketplace. The Alachua County Coalition for the Homeless and Hungry (ACCHH) manages the operations and homeless services provided at GRACE Marketplace.

While many communities treat homelessness as a criminal issue, Gainesville has moved forward with the understanding that the only solution to homelessness is housing. Beyond simply managing the symptoms of homelessness, the City of Gainesville has aligned its programs and policies to prioritize permanent housing, and to work with community partners to provide rapid re-housing, and mental health services, as well as minimizing arrests. To that end, ACCHH has developed, and the city is funding, a Homeless Street Outreach Team consisting of trained outreach professionals (3 FTEs). In addition to personnel, the City has funded the use of hotels for temporary shelter until permanent housing can be identified.

In addressing the Emergency Shelter Needs of Homeless Persons, a city strategy for preventing and reducing homelessness is to assist non-profit service providers in obtaining additional funding sources for emergency shelter and other support services: **A. PROGRAM:** GRACE Marketplace; **SOURCE:** City and County General Funds; **DESCRIPTION:** Provide outreach services, and a low-barrier emergency shelter and homeless assistance center to all Alachua County residents. GRACE Marketplace operations are jointly

funded by the City of Gainesville and Alachua County via an Interlocal Agreement. As called for in that Agreement, for PY21, GRACE Marketplace was funded by the City of Gainesville and Alachua County. **B. PROGRAM:** Cold Weather Shelter Program; **SOURCE:** City CDBG Fund; **DESCRIPTION:** Support the operations of emergency shelter services for the purpose of providing assistance to homeless individuals and families during periods of cold weather or other emergencies caused by extraordinary circumstances that threaten the physical health or welfare of homeless persons. **C. PROGRAM:** **St. Francis House (Arbor House/Emergency Homeless Shelter)**; **SOURCE:** City CDBG Funds; **DESCRIPTION:** Provides shelter and support services to homeless mothers and their children and/or homeless individuals. **D. PROGRAM:** **Family Promise of Gainesville**; **SOURCE:** City CDBG Funds; **DESCRIPTION:** Provide shelter, meals, personal care items and case management for homeless families, as well as transitional housing services. **E. PROGRAM:** **Three Rivers Legal Services, Inc.**; **SOURCE:** Private Funds; **DESCRIPTION:** Aid homeless individuals who applied for and received Social Security Disability and supplemental security benefits to find suitable housing. **F. PROGRAM:** **St. Francis House (Homeward Bound Program)**; **SOURCE:** City General Funds; **DESCRIPTION:** Provide transportation services and other support services for homeless Individuals to be reunited with family members or friends who can provide housing for the homeless individuals in the community.

## GRACE Marketplace



### TOGETHER WE'RE ENDING HOMELESSNESS

**18,839**

PEOPLE  
SERVED

**1,000,837**

MEALS SERVED  
IN CAFE 131

**2,420**

HOUSING  
PLACEMENTS

**47% REDUCTION**

IN PEOPLE LIVING  
ON THE STREETS

### WELCOME TO GRACE!

GRACE Marketplace is a one-stop homeless resource center serving Gainesville and Alachua County. We provide helpful and effective services for anyone experiencing or at risk of homelessness.

Our services include safe emergency shelter, permanent housing, showers, hot meals, storage, case management, job training, and providing space to our partners to provide health care and other services.

By taking care of basic necessities day to day, GRACE empowers individuals to reclaim control over their lives and recover from unfortunate circumstances.



### OUR FUNDING PARTNERS

Gainesville.  
Citizen centered  
People empowered



VA



U.S. Department  
of Veterans Affairs



the wagner  
Alliance

the wagmore  
foundation

**GRACE**  WE'RE ON A MISSION TO  
END HOMELESSNESS.



### Success Stories

October 1, 2021 – September 30, 2022

City of Gainesville CDBG and General Fund

*Luis & Rita*



Luis and his wife Rita were waiting outside our shelter and hoping for some assistance, they were referred by another service provider and told we would help. Both Luis and Rita are hearing impaired, but one of our staff took some ASL in high school and could sign his name. This would open the door to a meaningful conversation where we would learn that Luis has an uncle in New Mexico who just finished remodeling a spare bedroom and would gladly house the young couple. Thanks to the Homeward Bound program, St. Francis House was able to purchase the couple Greyhound bus tickets to reunite them with family and end their homelessness!

*Chase*



Chase had moved from Indiana to Florida to work with a long-time friend he had known throughout high school and past graduating in 2011. Chase openly shared his struggles with addiction and how he "has been clean for a long time now." Chase quickly discovered that his old friend had fallen off the wagon, and Chase was diligent in guarding his recovery and removed himself from the situation. With the help of St. Francis House, Chase was able to get assistance to get back into housing!

## St. Francis House

*Marcellus*



Marcellus was going to college for Computer Science and had his own apartment before experiencing homelessness. His goal is to get his Master's Degree in Computer Science and eventually move to live with his girlfriend who resides in Greece. Before then, he's happy to reconnect with his parents who live in North Carolina and have been married for over 30 years now. When we had the honor of speaking to Marcellus' father, he was happy to hear his son was safe and was able to get assistance to get back home with his family!

*Rebecca & Family*



Rebecca and her two children found themselves on the precipice of homelessness and came to our shelter for assistance. She was doing what any of us would have done as parents; scramble for a solution for her children. The family was already reeling from one tragic event, and we wanted to do everything possible to spare them from another. We listened and learned of the situation that brought her and her family to us. While speaking with Rebecca, we learned of a family friend in California who would love to house their family. With the help of St. Francis House, Rebecca and her children will not have to face homelessness!

*"I'm so thankful to you all - you have no idea!"*

*Omarion*



Omarion worked at a local hospital for many years until he moved back to his hometown of Chicago. Eventually, Omarion returned to Gainesville with the determination to finish the goals he had already started achieving. Then, during the COVID-19 pandemic, Omarion's plans fell apart, and he struggled in his personal life. Omarion came to us for help, and thanks to the Homeward Bound Program and all the staff at St. Francis House, Omarion has headed home to reconnect with his uncle in Chicago!



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

In PY21, the City provided funding support of programs that address the emergency shelter and transitional housing needs of homeless persons. The City provided financial support for operations at GRACE Marketplace, a low barrier emergency shelter and homeless service center. In addition, the City used \$25,000 of CDBG money to fund a Cold Weather Shelter and Supplemental Services Program for homeless individuals and families. Funding these projects addresses the following priority need: supporting operations of programs serving low and moderate-income persons, including the homeless and special needs populations.

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

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

The City allocates CDBG funds for Public Services, which often include such services as mental health counseling, social services, housing services, and employment training and services. By continuing to fund these types of projects, the City can significantly address the following priority need: supporting operations of programs serving low- and moderate-income persons, including the homeless and special needs populations.

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

The North Central Florida Alliance for the Homeless and Hungry (NCFAHH) continues to facilitate a Coordinated Entry System over a five-county area, including Alachua County. As such, the NCFAHH is the organization that is primarily responsible for coordinating community efforts to rapidly house homeless persons and to provide follow-up services. The NCFAHH uses HMIS and a Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) to: **1)** rapidly house homeless persons; **2)** ensure that

services go where they are needed most and can provide the most benefit; and 3) to ensure that those persons receive the services that they need to remain housed. The NCFHH, and its Monitoring Subcommittee (which meets monthly) use HMIS to monitor returns to homelessness from permanent housing programs and to recommend changes to keep people permanently housed. In addition, during PY20, the ACCHH developed and implemented and the City funded, a Homeless Street Outreach Team to proactively encourage and help homeless persons find housing and other support services.

DRAFT

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

### **Actions taken to address the needs of public housing**

The Gainesville Housing Authority (GHA) continues to improve its housing portfolio and resident services. In the Public Housing section of the City's 2018-2022 Consolidated Plan, the most immediate needs of residents of public housing and HCV holders were identified as an increase in the supply of affordable, accessible, and decent quality housing, supportive services, and economic opportunities to achieve self-sufficiency. In spring of 2020 the Gainesville Housing Authority Board of Commissioners adopted a Strategic Business that calls for the addition of 500 new units.

### **Mixed Finance Modernization or Development**

The GHA is anticipating in the upcoming year to continue with mixed finance modernization or redevelopment. One of the major initiatives of GHA is redeveloping Woodland Park Apartments, which will be completed in several phases. The GHA received Low Income Housing Tax Credits (LIHTC) which enabled the agency to complete the first Phase of the Woodland Park development. Through the use of LIHTC the agency along with a co-developer completed a new 96-unit development known as The Grove at Sweetwater Preserve. The development consists of 30 Public Housing units and 66 Project-Based Voucher units. The Grove has its own waitlist and is currently fully developed and leased. Woodland Park Phase II has received the local contribution from the City of Gainesville however GHA received a poor lottery number from the Florida Housing Finance Corporation (FHFC) and will be reapplying for tax credits in 2022 to secure funding for the next phase of the development. Woodland Park Phase III will consist of renovating/building houses for homeownership. All units and homes will have new amenities the units will be energy efficient, follow current 504 standards. The GHA Board of Commissioners has tasked the Authority with adding 500 additional units to the GHA portfolio. Repositioning, new development and redevelopment will be an ongoing initiative for GHA for the next 10 years as the agency continues to seek resources to modernize and redevelop aging public housing assets. This includes all developments in the GHA portfolio including Pine Meadows, Caroline Manor, Forrest Pines, East Wood Meadows, Oak Park & Sunshine Park. Tackling the affordable housing issues in our community requires the GHA to think outside of the box, in summer 2021 GHA entered into a Memorandum of Understanding (MOU) with real estate developer Lincoln Ventures. The MOU will allow fifteen (15) families from the GHA program to be housed in a new luxury development in midtown Gainesville. This is the first inclusionary zoning of its kind in the city.

As a part of the GHA Section 3 requirements the organization is designing the E.L.I.T.E Training Center at the site of an old daycare center within Pine Meadows. The training center will be available for residents as well as the broader community with the goal of placing residents in jobs that pay a living wage. GHA is also pursuing single family home development as well as infill redevelopment through the Gainesville Housing Development Management Corporation (GHDMC) which is the nonprofit entity of the Housing Authority. Via GHDMC, over the last year the housing authority constructed three (3) modular units on land donated by the City of Gainesville and is currently constructing a duplex unit in the County. The new



units serve special needs residents which include elderly, handicap, and veteran.

**From:** Malcolm Kiner <[MalcolmK@gnvha.org](mailto:MalcolmK@gnvha.org)>  
**Sent:** Monday, November 21, 2022 10:55 AM  
**To:** Serrata, Esmeralda <[SerrataE1@cityofgainesville.org](mailto:SerrataE1@cityofgainesville.org)>  
**Subject:** [EXTERNAL] RE: Request for Information

The need for affordable housing has been the focus of both the City of Gainesville's and the Alachua County Board of Commissioners. Gainesville Housing Development and Management Corporation (GHDMC), is helping to bridge the gap of affordable housing by adding new units within the City of Gainesville. Trio at North Lincoln Heights is focused on helping those families/individuals that have special needs and find it particularly hard to find an affordable home to rent. Since 2020 we have built 3 modular homes on a lot donated to GHDMC by the City of Gainesville. The additional unit will provide housing for a very low income, special needs family to include but not limited to disabled veterans, persons receiving benefits under the Social Security Disability insurance or Supplemental Security income, or the elderly.

The E.L.I.T.E Force Training Center is being designed to provide training opportunities for low and moderate income individuals with the objective of placing trainees into jobs that pay a living wage. GHDMC is repurposing a former daycare building into a job training center located within our Pine Meadows development at 2626 E. University Avenue. The initial training classes will be geared towards apartment maintenance and all the requisite skills required to be a maintenance technician. The facility will also be designed and constructed to allow flexible work space for other training opportunities.



**Malcolm Kiner | COO**

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 **GHA is CUSTOMER focused and PERFORMANCE driven!**

Florida has a very broad public records law. Under Florida law, both the content of e-mails and e-mail addresses are public records. If you do not want the content of your e-mail or your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.





## Gainesville Housing Authority – The Trio at North Lincoln Heights

### GHA Training Center and Offices | Masterplan Options Review Option D Layouts

Trades, Training Outdoor Bays



## Gainesville Housing Authority – The E.L.I.T.E. Force Training Center

CONVERSION OF PUBLIC HOUSING TO TENANT-BASED ASSISTANCE OR PROJECT-BASED ASSISTANCE UNDER RAD - The Gainesville Housing Authority (GHA) has identified a number of properties where the voluntary conversion may be appropriate and financially feasible. In the upcoming year GHA would like to perform the analyses for possible conversion and in the following year (FYE 2022) submit a plan for voluntary conversion. PROJECT-BASED VOUCHERS - GHA over the next 5 to 10 years will utilize the project-based voucher program to address the affordable housing issues in the community. There are a number of private landlords who have opted out of the Housing Choice Voucher program and much of the housing stock available for GHA program participants are available in areas of poverty and are considered substandard, lacking the energy efficiency needed to adequately keep GHA program housed participants from being cost burdened. Many of the rental homes in the community meet the HQS standards but lack energy efficiency making the homes unaffordable for GHA program participants. The cost of utilities in the community is among the highest in the state. In addition, the wage rent for a 2-bedroom home in Gainesville is approximately \$17.01 per hour (shortage of workforce housing) and the most recent report on racial disparity clearly demonstrate the importance of providing affordable, equitable housing in our community in areas of opportunity. There is also the need for housing for the most vulnerable citizens such as the homeless, elderly, and disabled.

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

The Family Self-Sufficiency (FSS) is a HUD program that enables public housing families to build financial assets while working toward educational, professional, and personal goals such as: reducing debt, improving credit, earning a post-secondary degree or GED, starting a new career, obtaining a new job, starting a business and becoming a homeowner. The City works directly with families on goal setting, increasing financial literacy and providing mentoring to empower families. This empowerment results in positive life changes; and an FSS escrow savings account enables families to build financial assets. As participants achieve goals and increase household income, their rent increases; an amount equitable to the monthly rent increase is set aside into the FSS savings account. When participants meet goals and graduate from the program, they are eligible to receive a payout of the monies accrued throughout the duration of participation.

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

### **Actions taken to provide assistance to troubled PHAs**

The City of Gainesville recognizes the need for preservation and rehabilitation of federally assisted affordable housing. During PY21, the City of Gainesville had no specific goal in the Action Plan to provide financial or other assistance to troubled PHAs within the City. The City of Gainesville has verified via HUDs Housing Authority Profile website that both the Alachua County Housing Authority (ACHA) and Gainesville Housing Authority (GHA) agencies are designated as **STANDARD PERFORMERS** as determined by HUD; and are therefore not considered troubled PHAs. When necessary, the City continues to coordinate with the local PHAs to provide support of the public housing goals outlined herein.

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

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

Several factors exist that impede the development of affordable housing in Alachua County and the City of Gainesville.

Discussions on a Housing Action Plan for the City of Gainesville (City), started in 2018 as part of the response to affordable housing and gentrification concerns across the municipality.

On September 30, 2020, the finalized draft of the City of Gainesville Housing Action Plan (GHAP or Plan) was completed by the city's consultant, Florida Housing Coalition. There are three (3) Strategies Diversity Funding Sources, Increase Zoning Flexibility with a Focus on Accessory Dwelling Units, and Increase Equity by Promoting Permanent Affordability and thirteen (13) sub-strategies/recommendations.

Over a two-year period, the City, and the Florida Housing Coalition (Coalition) conducted surveys, one-on-one and group meetings with key stakeholders and City officials, and a series of housing forums to discuss, prioritize, and focus the strategies included in the Plan.

The GHAP was presented to the City Commission on February 18, 2021, which allowed the Commission to expound and provide recommendations on the Plan. The Plan will be delivered to the City Commission on January 5, 2022. The Plan includes proposed strategies, recommendations, and implementation schedules over a 5- year period, and are summarized as follows:

- Long-Term (2-5 years)
- Medium-Term (1-2 years)
- Short-Term (less than 1 year)

The Plan recognized that the City is divided by income and race. South and East Gainesville residents, who are disproportionately low-income and African American, have extremely limited access to jobs, good schools, services, and amenities. Without a strong supply of affordable housing, employers have trouble finding employees, essential jobs go unfilled, and the whole community struggles to grow.

The intent of the GHAP was to focus on implementation strategies, support programs, and policies. The voice of citizens and their opportunities to participate in the community engagement process, were very important in the establishment of the City of Gainesville Housing Action Plan. Even in the face of the COVID-19 Pandemic, successful and unique ways were originated to communicate with Neighbors, Community & Business Partners and Stakeholders, to continue the discussion on affordable housing.

This citizen participation included discussions during neighborhood association meetings, community-wide coalitions & forums, and virtual meetings. To expand community engagement the City hosted a Telephone Town Hall in November 2020 with 1,505 persons attending via Facebook and 505 live attendees. Community Engagement is dynamic, should and must always be part of the process to overall success.

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

The Office of the City Manager defines Affordable Housing as “housing in which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.” Other definitions pertinent to discussions about affordable housing were included in a handout provided during workshops held in June 2022. (see the **Affordable Housing Framework for Discussion** at <https://tinyurl.com/AH-Framework-2022>).

Gainesville’s **Affordable Housing Strategic Plan** recommends “high-impact strategies to expand housing affordability in Gainesville through a combination of incentives, policy changes, and funding sources.” These strategies are grouped in the following manner:

- Diversifying Funding Sources
- Increasing Zoning Flexibility
- Promoting Permanent Affordability

In May 2022, the City hired a Senior Housing Strategist to work with City Departments and the local housing community (builders, realtors, etc.) to collectively address the affordable housing concerns facing the City of Gainesville.

The *Building Blocks for Affordable Housing Work Plan in Development* was presented by the Senior Housing Strategist in July 2022 to identify specific funding, goals, thresholds and timelines related to the concerted coordination to produce affordable housing units (rental and owner-occupied).

In August 2022, the Senior Housing Strategist was re-assigned as the Director of the Office of Housing & Community Development (HCD). Additionally, a housing-related section and staff member of the Gainesville Community Redevelopment Agency was also added as part of HCD.

## CR-35 Other Actions

The following is a snapshot of HCD virtual Housing Counseling Programs: - Homebuyer Education and Training Workshops for first-time homebuyers;- Homeowner Maintenance and Training Workshops for existing homeowners;- Homeowner Water and Wastewater ConnectFree counseling for existing homeowners;- Budget, Savings and Money Management Counseling;- Credit Repair Workshops and one-on-one credit repair counseling;- Mortgage Foreclosure Intervention Counseling;- Fair Housing Practices; and,- Community Outreach Activities During PY19, over 100 households received assistance through City Housing Counseling Programs. This reduction was solely due to the shutdown resulting from the COVID-19 pandemic. All virtual Housing Counseling Programs, designed to educate and empower, were administered by City staff, and made available to households of all income levels. During FY 21-22 the City of Gainesville used Federal CDBG and HOME funds, State Housing Initiative Partnership (SHIP) and local funding to administer various programs focused on preserving or producing affordable housing units including homeownership opportunity programs, homeowner and rental housing preservation programs, and rental housing production programs.

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

The City of Gainesville Housing & Community Development staff administers the Housing Counseling Program, available to households in all income levels. Counseling and training is available on a first-come, first-served basis.

Consistent with the Five-Year Consolidated Plan's Strategic Plan, the City of Gainesville pursues the goal of enhancing the quality of life for people living in low- and moderate-income neighborhoods through public investment in facilities, improvements, and services, as well as the elimination of blight.

However, the economic decline, resulting from the COVID-19 Pandemic, exacerbated the need for the City and non-profit agencies to adequately meet the needs of the underserved population. In response, the City's Office of Housing & Community Development (HCD) implemented and launched the *GNVCares about Neighbors* Emergency Housing Assistance Program. The GNVCares program was designed to assist extremely low, very-low, low, and moderate-income households that were financially impacted by the COVID-19 pandemic with temporary rent, mortgage and/or utility payments for up to 2 months or \$1,250 whichever occurred first. Through the *GNVCares about Neighbors* Emergency Housing Assistance Program, the HCD office provided direct financial assistance to 419 eligible citizens impacted by the COVID-19 pandemic.

Local government policies – subdivision standards, impact fees, building codes, etc., which are designed to protect general welfare also unintentionally create barriers to affordable housing. These barriers are evident in higher development costs which ultimately limit the supply of housing deemed affordable to extremely low, low- and moderate-income persons and families. Income limits, creditworthiness and employment issues are all areas of concern when marginalized individuals also seek rental housing in addition to homeownership. These issues continue to be addressed in the best possible ways via

continued collaboration with subrecipient agencies, establishing best practices to formulate positive plans of actions for housing development and in leveraging applicable services to maximize the use of monies allocated to housing programs.

Moreover, the city pursued the goal of promoting access to public services for special needs populations generally assumed to be low- and moderate-income, including, but not limited to, programs addressing youth and children, seniors/elderly and frail elderly, veterans and persons with mental, physical or developmental disabilities, alcohol or drug addiction, HIV/Aids or other special needs. To this end, the city has programmed various public service activities that meet the following objectives of the Strategic Plan: Support public services for low- and moderate-income persons. Quality of Life - Support programs that provide basic needs assistance (e.g. meals, healthcare, transportation, etc.) to persons with special needs. Special Needs Assistance - Provide funding to agencies that offer case management, counseling, or self-sufficiency training to persons with special needs. These activities provided programming for low- and moderate-income children and families, at-risk youth, elderly/frail elderly, and persons with disabilities, among other eligible populations. The following Public Services activities were approved for funding and initiated in PY21, as non-profit sub-recipient agencies continue to be successful in providing much needed community services: *Black-on-Black Crime Task Force, Boys & Girls Clubs of Northeast Florida, Catholic Charities, Early Learning Coalition of Alachua County* (receives City General Fund), *Episcopal Children's Services, Gainesville Housing Development and Management Corporation, ElderCare of Alachua County, Inc., Family Promise of Gainesville, Girl Scouts of Gateway Council, Inc., Helping Hands Clinic, Inc. (General), Helping Hands Clinic, Inc. (Womens Health & Empowerment), and St. Francis House (Arbor House).*

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

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

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



The City of Gainesville implemented numerous strategies to mitigate lead-based paint issues. All contracts specify agreement and compliance with Lead Safe Work Practices as detailed in Title X of the Housing and Community Development Act of 1992, The Florida Lead Poisoning Prevention Screening & Education Act, section 381.985, and also Chapter 64D-3, Florida Administrative Code.



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inspections and lead hazard risk assessments. The inspections and assessments are performed on homes by certified lead paint risk assessor and paint inspectors which follow HUD and Environmental Protection Agency (EPA) protocols, including written reports on their findings. A report with the rehabilitation approach and strategy to eliminate lead hazards is issued to the City Office of Housing & Community Development and the homeowner by the inspector(s). Finally, the City maintains all lead testing survey and data results. Additionally, subrecipient agencies that receive CDBG and HOME funds for rehabilitation are responsible for identifying the mitigating lead-based paint hazards and providing notices to owners, tenants, and purchasers of rehabilitated units.

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

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

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

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

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

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

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

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

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

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

Consistent with the 2018-2022 Consolidated Plan's Strategic Plan, the City of Gainesville continues to work to improve the location, supply, and quality of affordable housing within the City of Gainesville. The City continues to donate City owned land to affordable housing developers. In addition, the City uses a portion of its ConnectFree funds to pay line installation costs and connection charges for affordable housing projects. The City's GCRA has even funded the construction of a local street to allow access and facilitate the development of seven affordable homes on lots donated to a private nonprofit affordable housing developer. In addition, the City has coordinated with the Gainesville Housing Authority to develop parks and recreational facilities within or near several of their housing developments. The City also provides homebuyer education training workshops for Housing Choice Voucher recipients as part of the Gainesville Housing Authority's Family Self-Sufficiency Program.

The City continues to assist public housing and social service agencies by providing available lands for the development of affordable housing, serving as the liaison for ConnectFree to offer the availability of

utilities support funding for future affordable housing projects (example: Gainesville Housing Authority - Woodland Park Project); and facilitating homebuyer education training workshop for Section 8 residents as part of the Family Self-Sufficiency Program.

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

Fair Housing Actions Taken During Program Year 2021

The City of Gainesville continues to identify, monitor, and address policy barriers which may affect the successful outcome of the Assessment of Fair Housing (AFH) study, which was adopted and implemented by the City Commission on December 7, 2018. In Partnership with Alachua County, the Gainesville Housing Authority and the Alachua County Housing Authority, the City continues to analyze the successes of its meaningful goals, recommendations, and metrics to overcome fair housing barriers. As previously identified the City's 2018-2022 Consolidated Plan, many of the AFH's goals involved studying and implementing innovative strategies, increasing coordination between agencies, and increasing resources for affordable housing. Innovated strategies includes, but are not limited to: **1)** Continued engagement with citizens to determine area-appropriate affordable housing possibilities; **2)** Housing Forums that are held throughout multiple areas of the City and at various times to invite public discussions on affordable housing in ongoing effort to identify barriers and offer quality solutions to address ownership solutions; **3)** Ongoing and detailed discussions with Alachua County requesting increased State of Florida lobbying efforts to fully fund the State Housing Trust Fund (William E. Sadowski Affordable Housing Act); and, **4)** Incorporation of an Anti-Discrimination policy based on 'source of income' in determining the validity of personal funds used to initiate, complete, and maintain home ownership.

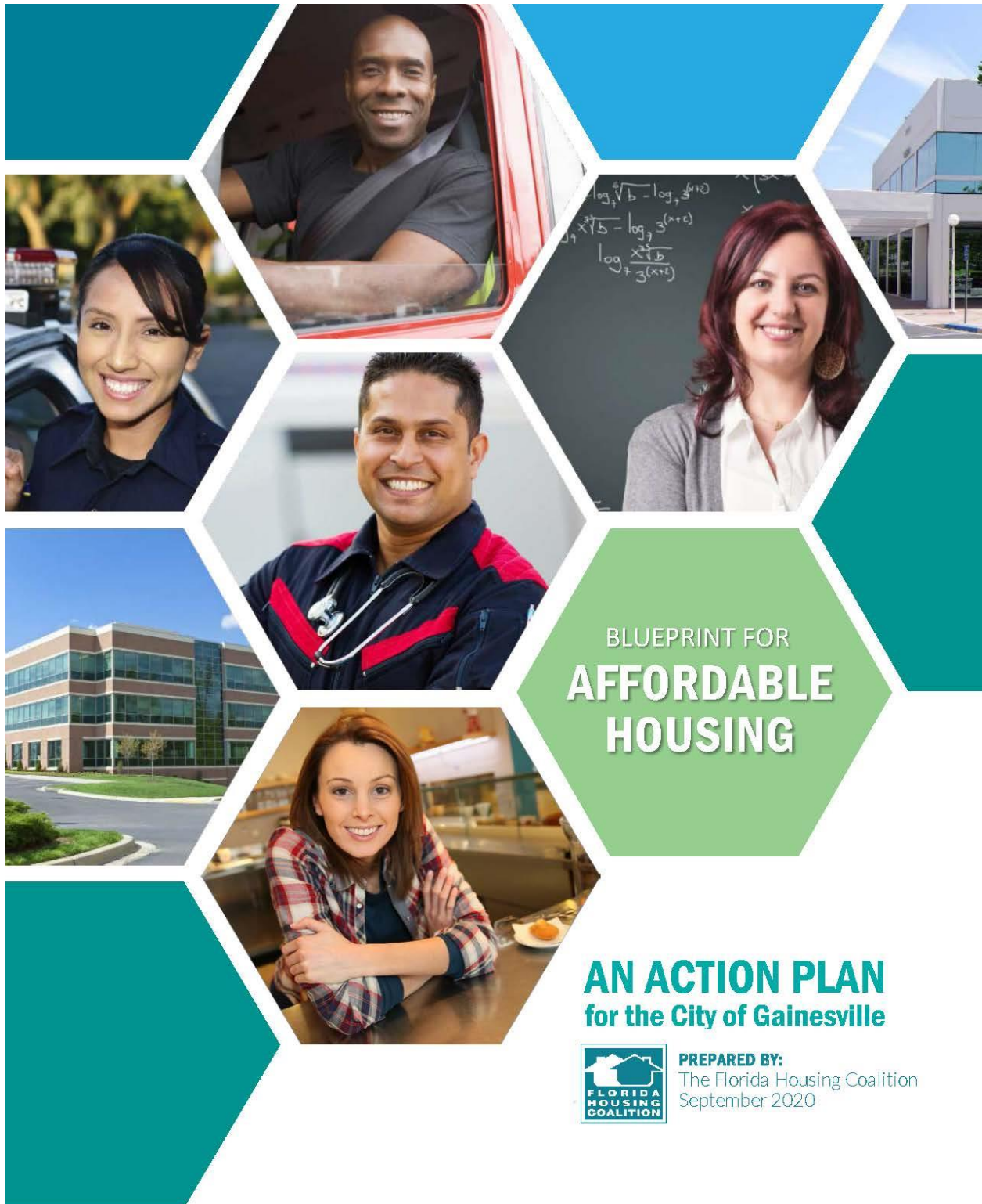
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Over a two-year period, the City, and the Florida Housing Coalition (Coalition) conducted surveys, one-on-one and group meetings with key stakeholders and City officials, and a series of housing forums to discuss, prioritize, and focus the strategies included in the Plan.

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

The Plan recognizes that the City is divided by income and race. South and East Gainesville residents, who are disproportionately low-income and African American, have extremely limited access to jobs, good schools, services, and amenities. Without a strong supply of affordable housing, employers have trouble finding employees, essential jobs go unfilled, and the whole community struggles to grow.

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## City of Gainesville Housing Action Plan





**CITY OF GAINESVILLE, FL**



# **Affordable Housing Framework for Discussion**

MARCH 2022

OFFICE OF THE CITY MANAGER

**City of Gainesville – Affordable Housing Framework**

CAPER

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**CITY OF GAINESVILLE, FL**



## **Building Blocks for Affordable Housing Work Plan in Development**

JULY 2022

OFFICE OF THE CITY MANAGER

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



## **Identify actions taken to overcome the effects of any impediments**

The City of Gainesville Office of Equity & Inclusion (OEI) handles fair housing complaints within the city limits. There were two (2) Fair Housing Formal Complaints filed with the City of Gainesville's Office of Equal Opportunity during PY20. The following information is related to these complaints: 1. ANY APPROPRIATE/APPLICABLE COMPLAINANT DEMOGRAPHIC DETAILS - Source of Income: 1 Disability: 1, and Age: 0 2. ANY ACTIONS REQUIRED TO RESOLVE COMPLAINTS, DISPOSITION - Withdrawal: 2, No Cause: 0, and Open: 0. As part of all CDBG/HOME funded initiatives, the City provides information to the public regarding discrimination on the basis of race, color, religion, age, sex, familial status, national origin, handicap, sexual orientation or gender identity via advertisements, applications, brochures, posters, etc. Additionally, the City of Gainesville is an Affirmative Action/Equal Opportunity/Drug Free Workplace Employer and is committed to a policy of nondiscrimination in all City programs, services, activities, and provides reasonable accommodations upon request for non-English speaking persons, disabled and hearing-impaired persons. The City of Gainesville continues to partner with public housing agencies, private developers, and social services agencies to expand and preserve affordable housing opportunities based upon available resources and conducts outreach (regular participation in housing expos and other local events) to receive citizen input and promote initiatives in attainment of affordable housing goals to overcome housing disparities and impediments. While a lack of financial resources continues to be one of the most significant barriers to being able to address the overwhelming need of affordable housing, progress in creative alternatives with the lack of resources is improving. Conversely, the impact of reduced funding allocations of CDBG, HOME and SHIP dollars directly affect the total number of households that can be served. CONSTRUCTION COST: Notably, the increased cost of construction is another significant barrier found to impact the availability of affordable housing. The City continues to support the Affordable Housing Advisory Committee (AHAC), Incentive and Recommendation Report as it relates to regulatory and financial incentives to help produce affordable housing. Such incentives include an expedited permitting process, allowance of increased density levels, reduction of parking and setback requirements, and use of an established process to consider, before adoption, proposed land development code changes that may have a significant impact on the cost of housing. These incentives are periodically reviewed in conjunction with the State of Florida statutory requirements of the State of Florida SHIP funding. Additionally, the AHAC reviews policies and procedures, ordinances, land development regulations and triennially submits a report to the State.

## **CR-40 - Monitoring 91.220 and 91.230**

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

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

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

The City is responsible for monitoring the agreements administered under the CDBG and HOME Programs and advising subrecipients and program participants on their performance. The City typically goes above and beyond what is required by HUD for proper monitoring in any given year. On average, the City conducts both financial and programmatic monitoring on an annual basis for public service projects. These activities undergo a desk audit review and risk analysis and includes projects while still in their required affordability period. The risk analysis may indicate if a site visit is warranted. Once the project is completed, an annual review is conducted to ensure the project is still functioning as required in the program participant contract. Additionally, the City of Gainesville has project tracking procedures that ensure all phases of the projects are executed properly. Although HUD suspended the CDBG Timeliness requirement for PY19, the City continues to meet test both the CDBG and HOME programs, review grant applications and the monitoring of existing projects as a focus of administrative protocols.

### **CR-40 Monitoring - Describe the standards and procedures**

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

staff continues to monitor affordable housing projects to ensure they meet long term compliance with affordability and regulatory requirements. All monitoring efforts delineated above are being implemented in order to meet City goals and objectives as outlined in the Consolidated Plan. The City seeks to select a minimum of 10% of CDBG and HOME funded subrecipients to perform in-depth monitoring to maintain compliance and thresholds. As the nation continues to recover from the COVID-19 pandemic and other related health concerns, on-site monitoring will be reviewed, along with any possible staff constraints.

The City of Gainesville has established standards and procedures to monitor minority business outreach efforts via its Purchasing Division and Office of Equity & Inclusion. These standards and procedures are available to citizens and businesses for review and comment. The City of Gainesville (City) continues to make efforts to encourage small/minority/women-owned businesses to participate in contracting opportunities in community/housing development programs through local advertising, contacts with community organizations and public/private agencies within the local area. The City also provides contracting opportunities to contractors and vendors through DemandStar, which connects businesses with nearly 400 government agencies that input bids and quotes directly into the DemandStar system. Additionally, in partnership with the City Office of Equity & Inclusion (OEI), efforts are also made to recruit eligible contractors/businesses to provide contracting opportunities through the Qualified Local Small Business Directory, an online database of Gainesville qualified small minority, and service-disabled veteran business program.

Furthermore, the City (via its OEI Department), has developed partnerships with other agencies such as the Small Business Administration, the Small Business Development Center (SBDC) and North Central Florida SCORE in order to pool resources that assist small businesses. Also, OEI has a regular Small Business Administration (SBA) Day on-site for businesses wishing to explore opportunities to become certified with the SBA. To assist small and service-disabled veteran businesses, the City implemented an outreach program specifically designed to provide opportunities for qualified local small businesses, giving them the chance to participate in the City's contracting and procurement program. The OEI also provides technical assistance to small businesses in preparing bids at no cost. The OEI has also established a small business mentoring program, which affords small businesses the opportunity to receive free business mentoring from long-term and larger established businesses.

#### **Citizen Participation Plan 91.105(d); 91.115(d)**

##### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

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

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

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

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

### **Citizen Comment Opportunities**

1. Official Notices to the public that solicits citizen comments - such notices typically generate more requests for information about particular forms of assistance, such housing rehabilitation, rather than comments about program performance. A Public Hearing Notice regarding this CAPER was published in the Gainesville Sun newspaper on Wednesday, December 7, 2022, and the Gainesville Guardian newspaper on Thursday, December 15, 2022, for the required 15-day comment period (from December 7, 2022 to December 22, 2022). The ad referenced equal opportunities and the availability of reasonable accommodations for non-English persons and persons with disabilities. Additionally, a virtual Public Hearing to discuss and receive citizen input on the CAPER will be held on Monday, December 19, 2022.

*Any and all Citizen comments on the CAPER will be included in the final document sent to HUD.* 2. Citizens Advisory Committee for Community Development (CACCD) - appointed by the Gainesville City Commission and typically a more effective approach to obtaining citizens comments. The CACCD is comprised of up to fifteen (15) citizens and makes annual CDBG and HOME funding recommendations to the City Commission. The CACCD also meets on a regular basis to consider other matters and to provide recommendations concerning the CDBG and HOME Programs during the course of the year from a citizenry perspective. Generally, the comments received by this group are best summarized as positive and supportive of the activities that are undertaken. During the onset of the COVID-19 Pandemic, all city board and committee meetings were suspended. As a result of Federal CARES Act funding priorities and pandemic response programs, normal CACCD Board actions and duties were not required. Currently, the

committee has initiated quarterly meetings and will continue to monitor not only programmatic needs, but health and safety guidelines to determine any increases in the frequency of meetings.

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## **CR-45 - CDBG 91.520(c)**

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

Changes were made to the PY 2019 Annual Action Plan (AAP) in response to the COVID-19 pandemic.

A Substantial Amendment to the 2019-2020 Annual Action Plan was submitted to and approved by HUD because the City re-allocated funds from previous CDBG program years and received a new allocation of CDBG-CV from the federal CARES Act, referred hereafter as CDBG-CV. Funds (re-allocated and newly allocated) supported the new *GNVCares About Businesses* and *GNVCares About Neighbors*, designed to focus the City's COVID-19 relief and recovery activities. These activities responded to the Coronavirus Crisis and the impacts of social distancing inclusive of the appropriation of CDBG-CV funding in the allocation amount of \$800,608. Funding was allocated for payments of residential mortgage, rent and utilities and economic development relief for area businesses.

The City also received an allocation for \$1,001,999 in CDBG-CV3 funds. This allocation will be utilized to provide continued support of much-needed services within the jurisdiction. This overall total of \$1,802,607, will allow the successful response to the critical needs of extremely low, very low, low- and moderate-income individuals and families during the prolonged economic and social effects resulting from the Coronavirus pandemic.

Previous program objectives, priorities and needs identified are still pressing concerns in our communities. The programs and strategies that the City has developed, and continue to build upon, are in response to addressing these needs. Most City operations were disrupted or altered by COVID-19 and restrictions mandated federal and state executive orders. During this time, contractors normally available for construction and home repairs suspended or slowed down operations from the uncertainty and availability of goods, supplies and labor for projects along with balancing the health and safety of their workers. Post-pandemic, the City continues to make every effort to meet its goals while also ensuring that the needs of low- and moderate-income citizens are taken into consideration. As the City moves forward, we continue to monitor these impacts to factor in economic and other effects from the prolonged COVID-19 pandemic, which may be felt for several years.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

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

## CR-50 - HOME 91.520(d)

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

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

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

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

| <u>IDIS#</u> | <u>Project</u> | <u>#Units</u> | <u>Address</u> | <u>Census Tract</u> |
|--------------|----------------|---------------|----------------|---------------------|
|--------------|----------------|---------------|----------------|---------------------|

|     |                       |    |                    |   |
|-----|-----------------------|----|--------------------|---|
| 372 | Village Oaks/Crossing | 19 | 501 SE 18th Street | 7 |
|-----|-----------------------|----|--------------------|---|

- **Issues/Status:** Information to be included in the final document submitted to HUD

| <u>IDIS#</u> | <u>Project</u> | <u>#Units</u> | <u>Address</u> | <u>Census Tract</u> |
|--------------|----------------|---------------|----------------|---------------------|
|--------------|----------------|---------------|----------------|---------------------|

|     |                   |    |                     |      |
|-----|-------------------|----|---------------------|------|
| 658 | Sunset Apartments | 40 | 1500 NW 12th Street | 3.01 |
|-----|-------------------|----|---------------------|------|

- **Issues/Status:** Information to be included in the final document submitted to HUD.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.  
92.351(b)**

The City of Gainesville updated its Citizen Participation Plan (CPP) and ensured that the CPP was consistent with current HUD rules, including HUD's rule regarding Affirmatively Furthering Fair Housing. On April 27, 2020, the City Commission formally approved the updated CPP. The City of Gainesville's approved Citizen Participation Plan encourages input from the community and public participation, emphasizing involvement by low and moderate-income persons of the Gainesville community, particularly those living in the targeted areas. The plan also encourages comments and participation from all the City of Gainesville residents, including minorities, non-English speaking person, and persons with disabilities.

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

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

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

Any program income generated is re-invested in HOME program eligible program activities. During PY21, program income was utilized for the City's Homebuyer Assistance Program to provide downpayment and closing cost assistance for eligible first-time homebuyers.

**NOTE: Data on the amount and use of program income to be included in the final document submitted to HUD**



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

One of the City's goals is to increase the availability of affordable housing by combining local resources and cost saving measures into local housing partnerships using public and private funds to reduce the cost of housing. Based on available resources, the City's State Housing Initiative Partnership (SHIP) Program and the City's General Revenue funds may be leveraged with or used to supplement housing programs to provide financial support and/or a local match to obtain federal housing programs, including the U.S. Department of Housing and Urban Development (HUD) programs, Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), other state and local programs and private lending institutions.

State Housing Initiative Partnership (SHIP) Program - In 2021-2022, the Legislature fully appropriated the funds in the trust fund, to provide funding to the City of Gainesville.

On September 30, 2020, the finalized draft of the City of Gainesville Housing Action Plan (GHAP or Plan) was completed by the city's consultant, Florida Housing Coalition. There are three (3) Strategies Diversity Funding Sources, Increase Zoning Flexibility with a Focus on Accessory Dwelling Units, and Increase Equity by Promoting Affordability and thirteen (13) sub-strategies/recommendations.

Over a two-year period, the City, and the Florida Housing Coalition (Coalition) conducted surveys, one-on-one and group meetings with key stakeholders and City officials, and a series of housing forums to discuss, prioritize, and focus the strategies included in the Plan.

The Plan recognized that the City is divided by income and race. South and East Gainesville residents, who are disproportionately low-income and African American, have extremely limited access to jobs, good schools, services, and amenities. Without a strong supply of affordable housing, employers have trouble finding employees, essential jobs go unfilled, and the whole community struggles to grow.

The GHAP intended focus was on implementation strategies, support programs, and policies.

The GHAP was presented to the City Commission on February 18, 2021, which allowed the Commission to expound and provide recommendations on the Plan.

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

location and sustainability of affordable housing and feedback from local housing partners.

The Office of the City Manager defines Affordable Housing as “housing in which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.” Other definitions pertinent to discussions about affordable housing were included in a handout provided during workshops held in June 2022. (see the **Affordable Housing Framework for Discussion** at <https://tinyurl.com/AH-Framework-2022>).

Gainesville’s **Affordable Housing Strategic Plan** recommends “high-impact strategies to expand housing affordability in Gainesville through a combination of incentives, policy changes, and funding sources.” These strategies are grouped in the following manner:

- Diversifying Funding Sources
- Increasing Zoning Flexibility
- Promoting Permanent Affordability

In May 2022, the City hired a Senior Housing Strategist to work with City Departments and the local housing community (builders, realtors, etc.) to collectively address the affordable housing concerns facing the City of Gainesville.

The *Building Blocks for Affordable Housing Work Plan in Development* was presented by the Senior Housing Strategist in July 2022 to identify specific funding, goals, thresholds and timelines related to the concerted coordination to produce affordable housing units (rental and owner-occupied).

In August 2022, the Senior Housing Strategist was re-assigned as the Director of the Office of Housing & Community Development (HCD). Additionally, a housing-related section and staff member of the Gainesville Community Redevelopment Agency was also added as part of HCD.

Additionally, the City continues its ConnectFree Program, which dedicates a portion of funds collected through a surcharge on new residential water and wastewater connections in the unincorporated portion of the GRU Service Area to affordable housing programs, including local government contributions (LGC) to Low Income Housing Tax Credit (LIHTC) rental housing projects.

#### **CR-50 HOME Other actions taken to foster and maintain affordable housing**

During the program year, the City continued to allocate ConnectFree Program funds to subsidize utility line installation and connection charges for affordable housing projects. Those subsidies can be used for single-family homes by nonprofit affordable housing developers like Alachua Habitat for Humanity or as a local government contribution to help large for-profit affordable rental housing projects win Low Income Housing Tax Credit (LIHTC) and State Apartment Incentive Loan (SAIL) funding. Because that funding can be worth millions of dollars, securing LIHTC or SAIL funding can determine whether or not an affordable rental housing project is built.

**CR-58 – Section 3** **NOTE:** *To be Completed Before Submission to HUD*

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

| <b>Total Labor Hours</b>              | <b>CDBG</b> | <b>HOME</b> | <b>ESG</b> | <b>HOPWA</b> | <b>HTF</b> |
|---------------------------------------|-------------|-------------|------------|--------------|------------|
| Total Number of Activities            | 0           | 0           | 0          | 0            | 0          |
| Total Labor Hours                     |             |             |            |              |            |
| Total Section 3 Worker Hours          |             |             |            |              |            |
| Total Targeted Section 3 Worker Hours |             |             |            |              |            |

**Table 14 – Total Labor Hours**

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

**Table 15 – Qualitative Efforts - Number of Activities by Program**

## Narrative

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# **Public Services Agencies Success Stories**

# **Episcopal Children's Services**

DRAFT

**From:** Martha Cox <[Martha.Cox@ecs4kids.org](mailto:Martha.Cox@ecs4kids.org)>  
**Sent:** Tuesday, November 22, 2022 3:44 PM  
**To:** Serrata, Esmeralda <[SerrataE1@cityofgainesville.org](mailto:SerrataE1@cityofgainesville.org)>  
**Subject:** [EXTERNAL] RE: Request for Information

Hi Ms. Serrata,

Here's a success story that has made us so proud, so I hope this works for what you need. We submitted Mr. Ray as our nominee for the Florida Head Start Father of the Year Award and he won. The state organization was so impressed with this that they submitted him for the Regional Award, and he won that also. He'll be recognized at the big awards dinner in February in Atlanta. I'm sending you the narrative for the application we wrote for the award as I think it should have everything you need. This may be longer than what you need, but I know it's easier to shorten things than to ask for more information.

I picked this story for you because I think it fits so well with HUD's priorities and the City of Gainesville's priorities. This was a family who was experiencing homelessness, but with the help of our program and a whole lot of hard work on the family's part, they were able to build their lives and just purchased their first home. While that is huge in and of itself, Mr. Ray gives back to the community in so many ways which is highlighted in this application. It's a great example of how your support leads to outcomes that have changed this family's life forever.

If you need more stories, just let me know. Our families and children are wonderful and amazing so we have lots of successes that we can get you.

I hope you have a wonderful Thanksgiving and please let me know if I can get you anything else.

Thanks so much,  
Martha

**Martha Cox, CFRE (she/her)**

Vice President of Grants and Research  
Episcopal Children's Services  
Office: (904) 726-1500 ext. 2215 | Cell: (904) 535-0420  
Direct: (904) 674-6215 | Fax: (904) 726-1520

**HEADQUARTERS new address as of February 14, 2022:**  
**8649 Baypine Road, Ste. 300, Bldg. 7, Jacksonville, FL 32256**  
**Mailing address: P.O. Box 56080, Jacksonville, FL 32241**



**Father of the Year Award Nomination**  
**Anthony Ray**

Anthony Ray has been a Head Start parent from 2016 and has children still in the program. He has not been a paid staff member.

**1. Volunteering**

The Ray family came to the Head Start program in 2016 when their young daughter's preschool shut down unexpectedly. Mr. Ray and his wife were understandably distraught. Their daughter, Azrielle, loves to learn, but they simply did not have enough money for day care.

Then Mr. Ray remembered that he had attended Head Start as a child and loved it. But he did not know what the program was like from a parent's perspective, so reached out to his mother. Despite the many years since their time with Head Start, his mother could not have been more enthusiastic about the prospect of her granddaughter also attending the program. That is when Mr. Ray came to the CHILD Center in Gainesville, FL and met our staff.

He told us that finding out that his daughter was accepted into the Head Start program was one of the happiest days of his life.

Because the program was so wonderful for his daughter, he was committed to giving back. He quickly volunteered to serve on the Policy Council and served as the center representative for two years. He is always a committed volunteer for every center event and served as President of the Parent committee for two years.

Mr. Ray's commitment to leadership has been instrumental in our quest for increased male involvement. He facilitates the Male Support Group Sessions at the center and also volunteered as the Master of Ceremonies for our Annual Male Involvement Kickoff, which was held at the Cade Museum. The Cade Museum is committed to transforming communities by inspiring and equipping future inventors, entrepreneurs, and visionaries. His volunteer effort at the Cade Museum supported our work to develop a collaboration with the Cade Museum that is now ongoing. The collaboration now encompasses three programs each weekend for children from infants to five years-old with free membership for our Head Start families. Cade staff also developed an eight-week STEM program that is delivered at our center.

Not only does Mr. Ray volunteer in the classroom, but he also volunteers by attending monthly parent meetings and parent workshops.

**2. Participation**

Mr. Ray truly loves to participate in program activities with his children. When his daughter, Azrielle, came to our program, the family also had a newborn at home, and they had just learned they were pregnant with a third child. Coming to Head Start was a turning point in this family's life.



In the six years that Mr. Ray has been a part of the Head Start family as a parent, he has embraced participating with his children. His activities have included Donuts for Dads, Dads Bring Your Child to School days, Male Breakfast days, Fun & Fitness days, and Family Field Days. He is a great role model to other men on showing the fun and value of participating with your children.

Despite financial issues affecting the family, Mr. Ray persevered in supporting his children's learning. He continually focuses on what they are learning each day so that he can enthusiastically support their development. His encouragement has resulted in his children being excited to go to school every day. His children love to learn because he has taught and encouraged them at home and in his volunteer engagement.

### **3. Development**

Mr. Ray was transitioning jobs when his wife found out that she was pregnant again. With a three year-old, a newborn, and another baby on the way, times were tough. Despite his best efforts, the family became unable to maintain their housing and moved in with his sister for two months. When that situation was no longer available due to changes with his sister's personal circumstances, the family moved into a hotel. He then made the most difficult decision he had ever made in his life and sent his wife and newborn to Chicago to live with her family temporarily. He tells us of the darkness of that time as he felt that he had failed as a husband, as a dad, and as a man.

But it is in those dark times that Head Start provides that beacon of hope. Azrielle loved school so much that she stayed with her dad as he worked to create stability for his family. The Head Start program continued to embrace Mr. Ray and Azrielle and provide them with a needed support system, which enabled him to pick up another job and save for an apartment.

Mr. Ray's hard work and dedication paid off as he saved enough money for an apartment. His wife and two youngest children were able to return to Gainesville for good. Of course, the younger children enrolled in the program and Mr. Ray continued his parental involvement.

He continued to work hard for his family's future. He returned to school to pursue a degree and graduated with a degree in Media Communications in 2021. He is an active father, and ensures he supports his wife so that she was able to get and maintain a job as well. He now hosts a podcast "Dad, Can We Talk?" where he interviews other fathers to share their perspectives on fatherhood.

The family continued to thrive and just purchased their first home.

### **4. Personal**

Anthony Ray deserves to be Father of the Year because of his perseverance to overcome numerous challenges while being the best father and husband he could be. He remained committed to his family even during the hardest times. He was not afraid to ask for help and to be accountable to his family.

Our Family Services Manager, Sekennia Welch says it best in her words below:

"Father of the Year is for a father who stands up as a man, a husband, and father for his family and looks LIFE in the face and say I WIN. I WIN because I am going to take the first step to turn my family's situation around, through education. He allows that one decision to apply for the Head Start Program to be the beginning of a journey that would turn his family's life around, all while engaging as an advocate, educator, and first teacher for his children. Understanding that as a male, he plays a key role in the healthy development of his children and family. Mr. Ray is Father of the Year."

We hope you share our enthusiasm for this nomination for Mr. Anthony Ray.



# **Gardenia Garden, Inc.**

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## ***Saturday Academy offered again at Mount Carmel***

Aida Mallard, The Gainesville Sun – September 7, 2022 - 12:05 PM

*W*ith children in Alachua County Public Schools back in the classroom, now may be a good time to enroll your student in the Saturday Academy, a free after-school program for students in kindergarten through the eighth grade.

The theme this year will be “*Enhancing My Greatness*. Every child has greatness in him/her and all we have to do is enhance it.”

The program will be offered from 11 a.m. - 1 p.m. on Saturdays at the T. A. Wright Family Center at Mount Carmel Baptist Church, 2505 NE Eighth Ave. Parents can register their children on the first day of class which will be Saturday. Registration flyers are available in the community and at such places as Partnership for Strong Families, Cone Park and other sites.

Founded in 2009 by retired educators Catherine Mickle and Tennessee Jones, the Saturday Academy is a volunteer-driven program providing an extended day of educational opportunities, including academics, cultural enrichment, STEM (science, technology, engineering and math) and life skills. The program draws children from East Gainesville including Gardenia Gardens, an apartment complex owned by Mount Carmel; Rawlings Elementary, Lake Forest Elementary, Williams Elementary, Early Learning Academy at Duval and Lincoln Middle School. Transportation to and from Mount Carmel is provided by Mount Carmel church vans and students receive free lunch.

The Saturday Academy, which follows the Alachua County Public School's calendar, focuses on things like reading, writing, math, and science. Enrichment opportunities include such topics as Black history and culture, and activities including field trips to such places as the Cade Museum for Creativity and Invention.

Anita Jenkins McCarter, a retired librarian who volunteers at Saturday Academy, said attendance at Saturday Academy averages about 21 students each Saturday.

Gloria Jackson, a retired teacher who serves as volunteer director of the Saturday Academy, said the program follows the School District's pacing guide. She said all children are welcome to participate in the program.

"No child will be excluded," said Jackson. "We are not turning any child away. I have a passion for kids. I want to see all kids be successful and give them the skills to be successful adults."

Juele Wright, 10, said she has participated in the Saturday Academy for five-years in person and via Zoom during the COVID-19 pandemic.



Miel Johnson, 6, center, JaWon Rushing, 7, and Grace Curry, 6, right, become intertwined in the Air Walk during the end of the year event for Saturday Academy at Mount Carmel Baptist Church on Saturday, July 17, 2010.

© File photo by Aaron E. Daye, Special to The Guardian

"I loved it," said Juele. "We get to read. We make new friends and meet new people. I recommend the Saturday Academy."

Children are rewarded for good attendance, participation and behavior, with points they can use to buy small items at the "store," which is another tool to teach math skills. The academy also has a library for children to check books out.

The academy's formula is to have volunteers, parents and students working together to produce successful students.

The goal is to help the students through tutoring to enhance overall performance and achievement at their individual schools, and to be well-rounded and successful citizens.

*This article originally appeared on The Gainesville Sun: [Saturday Academy offered again at Mount Carmel](#)*

# Attachments

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# **Cover Page**



**City of Gainesville, Florida**



**Consolidated Annual Performance & Evaluation Report  
(CAPER)**

**Program Year 2021**

**Prepared By:**

**The Office of Housing & Community Development**



# Newspaper Advertisement



**PUBLIC NOTICE OF 15-DAY PUBLIC COMMENT PERIOD  
AND PUBLIC HEARING TO BE HELD BY THE  
CITY OF GAINESVILLE  
REGARDING SUBMISSION OF THE 2021-2022  
CONSOLIDATED ANNUAL PERFORMANCE &  
EVALUATION REPORT (CAPER)  
FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT  
(CDBG) AND HOME INVESTMENT PARTNERSHIPS  
PROGRAMS (HOME)**

The U.S. Department of Housing and Urban Development (HUD) awards the City of Gainesville (City) CDBG and HOME Program funds which benefit very low, low and moderate income persons residing within the Gainesville city limits. In order to receive CDBG and HOME Program funds, the City is required to prepare a 5-Year plan known as the Consolidated Plan (ConPlan). Subsequently, at the beginning of each year, the City prepares a one-year expenditure known as the Annual Action Plan (AAP) outlining the planned use of CDBG and HOME Program funds. At the conclusion of the fiscal year, the City must prepare a year-end report known as the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER discusses the City's progress in implementing projects and activities of the AAP with the CDBG and HOME funds that are received from HUD. The 2021-2022 CAPER covers the period of October 1, 2021, through September 30, 2022, and provides a summary of activities undertaken with CDBG and HOME funds during the report period.

Under the guidelines established by HUD, notice is hereby given that the City will hold a public hearing and public comment period regarding the submission of the City's 2021-2022 CAPER for the CDBG and HOME programs. The purpose of the Public Notice and Public Hearing is to gain citizen input on the City's efforts in meeting its goals and objectives described in the HUD-approved 2018-2022 Consolidated Plan and 2021-2022 Annual Action Plan. The City will hold a virtual public hearing with the Citizens Advisory Committee for Community Development, to obtain additional public comments regarding the 2021-2022 CAPER on Monday, December 19, 2022 at 5:30 p.m.

**Meeting Access Information:**

<https://us06web.zoom.us/j/82539065481?pwd=bTBNZnB1UmgrSnQ4N2hrUzZZZHVmQT09>

Meeting ID: 825 3906 5481 and Passcode: BcU8vJ

The Draft 2021-2022 CAPER is available for viewing and public comment beginning Wednesday, December 7, 2022 through Thursday, December 22, 2022. A copy of the Draft CAPER will be available at the City of Gainesville's Office of Housing & Community Development, 306 N.E. 6th Avenue, Room 245, Gainesville, Florida 32601, between the hours of 9:00 a.m. and 5:00 p.m., Monday-Friday. The Draft CAPER will also be posted to the City's website: <https://www.gainesvillefl.gov/Government-Pages/Government/Departments/Housing-Community-Development>. To request a hard copy of the Draft CAPER, please e-mail the request to: [coghousing@gainesvillefl.gov](mailto:coghousing@gainesvillefl.gov).

Comments on the Draft CAPER may be submitted until Thursday, December 22, 2022. Those comments may be mailed to: Citizen Comment, c/o City of Gainesville Housing & Community Development Division, 2021-2022 CAPER, P.O. Box 490, Station 22, Gainesville, FL 32627-0490 or to [coghousing@gainesvillefl.gov](mailto:coghousing@gainesvillefl.gov). Prior to submission, the City will incorporate received written comments into the final CAPER which will be sent to HUD no later than December 29, 2022. The summary of comments also will be available at the City's Office of Housing & Community Development after December 29, 2022.

*The City of Gainesville is an Affirmative Action/Equal Opportunity/Drug Free Workplace Employer. The City of Gainesville is committed to a policy of non-discrimination in all City programs, services and activities, and will provide reasonable accommodations upon request. To request accommodations for non-English speaking persons, individuals with disabilities, and individuals with hearing impairments, please contact the City of Gainesville Office of Equity and Inclusion at (352) 334-5051 (voice) or (352) 334-2069 TDD; TTY users please call 711. Requests must be made at least 48 hours in advance of meetings in order to allow the city time to provide the requested services.*

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



GF-33406986

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## **CAPER Public Hearing Agenda**

**(To Be Added Before Submission to HUD)**

### **Section 3 Reports**

**(To Be Added Before Submission to HUD)**

### **PR-26 CDBG and PR-26 CDBG-CV**

**(To Be Added Before Submission to HUD)**

