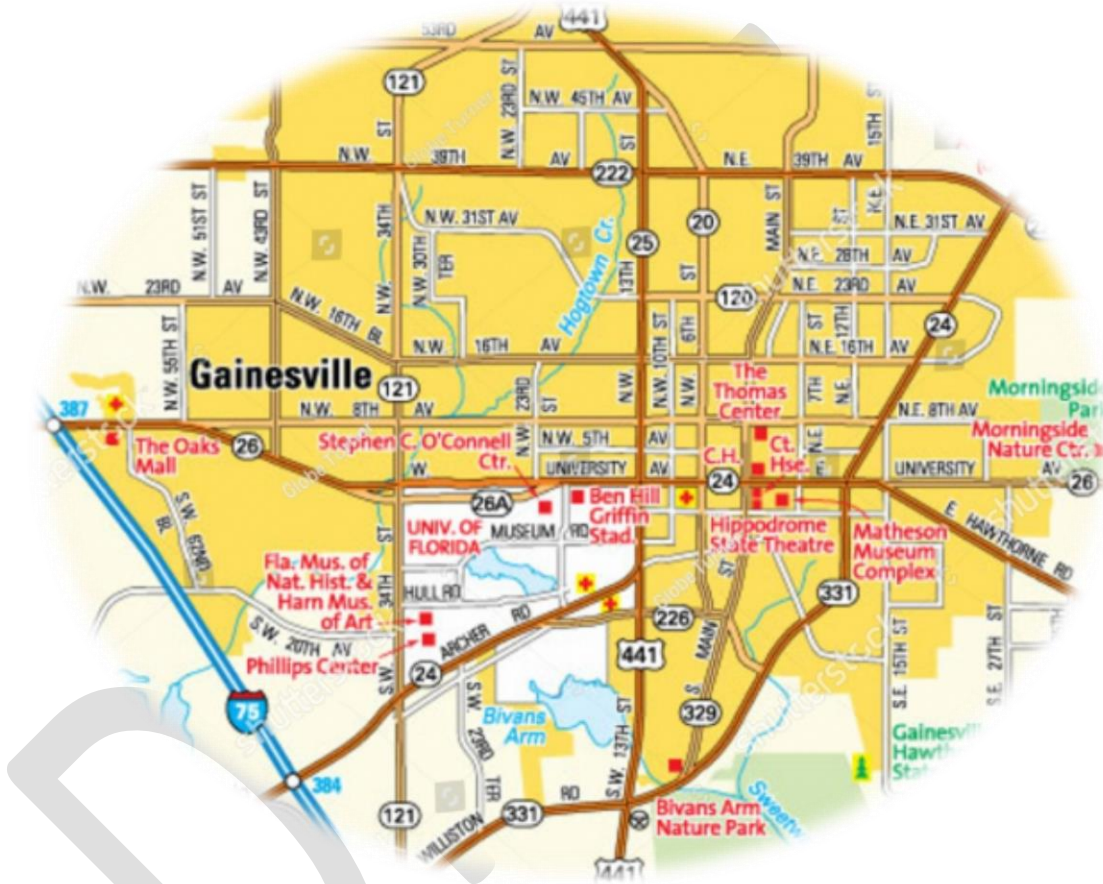




City of Gainesville, Florida



Consolidated Annual Performance & Evaluation Report (CAPER)

Program Year 2022

Prepared By:

The Office of Housing & Community Development

CR-05 - Goals and Outcomes

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

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

The City of Gainesville (City) receives an annual entitlement allocation of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) directly from the U.S. Department of Housing and Urban Development (HUD). This Consolidated Annual Performance Evaluation Report (CAPER) reviews the CDBG and HOME Program funded activities undertaken by the City. The City's program year (PY) 2022 Consolidated Annual Performance Evaluation Report (CAPER) covers the period of October 1, 2022 to September 30, 2023. 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 2022. The CAPER describes activities that were achieved during the City's Fiscal Year 2022-2023, and is designed to report on the progress in carrying out the Annual Action Plan. The CAPER is also designed to provide the jurisdiction an opportunity to assess its annual performance in relationship to meeting its overall 5-year Consolidated Plan priorities and objectives and to discuss what actions or changes it contemplates as a result of its annual performance.

The PY22 CAPER evaluates the progress towards achieving the goals and strategies established in the City's 2018-2022 Consolidated Plan and PY22 Annual Action Plan, to address the affordable housing, human service, and employment needs of low and moderate-income households in our community, as outlined in **CR-05-Goals and Outcomes** identifying the adopted Priority Needs, Housing Strategies, and Community Development Strategies, including specific measures of progress and numeric five-year goals as established for each strategy. The CDBG/HOME funded activities covered in this report primarily benefited low- and moderate-income residents and lower income communities within the jurisdiction, and addressed affordable housing, homelessness, and non-housing community development needs.

A notice regarding this CAPER was published in the *Gainesville Sun* newspaper on December 1, 2023, for the required 15-day comment period (from December 1, 2023 to December 15, 2023), and will also appear on the City/HCD web page. 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 Wednesday, December 13, 2023, at 5:30 p.m. All Citizen Comments will be included with 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	5200	1985	38.17%	NO	LONGER	APPLICABLE
Economic Development	Job Creation & Retention	CDBG: \$	Jobs created/retained	Jobs	0	0				
Homeowner Assistance	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0				
Homeowner Assistance	Affordable Housing	HOME: \$53,000	Direct Financial Assistance to Homebuyers (Program Income)	Households Assisted	15	21	140.00%	3	6	180.00%
Housing Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0				
Housing Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	125	75	60.00%	25	40	92.00%

New Construction	Affordable Housing	CDBG: \$/ HOME: \$	Homeowner Housing Added	Household Housing Unit	25	9	36.00%	5	8	68.00%
New Construction	Affordable Housing	CDBG: \$/ HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
Planning and Administration	Planning and Administration	CDBG: \$/ HOME: \$	Other	Other	0	0				
Public Service Assistance	Homeless Non-Homeless Special Needs Non-Housing Community Development Expanded Public Services in response to Coronavirus (public health, housing, community/economic dev)	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3875	2801	72.28%	775	1283	105.00%

Public Service Assistance	Homeless Non-Homeless Special Needs Non-Housing Community Development Expanded Public Services in response to Coronavirus (public health, housing, community/economic dev)	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0				
Public Service Assistance	Homeless Non-Homeless Special Needs Non-Housing Community Development Expanded Public Services in response to Coronavirus (public health, housing, community/economic dev)	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
Relocation Assistance	Affordable Housing	CDBG: \$	Other	Other	15	15	100.00%	NO	LONGER	APPLICABLE

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

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

As shown in **Table 1 - Accomplishments – Program Year & Strategic Plan-to-Date**, the City's 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:

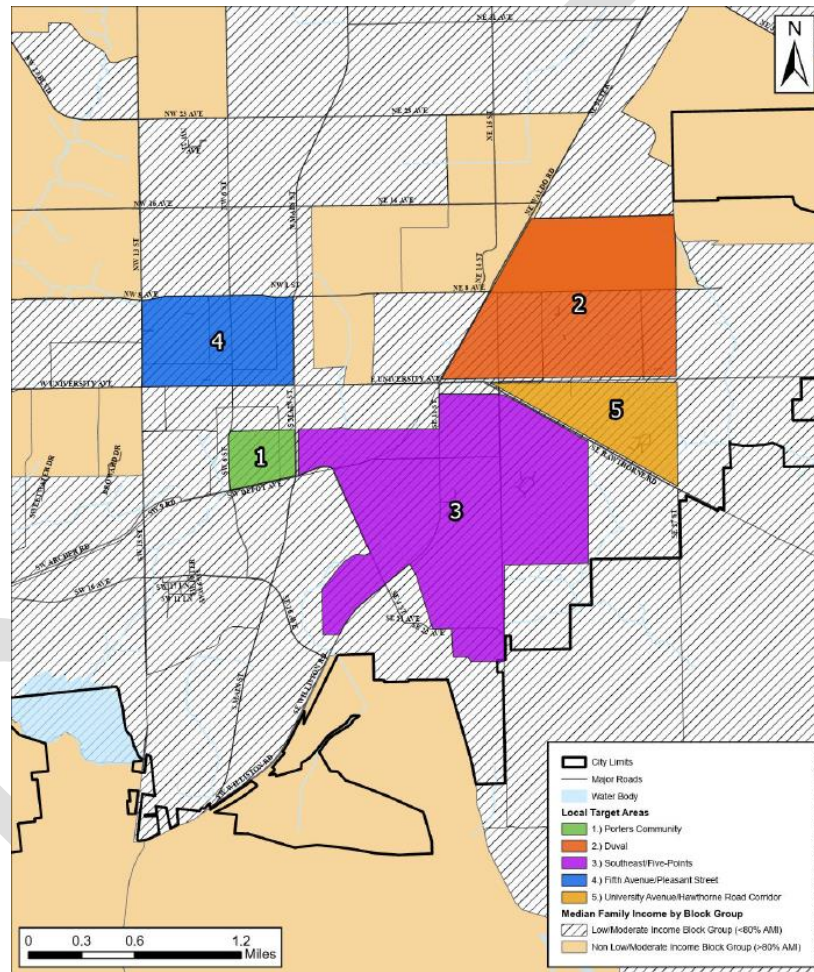
AFFORDABLE HOUSING - Improve the location, supply, and quality of affordable housing within City **A. Homeownership Programs**

- 1. Community Housing Development Organizations (CHDO) - Neighborhood Housing & Development Corporation (NHDC):** Received \$10,000 in CDBG Program funding to coordinate successful homeowner counseling, loan processing, etc., and \$90,150 HOME CHDO Reserve funding to support an Acquisition/Rehabilitation Program for low income, first-time homebuyers.
- 2. Rebuilding Together North Central Florida:** Received \$37,000 CDBG Program funding to support a Homeowner Emergency Repair Program.
- 3. Center for Independent Living of North Central Florida (CIL):** Received \$30,000 in CDBG Program funding to facilitate the provision of handicapped accessible ramps for homeowners with disabilities via their *Building Ramps, Building Lives!* empowerment program.
- 4. Alachua Habitat for Humanity:** Received an approved allocation of \$20,000 in CDBG Program funding to coordinate successful homeowner counseling, loan processing, etc., and \$40,000 HOME Program funding to support the construction of four (4) new houses for the provision of permanent, affordable housing for local LMI households/families.
- 5. Gainesville Housing Development and Management Corporation (GHDMC):** Received \$41,000 in CDBG Program funding to coordinate successful homeowner counseling, loan processing, etc., and \$50,000 HOME funding to support the construction of a new affordable home with two accessory dwellings, one attached and one detached on a single-family lot. This new development will replace a single-family home and bring back online, three (3) units of affordable housing for individuals or families with special need.
- 6. KLH Invest, Inc. (The Hutchinson Foundation):** Received \$37,000 in CDBG Program funding for pre-construction costs, including pre-site permitting, planning, preparation and clearing; to allow construction for future LMI client occupancies.
- 7. City of Gainesville Office of Housing & Community Development:** Received \$673,836 in CDBG Program funding; and \$360,455 in HOME Program funding to support a Homeowner Rehabilitation Program. Continued and significant progress in homeowner rehabilitation goals provided roof replacement and substantial rehabilitation, including accessibility assistance for special needs households to preserve and improve the quality of housing units; and a Homebuyer Assistance Program provided down payment and closing cost assistance for low income, first time homebuyers to purchase a new or existing home.

These activities met the following objectives: **1)** Create a suitable living environment; **2)** Provide decent affordable housing; and

3) Sustainability resulting from improved communities or neighborhoods, making them livable or viable by providing benefit to low and moderate income persons or by removing slums or blighted areas. Map 1 shows the census block groups where 51 percent (51%) or more of the population is within the low- or moderate-income limit categories. Nearly half of the geographic area of the City of Gainesville falls within these categories, and the majority of the low- and moderate-income block groups are located south of University Avenue and east of NW 13th Street. This map also illustrates five (5) areas designated as Local Target Areas within the City of Gainesville for the 2018- 2022 Consolidated Plan. Those areas are, Porters Community, Duval, Southeast/Five Points, 5th Avenue/Pleasant Street and University Avenue/Hawthorne Road Corridor. The Target Areas selected for the 2018 to 2022 Consolidated Plan were identified through the citizen participation process. Each of these areas meets the eligibility requirements for low- and moderate-income benefit. While Local Target Areas allow the City to plan and invest in a coordinated manner, they do not limit the City from expending funds in other areas of Gainesville that also meet the eligibility requirements for low- and moderate-income benefit. The City of Gainesville's PY 2022 Consolidated Annual Performance and Evaluation Report (CAPER) covers the City of Gainesville fiscal period of October 1, 2022 - September 30, 2023. 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.



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

As outlined in the City of Gainesville (City) 2018-2022 Consolidated Plan, achievements toward meeting the goals in the 2022 Program Year are summarized - As shown in TABLE 1 - Accomplishments - Program Year and TABLE 2 Accomplishments - Strategic Plan to Date: **AFFORDABLE HOUSING:** Improve the location, supply and quality of affordable housing within the City of Gainesville - development of quality affordable housing; removal of barriers to affordable housing; housing acquisition/rehab and rental construction/rehabilitation. **SELF-SUFFICIENCY:** Address the role of self-sufficiency in protecting and enhancing the conditions of the city's housing stock and neighborhoods - new homeowner education, training and counseling; and weatherization/energy conservation. **REDUCED HOMELESSNESS:** prevent and reduce homelessness within the City through homeless self-sufficiency training and case management; shelter facilities or shelter beds, transitional or permanent supportive housing; healthcare and mental health counseling; and employment and legal assistance. **QUALITY OF LIFE:** Enhance the quality of life for people living in low- and moderate-income neighborhoods through public investment in facilities, improvements, and services, as well as the elimination of blight - improve physical conditions within designated low- and moderate-income areas through code enforcement and blight elimination; and public improvements. **SPECIAL NEEDS ASSISTANCE:** promote access to public services for special needs populations generally assumed to be low and moderate income including, but not limited to, programs addressing at risk youth, seniors/elderly and frail elderly, veterans, and persons with mental, physical or developmental disabilities, alcohol or drug addiction, HIV/AIDS or other special needs - capacity to facilitate systems of care; special needs case management/self-sufficiency; assistance to persons with special needs; and housing and accessibility for special needs. **B. Rental Housing Programs** **1.** One way the City supports new affordable rental housing is through financial contributions to new development projects applying for 9% Low-Income Housing Tax Credits (LIHTC) and for State Apartment Incentive Loans (SAIL). To receive LIHTC and/or SAIL funding in Florida, the Florida Housing Finance Corporation (FHFC), which is essentially a State of Florida Government Department, must approve developer applications. FHFC requires affordable housing developers applying for some types of LIHTC and/or SAIL funding to submit verification of a financial contribution, known as a Local Government Contribution (LGC), from the applicable local government. The LIHTC and SAIL Programs subsidize the cost of developing rental units, thereby producing decent, safe, and affordable housing for low-income households. Generally, these programs award funds to affordable housing projects based on a competitive application system. A part of this system prioritizes projects that meet certain criteria such as affordability, sustainability, financial feasibility and serving an identified housing need. For projects in Gainesville, the City's Affordable Housing Advisory Committee (AHAC) reviews each request for a LGC and sends a funding recommendation to the final decision maker. Depending on the amount requested, the final decision maker is either the City Commission or the City Manager. The AHAC consists of volunteers appointed by the City Commission to represent diverse stakeholder groups. Funding for the LGC is associated with the City ConnectFree Program, which is a special general revenue program to offset water and wastewater connection expenses for housing units located in the

Gainesville Regional Utilities (GRU) service area.

During Program Year 2022, one 9% LIHTC project was completed. That project is Deer Creek Senior Housing, which consists of sixty-two (62) affordable apartments for seniors and is presently 100% occupied. Using the ConnectFree Program, The City contributed \$469,313, in the form of a loan, to that project. The repayment of the loan funds will be reinvested back into ConnectFree programs to assist other eligible projects. In addition, a SAIL Project is currently under construction. That project is Royal Park Apartments, which consists of 189 affordable apartments for families, and is anticipated to be completed in December 2023. The City has contributed a \$37,500 grant to that project. **2.** On December 1, 2022, the Gainesville City Commission approved submission of its HOME-ARP Allocation Plan to HUD and on December 15, 2022, the Plan was submitted for review. The Plan was accepted and approved which have allowed processes and plans to be initiated for the construction and production of new rental units. It is projected that this activity will also incentivize the construction of new Accessory Dwelling Units (ADUs) within the City of Gainesville. All new housing units constructed with HOME-ARP funding will be utilized for the targeted LMI population for rental occupancy. **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. This counseling is targeted toward low-income homeowners who are receiving housing repair assistance on their homes. The counseling includes information and reference materials on energy conservation, home maintenance, and budgeting. All homeowners participating in the Homeowner Rehabilitation Program are required to attend the homeowner counseling workshops as part of the Homeowner Rehabilitation Program. This program is funded through the State Housing Initiatives Partnership Program (SHIP). **2.** City of Gainesville 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): Although not funded via CDBG or HOME allocations, CFCCA administers an Aging in Place Housing Rehabilitation Program to assist low income, elderly homeowners. Assistance includes minor home repairs and modifications such as installation of lighting fixtures, grab bars in showers, and toilets, raised toilet seats, limited mobility ramps and task lights under counters. These measures provide elderly homeowners with increased opportunities to remain

in their homes, preserving their health, well-being, and independence, along with efforts to enhance neighborhood revitalization. **2.** The Community Weatherization Coalition (CWC), is a grassroots community coalition comprised of citizens, religious leaders and concerned City of Gainesville and Alachua County citizens spending a large percentage of their income on home energy bills. The organization has partnered with Rebuilding Together North Central Florida and developed an energy audit program, with volunteers trained by local professionals to perform energy audits. CWC also has a Do-It-Yourself (DIY) home energy tune-up program, such that over 1,800 families have been impacted by both the DIY and in-home tune-up programs. **3.** GRU's Low-income Energy Efficiency Program *plus* assists low-income customers with home improvements that can lower their electric bill, improve comfort and reduce energy use. Eligible participants will work with GRU to determine the improvements that best suit their home, which may include:

replacing or servicing central air conditioning and heating systems, replacing room air conditioners with high-efficiency units, repairing and sealing duct systems, installing additional insulation, replacing the water heater, installing a programmable thermostat, weather stripping and caulking of doors and windows, providing up to 10 LEDs.

Each of these weatherization/conservation programs receive overwhelming positive response to their assistance practices to assist citizens with their home energy practices.

REDUCED HOMELESSNESS - Prevent and reduce homelessness within the City: **1.** GRACE Marketplace: The City provided 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 \$15,500 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 \$18,500 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 \$14,500 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 \$16,000 in CDBG Program funding to purchase necessary medications, laboratory services, radiology and eye care services via volunteer healthcare providers and staff for income-eligible participants.

8. St. Francis House Homeward Bound Program: The City provided local funding (General Fund) in the amount of \$10,000 to support transportation services and other support services for homeless individuals in order to reunite with family members or friends who can provide housing for the homeless individuals in the community. **9.** St. Francis House Emergency Shelter Program: received \$20,000 in CDBG Program funding to assist homeless individuals and families with access to shelter and also assist some shelter guests to gain employment, and secure permanent, sustainable housing.

QUALITY OF LIFE - Enhance the quality of life for people living in low- and moderate-income neighborhoods through public investment in facilities, improvements, and services, as well as the elimination of blight. **1.** The City of Gainesville continues to fund Code Enforcement expenses from General Fund to provide additional monies to other CDBG community efforts. The Code Enforcement Division maintains its partnership with City housing rehabilitation efforts to approve and recommend required city code processes; and remains a strong collaborative partner in the provision of decent, suitable, and affordable living environments within CDBG-designated slum and blight areas. Code Enforcement enhances Local Target Areas through education, outreach, and voluntary compliance with every interaction. The Code Enforcement Division also enforces Housing and Commercial Building Codes, 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.** Girls Place, Inc., received \$10,000 in CDBG Program funding to provide girls access to mental health consultation, assessment, and treatment. **6.** Episcopal Children's Services, received \$10,000 in CDBG Program funding to expand its Head Start program by providing comprehensive child development services and facilitate school success for vulnerable LMI children and their families. **7.** Southcare Nursing Center DBA Southcare, received \$11,500 in CDBG Program funding to provide nutritional meals and educational support to homebound LMI persons who are immobilized to varying degrees and cannot arrange for a wholesome and healthy meal.

Overall, the city continues to work on meeting the goals identified in the 2018-2022 Consolidated Plan and to improve the quality of existing housing within the City of Gainesville. Increased funding for affordable housing programs are always necessary and CDBG and HOME funds fill in a significant funding gap. In an effort to address City housing rehabilitation needs and to preserve existing housing units, the city leverages other program funding (as available), sources such as, the State Housing Initiatives Partnership (SHIP) Program, City general revenue and other resources. However, any opportunities to increase funding and the use of funds dedicated to affordable housing initiatives is paramount to overall success.

It is also significant that a pool of qualified contractors be maintained to support the construction needs dictated by housing shortages within the Gainesville community. HCD staff continues its solicitation processes to bid jobs, but also encourages the participation of all interested contractors throughout the State of Florida to work with the City in this initiative.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	313	2
Black or African American	838	13
Asian	4	0
American Indian or American Native	5	0
Native Hawaiian or Other Pacific Islander	0	0
Multi-Racial	60	
Total	1220	15
Hispanic	100	0
Not Hispanic	1220	15

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

Narrative

A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. In accordance with the 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 United States Census Summary File indicates that the estimated population of the City of Gainesville is 145,214 (population estimates base, April 1, 2020, including population percent change of 2.9% from April 1, 2020 to July 1, 2020). The racial breakout of this population is as follows: Whites – 90,904 (62.6%); Black or African American – 30,931 (21.3%); (11.9%); Asian – 9,003 (6.2%); American Indian

and Alaska Native – 436 (0.3%); Native Hawaiian and Other Pacific Islander – 145 (0.1%); Two or More Races – 11,327 (7.8%). Note: Hispanic or Latino – 15,945 (*Hispanics may be of any race, so are also included in applicable race categories*). Additionally, margin of error is 0.983% (2,468 persons).

Median Household Income - \$40,937; Persons in Poverty – 28.5% (*Per 2021 American Community Survey (ACS), 5-year estimates*); Owner-Occupied Housing Unit Rate – 39.7%; Median Value of Owner-Occupied Housing Units - \$182,400; Median Selected Monthly Owner Costs (*with a mortgage, 2017-2021*) \$1,303; Median selected monthly owner costs (*without a mortgage, 2017-2021*) \$506; Median Gross Rent (*2017-2021*) - \$1,044.

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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	1,305,794	1,459,758
HOME	public - federal	600,672	709,951

Table 3 - Resources Made Available

Narrative

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
East Gainesville			

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 2022, 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 2022 were to benefit low-to-moderate income (LMI) persons and households within the incorporated

city limits of Gainesville.

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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 PY22 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.

Another City program uses federal American Rescue Plan Act (ARPA) funds to leverage private investment in new affordable housing. In June 2023, after a competitive evaluation process, the City Commission chose to use \$7.2 million in ARPA funds allocated to the City to subsidize five development projects. The total development costs of those projects are estimated to be almost \$62 million. The projects include 17 new owner-occupied units and 205 new rental units. Additionally, the City has also chosen to leverage \$640,000 in ARPA funding for Owner-occupied Housing Rehabilitation and for Downpayment Assistance.

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

sector in providing permanently affordable housing for low-, very low-, and extremely low-income households. The 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 for-profit 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.

The City also maintains a list of all real property it has acquired, either by donation, escheatment or otherwise. As part of this process, the Department of Sustainable Development routinely shares this inventory with various City departments and with other governmental and affordable housing providers 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 Property Policy, all dispositions shall be conditioned upon a legal mechanism(s), as approved by the City Attorney's Office, which ensures the property will be permanently used as affordable housing.

Fiscal Year Summary – HOME Match	
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

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	53,000	53,000	0	0

Table 7 – Program Income

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	475,810	0	0	298,200	0	177,610
Number	5	0	0	2	0	3
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	475,810	0	475,810			
Number	5	0	5			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

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

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	57	40
Number of Special-Needs households to be provided affordable housing units	4	12
Total	61	52

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	6	6
Number of households supported through Rehab of Existing Units	52	42
Number of households supported through Acquisition of Existing Units	3	4
Total	61	52

Table 12 – Number of Households Supported

NOTE: Both Charts will to be further reviewed and updated before submission 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.

Discuss how these outcomes will impact future annual action plans.

The construction industry continues to adjust from the effects of the COVID-19 pandemic as depleted construction supply chains work to recover manufacturing and stock shipments to Pre-Pandemic levels. This has impacted City of Gainesville and outside agencies housing initiatives, however, consistent levels of activity have assisted in both the recovery of Public Services and Housing activities and projects. The City is currently working to expend its remaining CDBG-CV funding to benefit the community still impacted by the consequences of COVID-19.

Since the submission of the City's five-year Consolidated Plan, the HOME Program funding has been reduced within the past several years, which has impacted the ability to meet the anticipated goals and outcomes to provide rehabilitation of rental housing units. As a result, during PY22, the City did not allocate HOME Program funding to the Rental Rehabilitation Program.

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

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	16	1
Low-income	21	14
Moderate-income	0	0
Total	37	15

Table 13 – Number of Households Served

NOTE: To be further reviewed and updated before submission to HUD

Narrative Information

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

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

The effects of the COVID-19 pandemic continue to be significant; however, the commitment of the City of Gainesville to affordable housing initiatives remain and will continue.

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

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

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

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

City, County, and community stakeholders continue to collaborate in efforts to end homelessness in the community. For the past several years, the City and Alachua County have worked and achieved several major milestones by jointly funding GRACE Marketplace, a low barrier emergency shelter and homeless assistance center. The City owns the land and buildings on which GRACE Marketplace is located. In PY21, the City increased its financial support for GRACE Marketplace by \$250,000, replacing the County support. 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 best solution to homelessness is housing. Beyond simply managing the symptoms of homelessness, the City of Gainesville has aligned its programs and policies to prioritize permanent housing, and to work with community partners to provide rapid re-housing, and mental health services, as well as minimizing arrests. To that end, during PY22 ACCHH operated a Homeless Street Outreach Team consisting of trained outreach professionals (5 FTEs). The City contributed \$400,000 in funding for that Outreach Team.

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

In addressing the Emergency Shelter Needs of Homeless Persons, a city strategy for preventing and reducing homelessness is to assist non-profit service providers in obtaining additional funding sources for emergency shelter and other support services: **A.** PROGRAM: GRACE Marketplace; SOURCE: City General Funds; DESCRIPTION: \$1,500,000 for operation of a low-barrier emergency shelter and homeless assistance center. **B.** PROGRAM: Cold Weather Shelter Program; SOURCE: City CDBG Fund; DESCRIPTION: \$25,000 to support the operations of emergency shelter services for the purpose of providing assistance to homeless individuals and families during periods of cold weather or other emergencies caused by extraordinary circumstances that threaten the physical health or welfare of homeless persons. **C.** PROGRAM: St. Francis House (Arbor House/Emergency Homeless Shelter); SOURCE: City CDBG Funds; DESCRIPTION: \$16,500 to provide shelter and support services to homeless mothers and their children and/or homeless individuals. **D.** PROGRAM: Family Promise of Gainesville; SOURCE: City CDBG Funds; DESCRIPTION: \$18,500 to 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: \$10,000 to provide transportation services and other support services for homeless individuals to be reunited with family members or friends who can provide housing for the homeless individuals in the community. **G.** PROGRAM: Helping Hands (General Clinic); SOURCE: City CDBG Funds; DESCRIPTION: \$16,000 to provide healthcare for homeless persons. **H.** PROGRAM: Helping Hands (Womens Clinic); SOURCE: City CDBG Funds; DESCRIPTION: \$14,500 to provide healthcare for homeless women. **I.** PROGRAM: ACCHH Street Outreach Team; SOURCE: American Rescue Plan Act; DESCRIPTION: \$400,000 for outreach to homeless persons. **J.** PROGRAM: Miscellaneous assistance for GRACE Marketplace; SOURCE: American Rescue Plan Act (ARPA); DESCRIPTION: \$370,000 for housing stabilization case manager and a safety advocate; \$300,000 for additional positions; \$80,000 for COVID-19 Hotel Stays, Transportation, Personal Protective Equipment, Supplies, and Test Kits; and \$260,000 for a security fence and surveillance cameras.

GRACE MARKETPLACE



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

TOGETHER WE'RE ENDING HOMELESSNESS

OUR IMPACT SINCE 2014

20,153

People Served

2,729

People Housed

1,166,426

Meals served in Café 131

47% ↓

Reduction In People Living On The Streets



OUR FUNDING PARTNERS



Gainesville.
Citizen centered
People empowered



VA



U.S. Department of Veterans Affairs



the wagmore foundation

ST. FRANCIS HOUSE



St. Francis House



GUESTS ASSISTED

10,496

MEALS SERVED

554,693

SERVICES PROVIDED

1,004,556

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

Former Resident

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

Former Resident

Case Management Services



Education Resources



Career Resources



Health Resources

Addressing the emergency shelter and transitional housing needs of homeless persons

In PY22, 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 help families avoid becoming homeless.

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

Keys to Home – FL 508 Continuum of Care continues to facilitate a Coordinated Entry System over a five-county area, including Alachua County.

As such, Keys to Home is the organization that is primarily responsible for coordinating community efforts to rapidly house homeless persons and to provide follow-up services. Keys to Home 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. Keys to Home, and its Coordinated Entry Committee (which meets monthly) use HMIS to monitor returns to homelessness from permanent housing programs and to recommend changes to keep people permanently housed. In addition, during PY22, the ACCHH operated and the City funded, a Homeless Street Outreach Team to proactively encourage and help homeless persons find housing and other support services.

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.

The Woodland Park Phase II plan has changed due to the GHA receiving ARPA funding from the City of Gainesville in FY 23, this funding will help bridge the financing gap and allow GHA and our co-developer to demolish the remaining seventy-seven (77) units at Woodland Park and construct one hundred and forty-four (144) new affordable apartment units.

The GHA Board of Commissioners has tasked the Authority with adding five hundred (500) additional units to the GHA portfolio. Repositioning, new development and redevelopment will be an ongoing initiative for GHA for the next ten (10) years as the agency continues to seek resources to modernize and redevelop aging public housing assets. This includes all developments in the GHA portfolio including Pine Meadows, Caroline Manor, Forrest Pines, East Wood Meadows, Oak Park and Sunshine Park.

In Fiscal Year 2023 GHA made exterior improvements at Caroline Manor and will follow up with interior improvements in Fiscal Year 2024. GHA, along with the City of Gainesville as our co-applicant were successful in receiving the Choice Neighborhood Planning grant from HUD. If successful this grant has the potential to allow GHA to reposition Lake Terrace and Pine Meadows. The HUD Choice Neighborhoods Initiative (CN) revitalizes

neighborhoods in many ways. The program fixes up old and run-down public housing and encourages people and businesses to invest in the neighborhood in ways that improve the lives of neighborhood residents.

CN's Key Goals include the following:

Housing: Update old public housing into energy-efficient, mixed-income housing that is designed to remain affordable and in good condition for a long time.

People: Improve the lives of families living in public housing and the surrounding neighborhood. This means ensuring kids get a good education, people are healthy, they have safe places to play and work, and they can easily move around their neighborhood and city.

Neighborhood: Strengthen neighborhoods by creating mixed-income communities and improving access to high-quality and well-functioning services, public schools, education programs, early learning programs, public transportation, jobs, and public amenities.

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 of Gainesville. In 2022 GHA entered into a MOU with the City of Gainesville to partner on affordable housing initiatives.

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. Training center construction renovations will begin in January 2024. 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, the housing authority will break ground on an Accessory Dwelling Unit in February 2024 and work to construct an additional duplex/triplex unit in SW Gainesville.

Agency Program Narrative

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. The 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.

DRAFT



Gainesville Housing Authority Staff, GHDMC Staff and Gainesville Mayor Harvey Ward (3rd from right)

 **Celebrating A Year of Affordable Housing Accomplishments**

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.

DRAFT



GHDMC Housing Initiative




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.

DRAFT

HOUSING AUTHORITY PROFILE
Gainesville Housing Authority



Public Housing MASS Occupancy Information

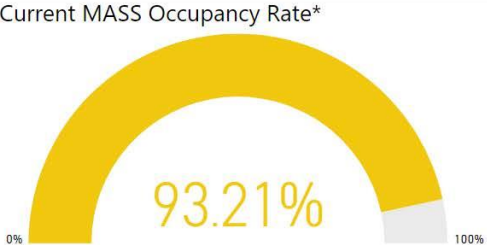


Region	State	Field Office	PHA Name	Moving To Work (MTW)
All	▼ Florida	▼ All	▼ FL063 : Gainesville	▼ All

*Occupancy Data as of
10/18/2023

Public Housing Authorities have been working through the pandemic to provide housing while also dealing with unique occupancy challenges, stringent guidance around health, supply chain issues, and other unforeseen events.

Current MASS Occupancy Rate*



93.21%

Distribution of Unit Sizes in Public Housing

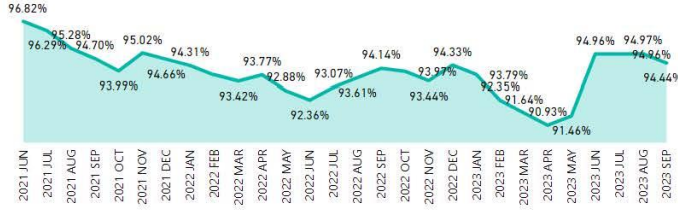
38.41%
Average % of 0 or 1 Bedroom Units

23.36%
Average % of 2 Bedroom Units

38.24%
Average % of 3 or More Bedroom Units

MASS Occupancy Rate Over Time

Reported as of the 1st of each month

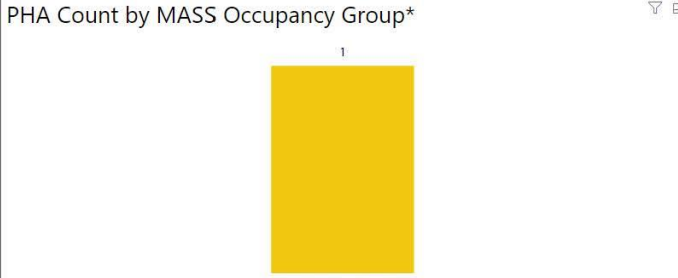


Month	Rate
2021 JUN	96.82%
2021 JUL	96.29%
2021 AUG	95.28%
2021 SEP	94.70%
2021 OCT	93.99%
2021 NOV	95.02%
2021 DEC	94.31%
2022 JAN	94.66%
2022 FEB	93.42%
2022 MAR	93.77%
2022 APR	92.88%
2022 MAY	92.36%
2022 JUN	93.07%
2022 JUL	93.61%
2022 AUG	94.14%
2022 SEP	93.97%
2022 OCT	93.44%
2022 NOV	94.33%
2022 DEC	93.79%
2023 JAN	92.35%
2023 FEB	91.64%
2023 MAR	90.93%
2023 APR	91.46%
2023 MAY	94.96%
2023 JUN	94.97%
2023 JUL	94.94%
2023 AUG	94.44%
2023 SEP	94.44%

Unit Status

1 PHAs	4 Developments	574 Total ACC Units
522 Leased Units	38 Unleased Units	2.50 Residents Per Unit


PHA Count by MASS Occupancy Group*




Monitoring: 90% ≤ X < 96%

HOUSING AUTHORITY PROFILE

Alachua County Housing Authority



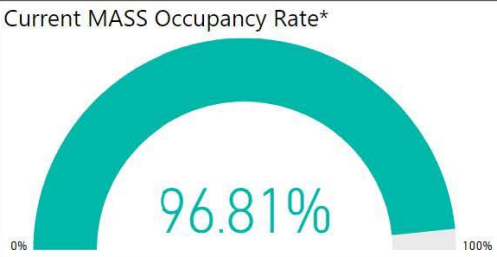
Public Housing MASS Occupancy Information



Region	State	Field Office	PHA Name	Moving To Work (MTW)	
All	Florida	All	FL070 : Alachua County	All	*Occupancy Data as of 10/18/2023

Public Housing Authorities have been working through the pandemic to provide housing while also dealing with unique occupancy challenges, stringent guidance around health, supply chain issues, and other unforeseen events.

Current MASS Occupancy Rate*



96.81%

Distribution of Unit Sizes in Public Housing

12.80%

Average % of 0 or 1 Bedroom Units

37.60%

Average % of 2 Bedroom Units

49.60%

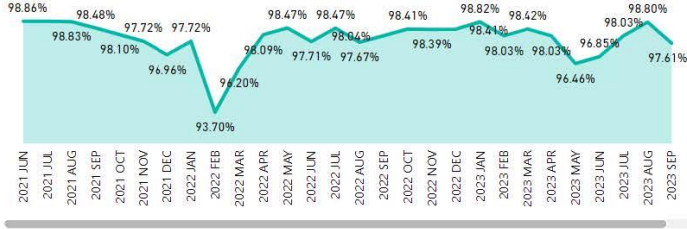
Average % of 3 or More Bedroom Units

Unit Status

1 PHAs	1 Developments	259 Total ACC Units
243 Leased Units	8 Unleased Units	3.00 Residents Per Unit


MASS Occupancy Rate Over Time

Reported as of the 1st of each month



Month	Rate
2021 JUN	98.86%
2021 JUL	98.83%
2021 AUG	98.48%
2021 SEP	98.10%
2021 OCT	97.72%
2021 NOV	96.96%
2021 DEC	97.72%
2022 JAN	96.20%
2022 FEB	93.70%
2022 MAR	96.09%
2022 APR	98.47%
2022 MAY	97.71%
2022 JUN	98.47%
2022 JUL	98.04%
2022 AUG	97.67%
2022 SEP	98.41%
2022 OCT	98.39%
2022 NOV	98.82%
2022 DEC	98.71%
2023 JAN	98.03%
2023 FEB	98.42%
2023 MAR	98.03%
2023 APR	96.46%
2023 MAY	96.85%
2023 JUN	98.03%
2023 JUL	98.80%
2023 AUG	97.61%
2023 SEP	97.61%

PHA Count by MASS Occupancy Group*



Above Goal: ≥ 96%

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

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

1. The City is in the process of updating its Comprehensive Plan. Part of that process involves a review of land development regulations that could be barriers to affordable housing.
2. The City is in the process of engaging the community regarding the development of an Inclusionary Zoning Ordinance.
3. The City is continuing and expanding its ConnectFree Program which can subsidize the costs of connecting new affordable housing to centralized water and wastewater service.
4. Since October 2022, the City has allowed new multi-family developments that meet certain criteria to be approved by staff, rather than being reviewed by a citizen advisory board. The criteria are that the project must contain 51 or more units, at least 15% of which are reserved for households with incomes of 80% AMI or less, and the project does not request any variances.

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

5. Through The Heirs' Property Assistance Program, the City coordinates with Legal Firms to provide free probate legal assistance to owners of heirs' property located within the boundaries of the Gainesville Community Reinvestment Area.
6. Through the Land Donation Program, the City donates land to organizations that build affordable owner-occupied housing. The City uses deed restrictions to ensure that many of these homes will be permanently affordable. During Fiscal Year 2022-23 (October 1, 2022 to September 30, 2023), the City donated 6 lots to this program.
7. Through the Community Land Trust Program, the City is working with a nonprofit organization that acquires, develops, and manages land for permanently affordable owner-occupied housing. During Fiscal Year 2022-23 (October 1, 2022 to September 30, 2023), the City donated 4 vacant lots to this program.

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 past years, government review processes have prolonged development timelines resulting in increased per unit housing development costs. The City is in process of evaluating and appraising its Comprehensive Plan, including the Housing Element and the Element Future Land Use, which largely controls zoning. The Comprehensive Plan is ninety percent (90%) complete and will be presented to the Commission for its review and final adoption in the first quarter of 2023. Housing issues (cost, condition, location, type, displacement, etc.) will be a major focus of this process. The City regularly reviews its policies to provide flexibility in terms of density, lot design, infrastructure, and fees to reduce impacts on affordable housing. Additional impediment narratives are further discussed under the heading "Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)". The City maintains its efforts to engage with citizens regarding barriers of homeownership, such as budget and credit management. The City and local housing providers conduct educational and training workshops and/or one-on-one housing counseling sessions in efforts to prepare potential first-time homebuyers for successful home ownership.

Success in any transition begins with a solid foundation, which is what HCD education and training program strives to provide, for individuals seeking information about purchasing a home or for existing homeowners seeking information about home maintenance. The Housing Counseling Program works diligently to prevent homelessness and to promote safe, stable, and affordable housing. Additionally, virtual group seminars continue to be conducted to provide general consumer information on the home purchase process, financing options, credit repair, money management, financial literacy and other topics that help meet the goals of homeownership. HCD also administers housing counseling for existing homeowners desiring to transition from well-water and old, outdated septic tanks to connections to the city water and wastewater systems. Finally, the ultimate goal in housing counseling is educating and empowering clients, while also assisting them with suggestions for making informed and reasonable decisions regarding their personal housing needs.

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 PY21, over 250 households (assisted 270 total families (Q1-36; Q2-102; Q3-86; Q4-46) received assistance through City Housing Counseling Programs. 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. There were no obstacles to meeting underserved needs as interest and participation in the Housing Counseling Program demonstrated continuing interest.

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

Local government policies – subdivision standards, impact fees, building codes, etc., which are designed to protect general welfare also unintentionally create barriers to affordable housing. These barriers are evident in higher development costs which ultimately limit the supply of

housing deemed affordable to extremely low, low- and moderate-income persons and families. Income limits, creditworthiness and employment issues are all areas of concern when marginalized individuals also seek rental housing in addition to homeownership. These issues continue to be addressed in the best possible ways via continued collaboration with subrecipient agencies, establishing best practices to formulate positive plans of actions for housing development and in leveraging applicable services to maximize the use of monies allocated to housing programs.

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 PY22, as non-profit sub-recipient agencies continue to be successful in providing much needed community services: *Black-on-Black Crime Task Force, Early Learning Coalition of Alachua County* (receives City General Fund), *St. Francis House Homeward Bound – Family Reunification* (receives City General Fund); *Episcopal Children’s Services*, , *Girls Place, Inc.*, *Girl Scouts of Gateway Council, Inc.*, *Family Promise Center of Gainesville*, *Helping Hands Clinic (General)*, *Helping Hands Clinic (Women’s Health & Empowerment)*, *St. Francis House (Arbor House)*, *St. Francis House (Emergency Shelter)*, *St. Francis House - Cold Weather Shelter* (City Commission Set-Aside), *ElderCare of Alachua County, Inc.*, and *Southcare Nursing Center DBA Southcare*.

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

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

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

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

The City of Gainesville implemented numerous strategies to mitigate lead-based paint issues. All contracts specify agreement and compliance with Lead Safe Work Practices 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.

Childhood Lead Poisoning Screening Map – ALACHUA COUNTY, FLORIDA

Childhood Lead Poisoning Screening Map Alachua County

Lead-based paint in older housing is the most significant source of lead exposure for children. This map displays shaded areas that exceed the national average for pre-1950 or pre-1970 housing. Children ages 1 and 2 living in the shaded areas should be screened. Older children living in these areas who were not screened by age 2 should also be screened.

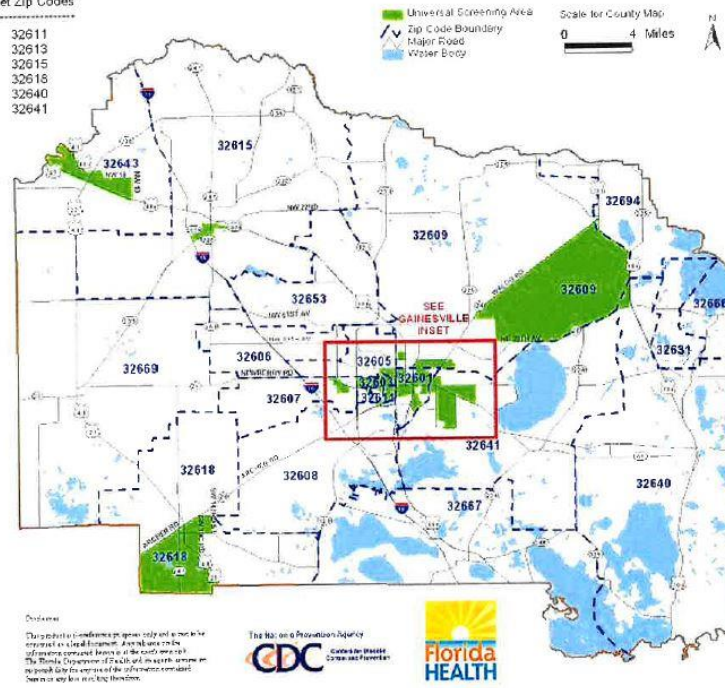
Directions:

1. Ask the parent for the zipcode of the physical address where they live
2. If the zipcode is on the list to the right, ask the parent to point to where they live on the county map
3. If they live in one of the green shaded areas, screen the child
4. If they do not live in one of the green shaded areas, continue the assessment process using the verbal risk assessment questionnaire

This map should be used in conjunction with the verbal risk assessment. Do not permanently affix to wall.

List of Target Zip Codes

32601	32611
32603	32613
32605	32615
32607	32618
32608	32640
32609	32641



Alachua County Lead Poisoning Screening (PY21)

Actions Taken to Reduce Lead-Based Paint Hazards - 1

Rehabilitation projects conducted on properties built before 1978 are tested for lead, with results shared with each homeowner and if applicable, any lead found is mitigated prior to work on the home. The City Housing Rehabilitation Specialist is trained and certified in Lead Safe Work Practices and also provides lead information to all homeowners that receive residential rehabilitation services. The City also requires that all Lead-Based

Paint Abatement contractors and sub-contractors receive Lead Safe Work Practices training and certification. Each substandard housing unit to be rehabilitated is inspected and tested by a licensed inspector to identify lead-based paint hazards. The City of Gainesville conducts lead-based paint inspections and lead hazard risk assessments. The inspections and assessments are performed on homes by certified lead paint risk assessor and paint inspectors which follow HUD and Environmental Protection Agency (EPA) protocols, including written reports on their findings. A report with the rehabilitation approach and strategy to eliminate lead hazards is issued to the City Office of Housing & Community Development and the homeowner by the inspector(s). Finally, the City maintains all lead testing survey and data results. Additionally, subrecipient agencies that receive CDBG and HOME funds for rehabilitation are responsible for identifying the mitigating lead-based paint hazards and providing notices to owners, tenants, and purchasers of rehabilitated units. Contractors play an important role in preventing childhood lead poisoning by ensuring that lead hazards are not created during renovation, repair and painting activities in older homes. Hazards can be prevented through the use of lead safe work practices. The federal Renovation, Repair, and Paint Rule went into effect April 22, 2010, and requires training and certification in lead safe work practices for persons who perform renovation or repairs in homes, child-care centers, and schools built before 1978.

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

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

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

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

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

The City of Gainesville has a strong institutional delivery system and the 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)

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. These strategies includes, but are not limited to: **1)** Continued engagement with citizens to determine area-appropriate affordable housing possibilities; **2)** Ongoing and detailed discussions with Alachua County requesting increased State of Florida lobbying efforts to fully fund the State Housing Trust Fund (William E. Sadowski Affordable Housing Act); and, **3)** Incorporation of an Anti-Discrimination policy based on 'source of income' in determining the validity of personal funds used to initiate, complete, and maintain home ownership, or qualify for rental housing. This ordinance has been adopted. **4)** The City has invested substantial time and money to increase affordable home ownership opportunities through the Land Donation Program and through the development of the Heartwood Mixed Income Single-Family Subdivision. One aspect of the Land Donation Program involved the issuance of a Request for Qualifications to develop 11 lots in a small neighborhood with permanently affordable owner occupied housing. In support of the development of those lots, the City funded the construction of a local street and a the installation of water and sewer infrastructure. In addition, the City will provide the ultimate buyers of those lots with down payment assistance. The Heartwood Subdivision is a City-constructed 34 lot single-family subdivision in Southeast Gainesville. Eleven of the units will be affordable, with the remaining 23 units being market-rate.

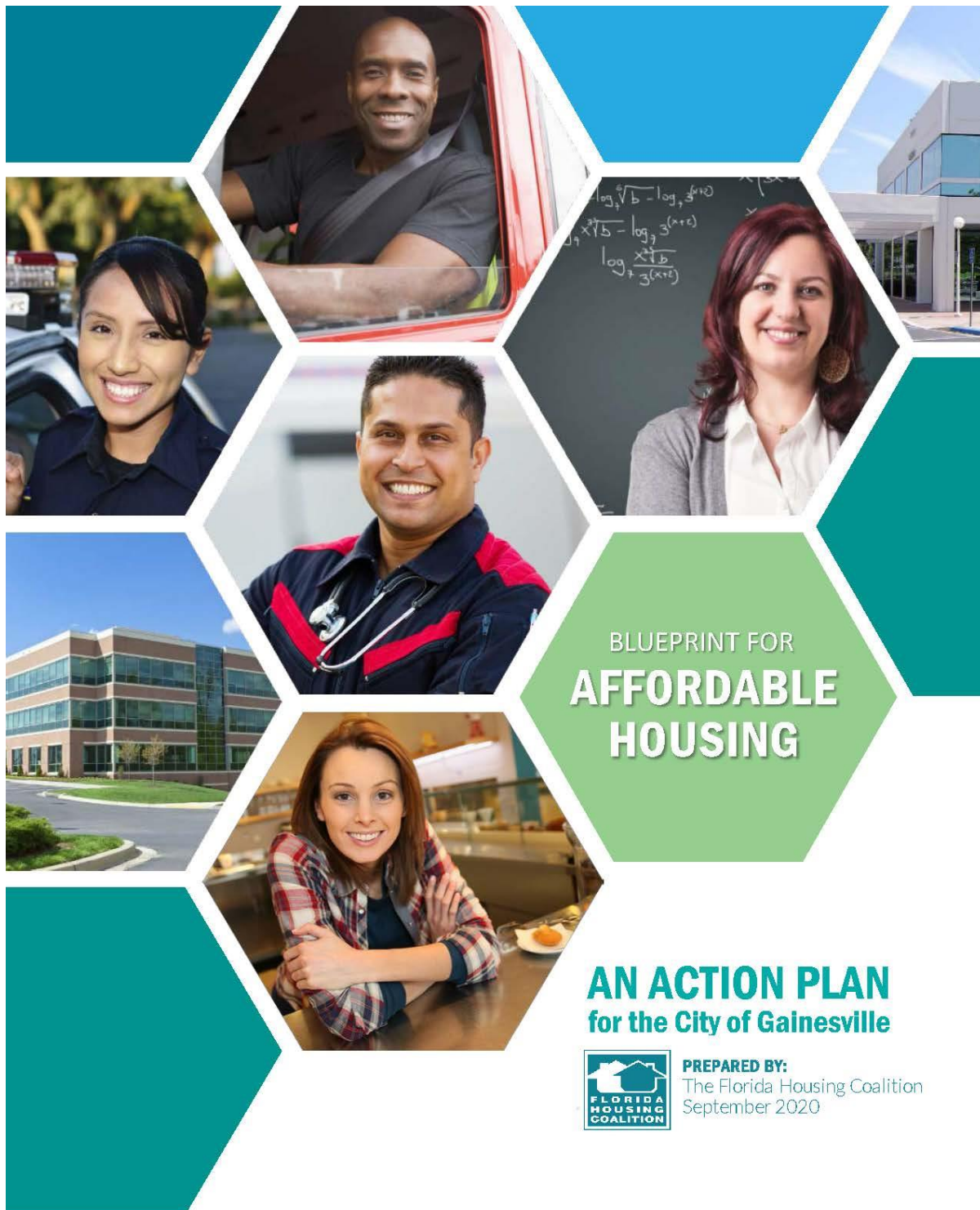
In March 2022, the Office of the City Manager prepared a comprehensive report (*Affordable Housing Framework for Discussion*), with contributions from the the following: Office of the City Manager; Department of Sustainable Development; Department of Strategy, Planning and Innovation; Housing & Community 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.

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.



BLUEPRINT FOR
**AFFORDABLE
HOUSING**

AN ACTION PLAN
for the City of Gainesville



PREPARED BY:
The Florida Housing Coalition
September 2020

Heartwood

Located in Southeast Gainesville, Heartwood is a mixed-income community that originated from the former Kennedy Homes apartment complex at 1717 SE 8th Avenue, built in 1968.

Following a fire in 2003, and subsequent closure in 2007, the City of Gainesville cleared the site for The Gainesville Community Redevelopment Agency, now known as the Gainesville Community Reinvestment Area (GCRA), to build out the thirty-four (34) home development. An eleven (11) units *Dreams2Reality* program was created specifically for Heartwood, through a partnership with the City of Gainesville's Department of Housing and Community Development, to create more affordable options for housing.

After years of meticulous planning and community engagement, Heartwood emerged as a testament to vision and transformation. The goal was clear: to establish a mixed-income community characterized by top-tier housing, sustainable design, and a strong sense of community.

Homes went on sale in June 2021, with a unique approach offering both *Dreams2Reality* program options and first-come-first-served opportunities for home ownership. The neighborhood has successfully welcomed fourteen (14) families as of November 2023 / fifteen (15) families as of December 2023, and construction continues on the sixteen (16) remaining lots.

HEARTWOOD

Heartwood homes include high efficiency washer and dryer and most floor plans include an interior laundry room with utility sink.

Exterior amenities include walking trails and water features





CITY OF GAINESVILLE, FL



Affordable Housing Framework for Discussion

MARCH 2022

OFFICE OF THE CITY MANAGER

Affordable Housing Framework - March 2022



CITY OF GAINESVILLE, FL



Building Blocks for Affordable Housing Work Plan in Development

JULY 2022

OFFICE OF THE CITY MANAGER

Building Blocks - July 2022

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 incorporated city limits.

There were eight (8) Fair Housing Formal Complaints filed with the City of Gainesville's Office of Equal Opportunity during PY22. The following information is related to these complaints: COMPLAINANT DEMOGRAPHIC DETAILS: RACE: Black – 7; White – 1; BASIS: Race – 2; Lawful Source of Income – 6; DISPOSITION: Successfully Settled – 2; Complainant Withdrawal – 1; No Cause – 5.

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

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

CR-40 - Monitoring 91.220 and 91.230

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

Monitoring is an integral management control technique to ensure the effective and proper use of federal dollars. 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.

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.

Standards and Procedures Used for Monitoring

The City of Gainesville has established policies and procedures to encourage and monitor small business (including minority and veteran-owned business) outreach efforts via its Purchasing Division and Office of Equity & Inclusion (OEI). These policies and procedures are available to citizens and businesses for review and comment. The City of Gainesville (City) continues to make efforts to encourage small businesses (including minority/women/and service-disabled veteran-owned businesses), to participate in contracting opportunities for community/housing development programs through local advertising, contacts with community organizations and public/private agencies within the local area. The City also provides access to contracting opportunities for contractors and vendors through DemandStar, which connects businesses with nearly four hundred (400) governmental agencies who input bids and quotes directly into the DemandStar system. Additionally, in partnership with the Office of Equity & Inclusion (OEI), efforts are also made to recruit eligible contractors/businesses to provide contracting opportunities through the City Small Certified Business Directory, an online database of Gainesville and various surrounding counties of certified small businesses to include minority, women and service-disabled veteran businesses. Furthermore, the City (via the OEI Office), has developed partnerships with other agencies such as the University of Florida, The Gainesville Area Chamber, the Small Business Administration (SBA), the Small Business Development Center (SBDC) and North Central Florida SCORE, Alachua County, and Santa Fe CEID in order to pool resources that assist small business owners. OEI hosts a Day with the Small Business Development Center (SBDC), monthly on-site for businesses wishing to explore opportunities to become certified with the SBA. To assist small and service-disabled veteran businesses, the City implemented an outreach program specifically designed to provide opportunities for qualified local small businesses, giving them the chance to participate in the City's contracting and procurement program. The OEI also provides technical assistance to small businesses in preparing bids at no cost. Other efforts, include OEI having established a small business mentoring program, which affords small businesses the opportunity to receive free business mentoring from long-term and larger established businesses.

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 December 1, 2023, and will also appear on the City/HCD web page for the required 15-day comment period (from December 1, 2023, to December 15, 2023). 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 Wednesday, December 13, 2022.

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

DRAFT

CR-45 - CDBG 91.520(c)

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

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

Effective August 1, 2022, the City has organized all housing and community development activities under the Department of Housing and Community Development to foster cross functional planning and management under one umbrella. Housing initiative programs within the Gainesville Community Reinvestment Area (GCRA), will transition to the Department of Housing and Community Development. This includes:

Heartwood, Heirs Property Program, Neighborhood Paint Program, My Neighborhood Grant Program, Model Block and Attainable Housing Strategie, and the Residential Improvement Programs (Consists of CWC Partnership with GRU & Historic Home Stabilization).

These changes will promote structured planning and coordination as the City works with external stakeholders and leverage multiple funding streams to address housing program activities across the City.

The City of Gainesville was awarded \$32,408,804 from the American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds program. On June 76, 2022 (Agenda #270267), the City Commission approved an \$8 million earmark for affordable housing initiatives in addition to other housing projects previously approved: Energy Rehabilitation (\$1.9 million), Community Land Trust (\$1 million) and Utility Debt Forgiveness (\$250,000) for a total of\$11.15 million.

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

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

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

CR-50 - HOME 24 CFR 91.520(d)

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

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

In accordance with 92.504(d), the City provides financial oversight and conducts on-site inspections of HOME-assisted rental projects and takes the necessary actions to correct any identified problems. On-site inspections of rental projects are conducted at least every three years during the affordability period. The City continues its commitment to ensure that the owners of rental properties comply with the occupancy, maintenance, and property standards in accordance with the applicable affordability period and recapture provisions for HOME-assisted units. Desk monitoring and/or HOME project compliance review involves the annual review of occupancy, income, 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:** An unsafe pool, water dirty, this case is closed per email 11-1-2023 from Lisa Mattox

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

- **Issues/Status:** Closed building project to replace a 100amp breaker in main breaker this is for apartment S-25 and E-4 per email 11.1.2023 from Lisa Mattox

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

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.

Finally, the City has entered into an agreement with a consultant to develop a new Five Year Fair Housing Plan, in the form of an Analysis of Impediments to Fair Housing Choice. That Plan will cover the next five years and is scheduled to be submitted to the City by the end of 2023.

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. \$60,000 in Program Income was expended for the HCD Down Payment Assistance Program, reported on the PY20 CAPER and reflected in the PY21 PR-09. \$87,389 in Program Income was expended for the HCD Down Payment Assistance (DPA) Program during PY21, was reported in the PY21 CAPER, indicates receipted in PY22 and is reflected in the PY22 PR-09 Report. \$53,000 in Program income was expended for the HCD Down Payment Assistance (DPA) Program during PY22 and is reflected in the PY22 CAPER. Additionally, \$15,000 in Program Income for the Down Payment Assistance Program was inadvertently omitted during the PY21 CAPER, and will be reported on the PY23 CAPER. This is also reflected on the PR-09 Report.

Activity Name	Project	IDIS ID	Program	Funded Amount
Lakeisha Chartell Hill	DPA	1862	PI HOME	\$ 15,000.00
John Davis Vinson	DPA	1863	PI HOME	\$ 8,000.00
Heath Lynn Silberfeld	DPA	1864	PI HOME	\$ 15,000.00
Thine Elizabeth Strawder	DPA	1865	PI HOME	\$ 15,000.00

Data on the Amount and Use of Program Income for Projects - 1

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k)

(STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

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.

In addition to the previously mentioned uses of federal funds, the City supports affordable housing with the following funding sources:

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

CR-58 – Section 3 - TO BE COMPLETED BEFORE SUBMISSION TO HUD

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

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

Table 14 – Total Labor Hours

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

Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

TO BE COMPLETED BEFORE SUBMISSION TO HU

DRAFT

ATTACHMENTS

DRAFT

PY22 CAPER Cover Page



City of Gainesville, Florida



Consolidated Annual Performance & Evaluation Report (CAPER)

Program Year 2022

Prepared By:

The Office of Housing & Community Development

PY22 CAPER Public Comment Period and Public Hearing Notice



**PUBLIC NOTICE OF 15-DAY PUBLIC COMMENT PERIOD AND
PUBLIC HEARING TO BE HELD BY THE
CITY OF GAINESVILLE
REGARDING SUBMISSION OF THE 2022-2023
CONSOLIDATED ANNUAL PERFORMANCE &
EVALUATION REPORT (CAPER)
FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
AND HOME INVESTMENT PARTNERSHIPS PROGRAMS (HOME)**

The U.S. Department of Housing and Urban Development (HUD) awards the City of Gainesville (City) CDBG and HOME Program funds which benefit very low, low, and moderate income persons residing within the Gainesville city limits. In order to receive CDBG and HOME Program funds, the City is required to prepare a 5-Year plan known as the Consolidated Plan (ConPlan). Subsequently, at the beginning of each year, the City prepares a one-year expenditure plan known as the Annual Action Plan (AAP) outlining the planned use of CDBG and HOME Program funds. At the conclusion of the fiscal year, the City must prepare a year-end report known as the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER discusses the City's progress in implementing projects and activities of the AAP with the CDBG and HOME funds that are received from HUD. The 2022-2023 CAPER covers the period of October 1, 2022, through September 30, 2023, and provides a summary of activities undertaken with CDBG and HOME funds during the report period.

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Meeting Access Information:

<https://tinyurl.com/38r42j9a>

Meeting ID: 844 2621 6818 and Passcode: haF7e7

The Draft 2022-2023 CAPER is available for viewing and public comment beginning Friday, December 1, 2023 through Friday, December 15, 2023. 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.

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



GF-27861915

Housing & Community Development o...

Advertiser:

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Ad Number:

N/A

Agency:

N/A

Insertion Number:

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Size:

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Description:

N/A

Color Type:

The Gainesville Sun

Friday, December 1, 2023

EPA proposal would replace lead pipes

Cornerstone of Biden's plan to limit exposure

Eric Lagatta
USA TODAY

Remaining lead water pipes nationwide could be replaced within 10 years in order to prevent public health catastrophes such as the one in Flint, Michigan, under a new proposal from the Environmental Protection Agency.

Proposed Thursday, the rule would advance President Joe Biden's yearlong goal of removing lead from drinking water by compelling local utilities across the United States to dig up and replace about 9 million aging pipes. The massive undertaking, estimated to cost tens of millions of dollars, is meant to protect the public, particularly children, from the hazardous neurotoxin.

Experts have long agreed that people of color and those who live in low-income areas are most at risk of having high lead levels in their blood, causing permanent cognitive damage and other health problems. Lead in drinking water is a generational public health issue, EPA Administrator Michael S. Regan said in a statement. "The EPA is delivering on our charge to protect all Americans, especially communities of color, that are disproportionately harmed by lead in drinking water systems."

Biden seeks to replace lead pipes

The proposal, which would update regulations under the 1991 Safe Drinking Water Act, has been a cornerstone of Biden's efforts to limit lead exposure since he first allocated \$15 billion in 2021 to replace lead service lines from coast to coast.

The funding, which comes through the EPA's Drinking Water State Revolving Fund, is among the \$50 billion made available through the Biden administration's Bipartisan Infrastructure Law for water infrastructure upgrades.

Another \$1.7 billion can also be used for lead service line replacement, according to EPA, which says it has awarded more than \$3.5 billion to date in funding for lead service line replacement across the country.

President Biden and Vice President (Kamala) Harris believe that everyone should be able to turn on the tap and know that the glass of water they pour is safe to drink, White House Council on Environmental Quality Chair Brenda Mallory said in a statement.

The risk posed by lead pipes

Experts warn that no level of lead exposure is safe, no matter how minimal. The neurotoxin can cause irreversible damage to the nervous system and the brain, particularly to infants and children.



President Joe Biden arrives in February at the Belmont Water Treatment Center in Philadelphia to speak about his infrastructure agenda while announcing funding to upgrade the city's water facilities. PATRICK SEMANSKY/AP FILE



Lead can cause irreversible damage to the nervous system and the brain, particularly to infants and children. BRITANNY PETERSON/AP

Lead exposure in children can severely harm their mental and physical development, while adults can experience increased blood pressure and heart disease, according to the EPA. Adults are also at risk of cancer and decreased kidney function.

Low-income urban areas and communities of color are disproportionately afflicted by exposure to lead from both point and aging water systems compared to those who live in areas with newer infrastructure.

Nowhere was that disparity more stark than in Flint when the neurotoxin leached into the city's water supply after the city switched water sources. The outbreak of Legionnaires' disease and deaths.

But some cities have experienced success already

with removing and replacing lead water pipes, including Newark, New Jersey. The city removed all 23,000 of its lead pipes in under three years after prolonged lead water problems, as have Green Bay, Wisconsin, and Benton Harbor, Michigan, said Radhika Fox, the EPA's assistant administrator for water.

"Our proposed rule applies the lessons learned to scale these successes to every corner of the country," Fox said in a statement.

Flint pediatrician Mona Hanna-Attisha called the EPA's proposal a "game-changer for kids and communities" and said that, if adopted, it will prevent similar crises in other cities.

"I am thrilled that this rule centers our children and their potential - and listens to parents and pediatricians who have been advocating for this for decades," said Hanna-Attisha, associate dean for public health at Michigan State University College of Human Medicine.

EPA plans public hearing

The EPA estimates that its proposal could generate as much as tens of billions of dollars in annual economic benefits because there would be less cognitive impairment in children and fewer health disorders.

The proposal would also require local utilities to create inventories of all their lead pipes and provide water filters to households with repeated exposure. Updates to water testing procedures would position authorities to better spot lead contamination that previously would have gone undetected, the EPA said.

The agency said it is accepting public comments on its proposal for 60 days before it is finalized next year. A virtual public hearing is planned for Jan. 16.

Biden touts economic plan in Rep. Boebert's backyard

Joey Garrison
USA TODAY

President Joe Biden took his economic message to the Colorado congressional district of Rep. Lauren Boebert on Wednesday, highlighting clean-energy manufacturing investments in the hard-line Republican's backyard that she voted against.

The visit was part of a White House strategy to contrast Biden's economic vision with that of "MAGA Republicans" - like Boebert - as Americans continue to give his administration poor marks on the economy amid lingering anxiety over inflation.

"She along with every single Republican colleague voted against the law that made these investments in jobs possible," Biden said in Pueblo, Colo. "That's not hyperbole, it's a fact. And then she voted to repeal key parts of this law."

Biden spoke from a factory operated by CS Wind - the world's largest wind tower manufacturer - that is undertaking a \$200 million expansion as a result of incentives from Biden's Inflation Reduction Act that Congress, then controlled by Democrats, approved in 2022.

All Republican members of Congress, including Boebert, voted against the legislative package.

CS Wind has already hired more than 500 employees so far since the Pueblo expansion began, with the project expected to create 650 new jobs overall.

"She called this law a 'massive failure.' You all know you're part of a massive failure," Biden said to workers gathered in the factory. "Tell that to the 650 Coloradans who got new jobs in Pueblo and see who wins thanks to this law. Tell that to a local economy that's going to benefit from these investments. Tell that to anyone who wants to listen."

Yet, less than a year before the 2024 presidential election, voters' concerns about Biden's handling of the economy remain one of his biggest vulnerabilities. Biden has touted a manufacturing resurgence under his presidency and embraced the slogan "Bidenomics," but a Gallup poll this week found 59% of Americans disapprove of his handling of the economy.

More Americans trust former President Donald Trump, the 2024 Republican primary front-runner, than Biden to improve the economy by a 47%-36% margin, according to a USA TODAY poll in September.

Boebert, in a statement on X, formerly known as Twitter, said, "Joe Biden is taking a break from his lavish vacations to come to Pueblo to talk about what he calls 'clean energy.'"

"He should be coming here to apologize for his all out war on fossil fuels and his Green New Deal



President Joe Biden spoke from a factory operated by CS Wind in Pueblo, Colorado, that is undertaking a \$200 million expansion as a result of incentives from his Inflation Reduction Act. ANDREW CABALLERO-REYNOLDS/AFP VIA GETTY IMAGES

agenda which have cost the great people of Colorado's 3rd District dearly," she said.

Boebert, who won her 2022 reelection by less than 1 percentage point, faces another tough election in 2024. Democratic challenger Adam Fritsch, who fell just short in his bid last year, is seeking the Democratic nomination again for a rematch.

Americans' economic concerns have not eased despite strong metrics. The U.S. economy grew at a stronger pace in the third quarter than expected, according to new data released Wednesday by the Commerce Department that showed the gross domestic product increased by 5.2%, better than the 5% projection.

"That's more growth than accrued under my predecessor than in any quarter outside the pandemic," Biden said.

Nationwide, the Inflation Reduction Act has led to \$30 billion in new clean-energy investments since its passage, creating 210,000 new jobs across 44 states, according to an analysis from Climate Power, which advocates for clean energy.

Biden pointed to a new Treasury Department report released Wednesday that found 81% of clean-energy funds from the Inflation Reduction Act have gone to projects in counties where the median income is below the national average.

"When I took office, I vowed to be president for all Americans," Biden said. "And we're delivering on that promise."

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Meeting Access Information:
<https://cfdp.org/2023/12/13>

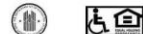
Meeting ID: 844 2621 6818 and Passcode: hnf747

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FAIR HOUSING/EQUAL OPPORTUNITY/DISABILITY ACCESS JURISDICTIONS



City of Gainesville Housing Activities and Outside Agencies

DRAFT

City of Gainesville

Housing Activities



Roof Replacement

Page 2 of 14



House Replacement

Page 3 of 14



Rehabilitation

Page 4 of 14

OUTSIDE AGENCIES

Public Services

LANGUAGE INTERPRETATION SERVICE

In an effort to provide inclusion and exceptional customer service to City of Gainesville citizens, the City now provides language interpretation services to assist in all facets of interactions. The Gainesville Immigrant Neighbor Inclusion Initiative, has greatly enhanced internal and external communications as the City, Community Builders and Community Partners seek to intentionally provide *'World Class'* attention and assistance to the Gainesville Community.

GINI Initiative Gainesville Immigrant Neighbor Inclusion Initiative
Making Gainesville and Alachua County Welcoming Communities

Language Identification Guide

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

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

Tips for Working with an Interpreter

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

REBUILDING TOGETHER NORTH CENTRAL FLORIDA

OLD ROOF



NEW ROOF



BEFORE

ROTTED FLOOR AND DAMAGED VANITY



AFTER



CAPER

86

FAMILY PROMISE OF GAINESVILLE



**Every child
deserves a home.**

Since our inception, Family Promise of Gainesville has helped more than **4,300 people** in our community out of homelessness.



99 Percent

Of families who we serve remain housed one year later



5,660 Meals

Served meals to children and families last year



4,412 Shelter Nights

Last year's provision of shelter nights to families



8,000 Hours

Volunteers donation of their time last year

NEIGHBORHOOD HOUSING AND DEVELOPMENT CORPORATION



Neighborhood Housing and Development Corporation built this home located at 515 SE 13th Street. The home was sold to a low income, first-time homebuyer. HOME Funds were used in the construction of the home. A portion of the funds were transferred to the homebuyer in the form of a second mortgage loan for down payment assistance.

The original parcel of land was purchased and it was subdivided into 4 lots. One of the lots was sold to the adjacent neighbor to maintain a community basketball court that was existing on the lot. The remaining parcel was subdivided into three buildable lots. This provided three homes to low income first-time homebuyers who received down payment assistance.

EPISCOPAL CHILDREN'S SERVICES



EPISCOPAL CHILDREN'S SERVICES

Episcopal Children's Services helps underserved children in Northeast and Central Florida build a strong foundation for educational success. Working with children from birth to age 5 – the most critical years for cognitive development – ECS's dedicated teachers and staff use curriculums based on the latest research and best practices to help families ensure their youngsters enter school ready to learn.

A recognized leader in early childhood education for more than 50 years, ECS serves over 27,000 children and their families in 14 counties: Baker, Bradford, Clay, Duval, Nassau, Putnam, St John's, **Alachua**, Marion, Lake, Citrus, Gilchrist, Dixie, and Levy. We believe that educating a child not only improves their odds for success but also strengthens the entire community.

ECS programs use a "whole child" approach that helps kids grow intellectually, emotionally and socially. We also provide resources and training to caregivers in order to enhance access to high-quality childcare.



PR-26 Reports (CDBG and CDBG-CV)

To Be Added Before Submission to HUD

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