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Program Year 2025-2026

HUD Annual Action Plan

Third Program Year Under the 2023-2027 HUD Consolidated Plan

City of Gainesville, Florida

Department of Housing & Community Development

Executive Summary

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

1. Introduction

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

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

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

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

The 2025-2026 Annual Action Plan is for the period starting October 1, 2025 - ending on September 30, 2026; and represents the third year in the 2023-2027 Five Year Consolidated Plan. The Annual Action Plan is developed in a manner specified by HUD and the City has followed the prescribed format in completing the plan, which includes conducting public meetings with citizens and stakeholders, consultation with housing and community development organizations and non-profit service providers, and public hearings with the Citizen's Advisory Committee for Community Development (CACCD) and the Gainesville City Commission.

The City's Annual Action Plan (AAP) outlines the proposed use of the CDBG and HOME Programs Funds. The City of Gainesville anticipates a total allocation of \$1,442,129 in CDBG funding and

\$605,269.91 in HOME funding for the 2025-2026 Program Year. Program income for the HOME program is also expected to be available during Program Year 2025 in the amount of \$5,000, bringing HOME funds to \$610,269.91. Funds will be used to support housing and community development activities including, but not limited to, increasing homeownership opportunities, housing rehabilitation, public services, the Community Housing Development Organization (CHDO), and administration of the City's CDBG and HOME Programs. It should be noted that any funding changes to actual HUD allocations secured by an executed agreement will be adjusted per HUD category requirements (Administrative – 20% and CHDO – 15%), with all other changes reflected in City of Gainesville housing programs.

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

It is important to note that although the City's estimated HOME allocation is \$605,269.91, the HUD database, Integrated Disbursement and Information System (IDIS) in which the Annual Action Plan is submitted, does not adjust for the inclusion of partial whole dollars (cents). For the purposes of plan input, the HOME allocation will be rounded down to the nearest whole dollar amount (\$605,269/\$610,269).

2. Summarize the objectives and outcomes identified in the Plan

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

Through the Consolidated Plan Substantial Amendment, the City of Gainesville identified four (4) Priority Needs to be addressed during the 2023-2027 five-year period and six (6) Goals under those priority needs. These goals will continue to be addressed under the 2025-2026 Annual Action Plan. HUD National objectives are to primarily benefit low- and moderate-income persons, prevent or eliminate slum and blight, or to meet urgent community development needs. The priority needs seek to provide decent housing, create a suitable living environment, or provide economic opportunity. Priority needs, objectives, outcomes, and indicators projected to be addressed in 2025-2026 include the following:

Priority Need 1: Affordable Housing

National Objective: Low/Moderate Housing

Objective: Decent Housing

Outcome: Accessibility/ Availability

Indicators:

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

Priority Need 2: Public Services

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

Objective: Create a Suitable Living Environment

Outcome: Accessibility/ Availability

Indicator:

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

Priority Need 3: Neighborhood Revitalization

National Objective: Low/Mod Income Area

Objective: Create a Suitable Living Environment

Outcome: Accessibility/ Availability

Indicators:

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

Priority Need 4: Planning and Administration

National Objective: N/A

Objective: Create or Sustain a Suitable Living Environment

Outcome: Sustainability

Indicator: N/A

3. Evaluation of past performance

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

The City of Gainesville (City) has not yet submitted its Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2025, as the year has not concluded - the report is to be submitted to HUD in December 2025. The upcoming CAPER better will indicate progress made under the second year of the 2023-2027 Consolidated Plan.

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

The information below summarizes progress made on each goal identified in the Consolidated Plan as of publication of the City's most current 2023-2027 CAPER:

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

- Percent complete program year: 0%
- Percent complete strategic plan: 0%

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

- Percent complete program year: 117.9%
- Percent complete strategic plan: 41.8%

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

- Percent complete program year: 66.67%

- Percent complete strategic plan: 20%

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

- Percent complete program year: 73.5%
- Percent complete strategic plan: 14.7%

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

4. Summary of Citizen Participation Process and consultation process

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

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

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

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

Public hearings and meetings/workshops will be held in buildings accessible to all people, and at times and locations convenient to stakeholders and potential beneficiaries of each federally funded program. These public hearings and meetings/workshops will address the needs of the community, particularly those of program-eligible populations. All residents, particularly those low- and moderate-income residents of neighborhoods targeted for the use of CDBG, HOME, or Section 108 funds, will be afforded opportunities to participate in discussions on these programs.

5. Summary of public comments

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

The City of Gainesville will host four (4) public meetings and two (2) public hearings during the citizen participation process for the Annual Action Plan. The top needs in each category are to be identified and will be provided below -

Housing

- *TO BE DETERMINED*

Public Services

- *TO BE DETERMINED*

Public Facilities/Infrastructure

- *TO BE DETERMINED*

Economic Development

- *TO BE DETERMINED*

Other

- *TO BE DETERMINED*

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

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

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

7. Summary

Community Engagement sessions allow citizens to review, discuss and question municipal funding sources, uses, benefits and improvements within neighborhoods utilizing public funds.

It is the responsibility of City staff to not only be knowledgeable but have an ability to interact successfully with citizens to consider and answer questions and provide relevant details and information to encourage respectful and beneficial dialogue.

Citizen concerns are held in the highest regard to allow for appropriate outcomes.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	GAINESVILLE	Department of Housing and Community Development
CDBG Administrator	GAINESVILLE	Department of Housing and Community Development
HOPWA Administrator	<i>Not Applicable</i>	
HOME Administrator	GAINESVILLE	Department of Housing and Community Development
HOPWA-C Administrator	<i>Not Applicable</i>	

Table 1 – Responsible Agencies

Narrative (optional)

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

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

Consolidated Plan Public Contact Information

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

Corey J. Harris, Director

City of Gainesville

Department of Housing & Community Development

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

1. Introduction

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

As a City policy, all weekly Notices of Meetings are available on the City's website and broadcast on Cox Cable's Government Access Channel 12 between scheduled programming. Revisions to the Notice of Meetings may occur at any time permissible and updated on the official bulletin board, the City website, and Cox Channel 12. All notices are published in at least one publication of general circulation, the Gainesville Sun and/or the Gainesville Guardian. Recently, a second newspaper, Mainstreet Daily News, has been added to this list for publication of notices. The City also posts official notifications on the first-floor bulletin board in the lobby of City Hall (200 East University Avenue).

The citizen participation process began with the printed media public notice of the availability of the anticipated PY25/26 CDBG and HOME program funding with the notification provided from all financial sources. The City's process for developing the Annual Action Plan (AAP) includes a formal application process for requesting CDBG and HOME funds.

The Citizens Advisory Committee for Community Development (CACCD) provides valuable input and recommendations to the Gainesville City Commission on annual funding allocations. The CACCD regular workshops and/or regular meetings schedule is on the 3rd Tuesday of each month, at 5:30 p.m. Virtual workshops are held via Zoom, while in-person sessions are held at the Thomas Center, Building "B", Second Floor, Room 201, located at 306 N. E. 6th Avenue, Gainesville, Florida. A public in-person meeting to finalize CACCD funding recommendations was held on Tuesday, June 17, 2025.

Four (4) in-person Public Meetings/Community Engagements are scheduled as follows – Thursday, June 26, 2025, Monday, June 30, 2025, Tuesday, July 1, 2025, and Wednesday, July 2, 2025. Public Hearing notices were published in the *Gainesville Sun*, announcing a 30-day public comment period on the PY25/26 Annual Action Plan. Public Hearings, providing an opportunity for comment on the PY 25-26 Annual Action Plan, are scheduled as follows - **1.** Tuesday, July 15, 2025, at the regular CACCD Meeting - Thomas Center, Building "B", Second Floor, Room 201, located at 306 N. E. 6th Avenue, Gainesville, Florida. **2.** Thursday, July 17, 2025, at the Gainesville City Commission Meeting, City Hall Auditorium 200 East University Avenue - Gainesville, FL 32601.

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

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

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

The City also actively coordinates with the Gainesville Housing Authority to address a multitude of needs within the municipality. Chief among these needs is the provision of affordable housing opportunities for its lowest income residents. Ideally, this is housing located in communities with access to jobs, transportation, healthcare options and social services options.

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

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

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

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CENTER FOR INDEPENDENT LIVING
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Center for Independent Living is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, the Main Street Daily News newspaper and telephone as appropriate. The organization was provided with an opportunity to participate in an April 29, 2025, funding application workshop. In addition, the organization was invited to participate in community engagement meetings on June 26, June 30, July 1-2, 2025, to provide input on priority community needs. ANTICIPATED OUTCOME: Housing Assistance
2	Agency/Group/Organization	ELDERCARE OF ALACHUA COUNTY, INC.
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ElderCare of Alachua County, Inc. is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, the Main Street Daily News newspaper and telephone as appropriate. The organization was provided with an opportunity to participate in an April 29, 2025, funding application workshop. In addition, the organization was invited to participate in community engagement meetings on June 26, June 30, July 1-2, 2025, to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service - Assistance to LMI Seniors

3	Agency/Group/Organization	FAMILY PROMISE CENTER OF GAINESVILLE
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Family Promise Center of Gainesville is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, the Main Street Daily News newspaper and telephone as appropriate. The organization was provided with an opportunity to participate in an April 29, 2025, funding application workshop. In addition, the organization was invited to participate in community engagement meetings on June 26, June 30, July 1-2, 2025, to provide input on priority community needs. ANTICIPATED OUTCOME: Homeless Needs - Families and children
4	Agency/Group/Organization	REBUILDING TOGETHER NORTH CENTRAL FLORIDA
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Rebuilding Together NCF is a CDBG and HOME-funded agency. They were contacted via e-mail, the Gainesville Sun newspaper, the Main Street Daily News newspaper and telephone as appropriate. The organization was provided with an opportunity to participate in an April 29, 2025, funding application workshop. In addition, the organization was invited to participate in community engagement meetings on June 26, June 30, July 1-2, 2025, to provide input on priority community needs. ANTICIPATED OUTCOME: Housing Assistance

5	Agency/Group/Organization	ST. FRANCIS HOUSE, INC.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	St. Francis House (Arbor House <i>and</i> Cold Weather Shelter), Inc., is a CDBG and City of Gainesville General Fund funded Agency and City. <i>St. Francis House (Emergency Shelter) is funded with City <u>General Fund</u> during FY 24-25.</i> They were contacted via e-mail, the Gainesville Sun newspaper, the Main Street Daily News newspaper and telephone as appropriate. The organization was provided with an opportunity to participate in an April 29, 2025, funding application workshop. In addition, the organization was invited to participate in community engagement meetings on June 26, June 30, July 1-2, 2025, to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service: ARBOR HOUSE - Assist women with children; COLD WEATHER SHELTER – Assist families and women with children
6	Agency/Group/Organization	PROJECT MANHOOD YOUTH DEVELOPMENT FOUNDATION, INC.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Project Manhood Youth Development Foundation, Inc. is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, the Main Street Daily News newspaper and telephone as appropriate. The organization was provided with an opportunity to participate in an April 29, 2025, funding application workshop. In addition, the organization was invited to participate in community engagement meetings on June 26, June 30, July 1-2, 2025, to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service Activity - Assistance to LMI at-risk youth
7	Agency/Group/Organization	City of Gainesville Department of Housing & Community Development (HCD)
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HCD administers the allocations of CDBG and HOME funds to implement homeownership and homebuyer assistance programs. HCD partnered with CACCD Advisory Board to facilitate the public process for the allocation of CDBG and HOME program funds. The organization was provided with an opportunity to participate in an April 29, 2025, funding application workshop. In addition, the organization was invited to participate in community engagement meetings on June 26, June 30, July 1-2, 2025, to provide input on priority community needs. ANTICIPATED OUTCOME: Housing Assistance
8	Agency/Group/Organization	NEIGHBORHOOD HOUSING & DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Neighborhood Housing & Development Corporation, Inc. (NHDC), is currently a CDBG and HOME funded agency and is also designated as a CHDO. They were contacted via e-mail, the Gainesville Sun newspaper, the Main Street Daily News newspaper and telephone as appropriate. The organization was provided with an opportunity to participate in an April 29, 2025, funding application workshop. In addition, the organization was invited to participate in community engagement meetings on June 26, June 30, July 1-2, 2025, to provide input on priority community needs.</p> <p>ANTICIPATED OUTCOME: Housing Assistance</p>
9	Agency/Group/Organization	GAINESVILLE HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	<p>Housing Need Assessment</p> <p>Public Housing Needs</p> <p>Market Analysis</p>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The City of Gainesville and GHA continue to work in partnerships to address affordable and homeless housing needs in the community utilizing available resources. The City and GHA also collaborate with the local CoC in efforts to address the overall community goal of providing access to affordable and stable housing, and adequate referrals to resources and assistance to low-income. They were contacted via e-mail, the Gainesville Sun newspaper, the Main Street Daily News newspaper and telephone as appropriate. The organization was provided with an opportunity to participate in an April 29, 2025, funding application workshop. In addition, the organization was invited to participate in community engagement meetings on June 26, June 30, July 1-2, 2025, to provide input on priority community needs.</p> <p>ANTICIPATED OUTCOME: Housing Assistance</p>

10	Agency/Group/Organization	STAR CENTER THEATRE
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Star Center Theatre is a CDBG-funded Agency. They were contacted via e-mail, the Gainesville Sun newspaper, the Main Street Daily News newspaper and telephone as appropriate. An opportunity was provided to participate in an April 29, 2025 funding application workshop. The organization was provided with an opportunity to participate in an April 29, 2025, funding application workshop. In addition, the organization was invited to participate in community engagement meetings on June 26, June 30, July 1-2, 2025, to provide input on priority community needs.</p> <p>ANTICIPATED OUTCOME: Public Service Activity is Assistance to LMI at-risk youth</p>
11	Agency/Group/Organization	Gainesville City Commission
	Agency/Group/Organization Type	Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>A public hearing was held in front of the Board of City Commissioners on July 17, 2025, where Commissioners were consulted on the goals, objectives, and funding recommendations and provided an opportunity to comment on the Draft 2025-2026 Annual Action Plan (AAP).</p> <p>ANTICIPATED OUTCOME: City Commission approval of the proposed housing and community development activities and adoption of the PY25 Annual Plan to allow submittal to HUD by the required deadline.</p>

12	Agency/Group/Organization	BOYS AND GIRLS CLUB OF NE FLORIDA, INC.
	Agency/Group/Organization Type	Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Boys & Girls Clubs of Northeast Florida is a CDBG-funded agency which provides educational and social enrichment activities for at-risk LMI youth. They were contacted via e-mail, the Gainesville Sun newspaper, the Main Street Daily News newspaper and telephone as appropriate. The organization was provided with an opportunity to participate in an April 29, 2025, funding application workshop. In addition, the organization was invited to participate in community engagement meetings on June 26, June 30, July 1-2, 2025, to provide input on priority community needs. ANTICIPATED OUTCOME: Public Service Activity - Assistance to LMI at-risk youth
13	Agency/Group/Organization	EPISCOPAL CHILDREN'S SERVICES
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Episcopal Children’s Services is a CDBG-Funded agency. They were contacted via e-mail, the Gainesville Sun newspaper, the Main Street Daily News newspaper and telephone as appropriate. The organization was provided with an opportunity to participate in an April 29, 2025, funding application workshop. In addition, the organization was invited to participate in community engagement meetings on June 26, June 30, July 1-2, 2025, to provide input on priority community needs.</p> <p>ANTICIPATED OUTCOME: The City will have a better understanding of the educational needs of its children and youth.</p>
14	Agency/Group/Organization	The Hutchinson Foundation
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Hutchinson Foundation is a CDBG and HOME-funded agency. They were contacted via e-mail, the Gainesville Sun newspaper, the Main Street Daily News newspaper and telephone as appropriate. The organization was provided with an opportunity to participate in an April 29, 2025, funding application workshop. In addition, the organization was invited to participate in community engagement meetings on June 26, June 30, July 1-2, 2025, to provide input on priority community needs.</p> <p>ANTICIPATED OUTCOME: New affordable LMI rental housing</p>
15	Agency/Group/Organization	SEVA Care of Alachua
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SEVA Care of Alachua is a CDBG-funded agency. They were contacted via e-mail, the Gainesville Sun newspaper, the Main Street Daily News newspaper and telephone as appropriate. The organization was provided with an opportunity to participate in an April 29, 2025, funding application workshop. In addition, the organization was invited to participate in community engagement meetings on June 26, June 30, July 1-2, 2025, to provide input on priority community needs. ANTICIPATED OUTCOME: Nutritional Support for at-risk LMI populations
16	Agency/Group/Organization	ISKCON of Gainesville
	Agency/Group/Organization Type	Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ISKCON of Gainesville is a CDBG-funded agency. They were contacted via e-mail, the Gainesville Sun newspaper, the Main Street Daily News newspaper and telephone as appropriate. The organization was provided with an opportunity to participate in an April 29, 2025, funding application workshop. In addition, the organization was invited to participate in community engagement meetings on June 26, June 30, July 1-2, 2025, to provide input on priority community needs. ANTICIPATED OUTCOME: Housing Rehabilitation to assist LMI population with rental housing needs
17	Agency/Group/Organization	GIRLS PLACE, INC.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	They were contacted via e-mail, the Gainesville Sun newspaper, the Main Street Daily News newspaper and telephone as appropriate. The organization was provided with an opportunity to participate in an April 29, 2025, funding application workshop. In addition, the organization was invited to participate in community engagement meetings on June 26, June 30, July 1-2, 2025, to provide input on priority community needs.
18	Agency/Group/Organization	GAINESVILLE REGIONAL UTILITIES
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	They were contacted via e-mail, the Gainesville Sun newspaper, the Main Street Daily News newspaper and telephone as appropriate. The organization was provided with an opportunity to participate in an April 29, 2025, funding application workshop. In addition, the organization was invited to participate in community engagement meetings on June 26, June 30, July 1-2, 2025, to provide input on priority community needs.
19	Agency/Group/Organization	OFFICE OF EQUITY & INCLUSION (City of Gainesville)
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	They were contacted via e-mail, the Gainesville Sun newspaper, the Main Street Daily News newspaper and telephone as appropriate. The organization was provided with an opportunity to participate in an April 29, 2025, funding application workshop. In addition, the organization was invited to participate in community engagement meetings on June 26, June 30, July 1-2, 2025, to provide input on priority community needs.
20	Agency/Group/Organization	ALACHUA COUNTY EMERGENCY MANAGEMENT
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	They were contacted via e-mail, the Gainesville Sun newspaper, the Main Street Daily News newspaper and telephone as appropriate. The organization was provided with an opportunity to participate in an April 29, 2025, funding application workshop. In addition, the organization was invited to participate in community engagement meetings on June 26, June 30, July 1-2, 2025, to provide input on priority community needs.
21	Agency/Group/Organization	GIRL SCOUTS OF GATEWAY COUNCIL, INC.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Directly consulted as part of the city's NOFA application process. They were contacted via e-mail, the Gainesville Sun newspaper, the Main Street Daily News newspaper and telephone as appropriate. The organization was provided with an opportunity to participate in an April 29, 2025, funding application workshop. In addition, the organization was invited to participate in community engagement meetings on June 26, June 30, July 1-2, 2025, to provide input on priority community needs.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

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

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

Other Local/Regional/State/Federal Planning Efforts Considered When Preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Task Force for Ending Homelessness	The Keys to Home COC mission overlap with the City of Gainesville's Strategic Plan and Action Plan goals through enhanced coordination between public and private social service providers, as well as community outreach on issues related to homelessness.
Local Housing Assistance Plan	City of Gainesville	The City of Gainesville Housing Assistance Plan (LHAP) includes goals related to affordable housing including new construction and rehabilitation, both of which are identified as goals in the Consolidated Plan and in the PY25/26 Annual Action Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Comprehensive Plan	City of Gainesville	The City's Comprehensive Plan Housing Element contains goals and objectives to assist the private and non-profit housing sector in providing housing for low-income, very low-income, and extremely low-income households which is consistent with the intent of this Action Plan and the City's HUD programs.
PHA Five-Year Plan	Gainesville Housing Authority	The PHA annual plans include increasing access to affordable housing and supporting services to achieve self-sufficiency as goals which align with the City's priorities.
Analysis of Impediments to Fair Housing Choice	City of Gainesville	Analyzes fair housing data, issues and factors contributing to housing discrimination and then identifies goals and priorities to address these issues, including collaboration with other entities.
Housing Equity Plan	City of Gainesville	This plan analyzes impediments to fair housing choice, including any actions, omissions, or decisions taken because of a resident or household's protected class under the FHA or any other arbitrary factor that restricts housing choices or the availability of housing choices. The finalized report, scheduled for completion during the 4 th quarter of 2025, will be further processed for city leadership and City Commission review, discussion and request for acceptance.
Closing the Gap	City of Gainesville	This program provides the opportunity for the city to embark in a comprehensive, systems-change effort towards closing the racial gap in homeownership and involves developing an Equity Profile which identifies patterns of discrimination and presents strategies for furthering racial equity efforts. The finalized report, scheduled for completion during the 4 th quarter of 2025, will be further processed for city leadership and City Commission review, discussion and request for acceptance.

Table 3 – Other Local / State / Regional / Federal Planning Efforts

Narrative (optional)

N/A

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal setting

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

Public Meetings

The City will facilitate four (4) public meetings for residents, housing and homeless partners, and other stakeholders. The public meetings inform residents and stakeholders about the 2025-2026 Annual Action Plan, describes the process, and solicits input on priority community interests and needs. City staff considered places and times convenient for residents and stakeholders, with in-person meetings held in each commission district. 5:30 p.m. to 7:00 p.m. meetings are scheduled as follows - June 26, June 30, July 1 and July 2, 2025.

Public Hearings, providing an opportunity for comment on the content of the 2025-2026 Annual Action Plan are scheduled as follows -
1. Tuesday, July 15, 2025, at the regular CACCD Meeting - Thomas Center, Building "B", Second Floor, Room 201, located at 306 N. E. 6th Avenue, Gainesville, Florida. **2.** Thursday, July 17, 2025, at the Gainesville City Commission Meeting, City Hall Auditorium 200 East University Avenue - Gainesville, FL 32601.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	TO BE DETERMINED	Refer to the summary of public comments in the Executive Summary of this Plan.	All Comments Will Be Accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	TO BE DETERMINED	Refer to the summary of public comments in the Executive Summary of this Plan.	All Comments Will Be Accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	TO BE DETERMINED	Refer to the summary of public comments in the Executive Summary of this Plan.	All Comments Will Be Accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	TO BE DETERMINED	Refer to the summary of public comments in the Executive Summary of this Plan.	All Comments Will Be Accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	TO BE DETERMINED	Refer to the summary of public comments in the Executive Summary of this Plan.	All Comments Will Be Accepted	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>City of Gainesville presented the proposed PY25/26 Annual Action Plan to City Commission. During the presentation, City staff presented the overall funding amounts, steps taken to solicit public feedback, and answered questions from Commissioners and attendees. CACCD chairperson also presented committee funding recommendations.</p>	TO BE DETERMINED	All Comments Will Be Accepted	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Over the one-year period beginning October 1, 2025, and ending September 30, 2026, the City of Gainesville (City) estimates the availability of HUD funds to carry out housing and community development activities and plans to leverage other resources for greater impact. Estimated amounts are dependent on the annual federal program allocations remaining the same. Program income and funds carried over from previous years are also factored into the anticipated amount of funding available. Estimated HUD funding is as follows:

- Community Development Block Grant (CDBG): \$1,442,129
- HOME Investment Partnerships Program (HOME): \$605,269.91

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

The table below represents the remainder of funds expected to be available during the 2023-2027 Consolidated Plan period and the annual allocation for 2025-2026, including HOME program income.

It is important to note that the City's actual HOME allocation is \$605,269.91, however the Integrated Disbursement and Information System (IDIS) in which the plan is submitted HUD does not allow cents in some sections. In those cases, the HOME allocation will be rounded down to

the nearest whole dollar amount (\$605,269).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,442,129.00	0.00	0.00	1,442,129.00	2,600,499.00	The CDBG Entitlement program provides annual grants to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	Public - Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	605,269.91	5,000.00	0.00	610,269.91	1,381,695.00	HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions. It is important to note that the City's actual HOME allocation is \$605,269.91, however the Integrated Disbursement and Information System (IDIS) in which the plan is submitted HUD does not allow cents in some sections. In those cases, the HOME allocation will be rounded down to the nearest whole dollar amount (\$605,269).

Table 5 - Expected Resources – Priority Table

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

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

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

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

FY 2023 Calculations (Most recent available data)

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

% Poverty – 29.72% **\$PCI (<\$26,375) - \$24,300** **Fiscal Distress** – 100%

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

Discussion

On March 11, 2021, President Biden signed the American Rescue Plan (ARP) into law, which provides over \$1.9 trillion in relief to address the continued impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals and businesses.

To address the need for homelessness assistance and supportive services, Congress appropriated \$5 billion in ARP funds to be administered through the Department of Housing and Urban Development's (HUD) HOME Investment Partnerships Program (HOME) to perform four (4) activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. These activities include the following – **1.** Development and support of affordable housing, **2.** Tenant-based Rental Assistance (TBRA), **3.** Provision of supportive services; and **4.** Acquisition and development of non-congregate shelter units.

The City of Gainesville allocation of HOME-ARP funds is \$1,971,610. As a result of thorough outreach and analysis, the City of Gainesville will utilize 85 % (\$1,676,314.15) of its total HOME-ARP allocation towards the development of affordable rental housing. This solutions-based approach is intended to increase affordability for vulnerable and at-risk populations seeking safe, decent housing and diversifying the housing stock to address the need for smaller rental units that can serve homeless adult individuals and households at or below the 30% AMI amongst other qualifying populations. The remaining 15% of funds (\$295,295.85) will be utilized for grant administration.

Using \$1,676,314.15, the City will carry out small-scale development of affordable rental housing to develop fifteen (15) rental units through the redevelopment of existing lots and new construction of scattered site Accessory Dwelling Units (ADU's).

Incorporating ADU's into the rental development activity is an affordable housing solution that is gaining traction across the nation and provides multiple benefits for low-income and vulnerable populations as well as homeowners themselves. Creating affordable units through the construction of ADU's is also a goal in the City's Comprehensive Plan, meaning that land use regulations have already been modified to allow for this type of housing.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2023	2027	Affordable Housing	Citywide	Affordable Housing	CDBG: \$807,000.00 HOME: \$403,951.92	Homeowner Housing Rehabilitated: 40 Household Housing Units
2	Homeowner Assistance	2023	2027	Affordable Housing	Citywide	Affordable Housing	HOME: \$30,000.00	Direct Financial Assistance to Homebuyers: 3 Households Assisted
3	New Construction	2023	2027	Affordable Housing	Citywide	Affordable Housing	CDBG: \$30,000.00 HOME: \$110,791.00	Homeowner Housing Added: 25 Household Housing Units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Service Assistance	2023	2027	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services	CDBG: \$200,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 820 Persons Assisted
5	Planning and Administration	2023	2027	Planning and Administration	Citywide	Planning and Administration	CDBG: \$288,425.00 HOME: \$60,526.99	Other: 0 Other
6	Public Facilities and Infrastructure Improvements (Neighborhood Revitalization)	2023	2027	Non-Housing Community Development	Citywide	Neighborhood Revitalization	CDBG: \$116,704.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,000 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	HOUSING REHABILITATION
	Goal Description	Maintain the existing affordable housing stock through housing rehabilitation of owner-occupied housing units. The rehabilitation of deteriorated housing will support access and availability to decent and affordable housing by alleviating or eliminating hazardous and costly living conditions. The City will also use CDBG funds for housing rehabilitation program delivery activity.
2	Goal Name	HOMEOWNER ASSISTANCE
	Goal Description	Support homeownership opportunities by providing direct financial assistance to potential homeowners for down payment costs.
3	Goal Name	NEW CONSTRUCTION
	Goal Description	Provide affordable housing opportunities through the construction of new affordable units. The City will also use CDBG funds to support new construction program delivery activity.
4	Goal Name	PUBLIC SERVICE ASSISTANCE
	Goal Description	Promote a suitable living environment through funding public service activities including homeless services; elderly services; and at-risk youth services.
5	Goal Name	PLANNING AND ADMINISTRATION
	Goal Description	Operate HUD programs and manage activities to carry out the City's CDBG and HOME grants. Activities include staff salaries, financial responsibility, and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Fair Housing Plan.
6	Goal Name	PUBLIC FACILITIES AND INFRASTRUCTURE IMPROVEMENTS
	Goal Description	Increase access to a suitable living environment for its low-income neighbors through neighborhood revitalization efforts such as streetscaping, sidewalks, utility connections, lighting, and improvements to neighborhood facilities and infrastructure.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Gainesville (City) will undertake various projects during Program Year 2025-2026 focused on providing decent affordable housing, creating a suitable living environment, and expanding economic opportunities for residents. The City will utilize HUD CDBG and HOME grant allocations to carry out activities intended to address priority needs in the community and ensure the greatest impact to beneficiaries.

Projects

#	Project Name
1	Program Administration - CDBG
2	CDBG - Public Services 2025-2026
3	Center for Independent Living of NCF - CDBG
4	Neighborhood Housing and Development Corporation (NHDC) - Program Delivery - CDBG
5	Bright Community Trust, Inc. - CDBG
6	Rebuilding Together North Central Florida (Critical and Emergency Home Repair) - CDBG
7	Rebuilding Together North Central Florida (Weatherization/Home Energy Tune-Ups) - CDBG
8	Bright Community Trust, Inc. - CDBG
9	Gainesville Housing & Development Management Corporation (GHDMC) - CDBG
10	CDBG - City HCD Housing Rehabilitation-Program Delivery
11	CDBG - City HCD Homeowner Housing Rehabilitation
12	CDBG - City HCD House Replacement/Rehab
13	CDBG - City HCD Roof Replacement
14	Neighborhood Revitalization - CDBG
15	Program Administration - HOME
16	Neighborhood Housing and Development Corporation (NHDC) - HOME
17	Rebuilding Together North Central Florida - HOME
18	The Hutchinson Foundation, Inc. - HOME
19	Bright Community Trust - HOME
20	HOME - City HCD Housing Rehabilitation
21	HOME - City HCD House Replacement Program
22	HOME - HCD Down Payment Assistance Program

Table 7 - Project Information

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

Historically, the City has received many proposals to continue support for existing programs, as well as proposals to fund new projects. With requests for support significantly exceeding available resources, the City elects to fund projects that best address the high priority community needs identified in the five-year strategic plan.

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

The priority ranking system is as follows:

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

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

The City will continue to fully utilize its CDBG and HOME funds to assist in meeting underserved needs. Leveraging efforts with public and private funding agencies are also made to supplement federal funds and increase the resources available to address community needs.

AP-38 Project Summary
Project Summary Information

1	Project Name	Program Administration - CDBG
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$288,425.00
	Description	Support operations for the CDBG Program. Funds will be used to support staff who administer the CDBG program, approve outside agency reimbursement requests, prepare and submit drawdown reports for city reimbursements. Also included in this work is the preparation and submission of all HUD required documents including the Annual Action Plan (AAP) and Consolidated Annual Performance and Evaluation Report (CAPER)
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Program administration, compliance, monitoring, financial tracking, and reporting.
2	Project Name	CDBG - Public Services 2025-2026
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$200,000.00
	Description	Promote a suitable living environment through funding public service activities including homeless services; elderly services; and at-risk youth services.

	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	<i>TBD</i> extremely low, low, moderate families/persons or limited clientele.
	Location Description	Citywide
	Planned Activities	Family support, child development, health, nutritional support, academic tutoring and safety programs, meal programs, homeless services.
3	Project Name	Center for Independent Living of NCF- CDBG
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$39,000.00
	Description	The City will fund the construction of wheelchair ramps for persons with disabilities who currently live without proper accessibility in their own homes. Wheelchair ramp recipients will be City of Gainesville residents with disabilities who meet Federal low-to very low-income requirements.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	<i>TBD</i> very-low-to low-income households with disabilities
	Location Description	Citywide
	Planned Activities	ADA Accessibility Ramps
4	Project Name	Neighborhood Housing and Development Corporation (NHDC) - Program Delivery
	Target Area	Citywide

	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$11,000.00
	Description	This is a housing activity that will provide program delivery in support of agency HOME-funded projects to benefit three LMI Households. NHDC will develop affordable homes in the City of Gainesville to be marketed and sold to first-time low-income residents, and be responsible for coordinating components to successful completion - construction, homeowner counseling, loan processing, etc.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist low to moderate income households (Accomplishments will be reported under the HOME activity)
	Location Description	Citywide
	Planned Activities	Program delivery for acquisition, rehabilitation or new construction carried out through the HOME-funded Program.
5	Project Name	Bright Community Trust
	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$20,000.00
	Description	The goal of the project is to assist in the acquisition of land to develop affordable housing for first-time LMI homebuyers.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will utilize HOME funds to complete construction. This project will assist low to moderate (LMI) households (Accomplishments will be reported under the HOME activity)
	Location Description	Citywide
	Planned Activities	Land Acquisition
	Project Name	Rebuilding Together North Central Florida (Critical and Emergency Home Repair) - CDBG

6	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$40,000.00
	Description	Preserve affordable home ownership within the incorporated city limits and help homeowners in need remain safe and healthy in their homes by providing/completing critical and emergency home repairs and accessibility modifications at no cost to those who qualify (LMI households).
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	TBD low-income households
	Location Description	Citywide
	Planned Activities	Housing rehabilitation
7	Project Name	Rebuilding Together North Central Florida (Weatherization/Home Energy Tune-Ups) - CDBG
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$40,000.00
	Description	This program will assist City of Gainesville residents; both homeowners and renters (primarily African American low-income families in east Gainesville, including single mothers with young children, elders on fixed incomes aging in place, veterans), to save energy, water and money via home energy tune-up projects to reduce their utility bills.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	TBD low-income households.
	Location Description	Citywide

	Planned Activities	Housing rehabilitation
8	Project Name	Gainesville Housing Development & Management Corporation (GHDMC) - CDBG
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$50,000.00
	Description	Interior housing rehabilitation/renovation of public housing units to include roofing (ceiling work), drywall, patching, painting, plumbing, HVAC and minor electrical work
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	TBD low-income households
	Location Description	Public Housing Units
	Planned Activities	Housing Rehabilitation
9	Project Name	CDBG - City HCD Housing Rehabilitation-Program Delivery
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$227,000.00
	Description	Program delivery and administration of the housing rehabilitation program including intake of applications, income qualification, and waiting list management, RFP for contractors, inspections, and close-outs.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable - Program Delivery Costs to support City Housing Programs
	Location Description	Citywide

	Planned Activities	Program Delivery
10	Project Name	CDBG - City HCD Homeowner Housing Rehabilitation
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$160,000.00
	Description	The City will ameliorate hazardous conditions and maintain the existing affordable housing stock through the rehabilitation of housing units.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2 low-to-moderate-income households
	Location Description	Citywide
	Planned Activities	Housing rehabilitation
11	Project Name	CDBG - City HCD House Replacement/Rehab
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$175,000.00
	Description	The City will ameliorate hazardous conditions and maintain the existing affordable housing stock through rehabilitation which may lead to replacement.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1 low-to-moderate-income household
	Location Description	Citywide
	Planned Activities	Rehabilitation and direct financial assistance for temporary relocation costs.

12	Project Name	CDBG - City HCD Roof Replacement
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$75,000.00
	Description	The City will maintain the existing affordable housing stock by providing emergency roof repairs for low-income households.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Assist 3 low-income households
	Location Description	Citywide
	Planned Activities	Housing rehabilitation
13	Project Name	Neighborhood Revitalization
	Target Area	Citywide
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$116,704.00
	Description	This project will address a variety of community needs to improve neighborhoods via City of Gainesville Public Works and Infrastructure Improvements.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	3,000 low-to-moderate individuals and households
	Location Description	Citywide.
	Planned Activities	Streetscaping, sidewalks, utility connections, lighting, and improvements to neighborhood facilities and infrastructure.

14	Project Name	Program Administration - HOME
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	HOME: \$60,526
	Description	Support operations for the HOME Program. Funds will be used to support staff who administer the HOME program, approve outside agency reimbursement requests, prepare and submit drawdown reports for city reimbursements. Also included in this work is the preparation and submission of all HUD required documents including the Annual Action Plan (AAP) and Consolidated Annual Performance and Evaluation Report (CAPER)
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Program administration, compliance, monitoring, financial tracking, and reporting.
15	Project Name	Neighborhood Housing and Development Corporation (NHDC) - CHDO
	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	HOME: \$90,791.00
	Description	Funds will be used for acquisition, construction or rehabilitation of housing that will be offered for purchase to eligible low-income homebuyers in the City of Gainesville.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	TBD low-to-moderate income households

	Location Description	Citywide
	Planned Activities	New Construction
16	Project Name	Rebuilding Together North Central Florida
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	HOME: \$60,000.00
	Description	This project will provide rehabilitation to extremely low or low-income homeowners, disabled residents, and/or veterans. Project will be located within the incorporated city area.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	TBD income-qualified low-income household
	Location Description	Citywide.
	Planned Activities	Housing rehabilitation
17	Project Name	Bright Community Trust
	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	HOME: \$60,000.00
	Description	The goal of the project is to assist in the construction of new affordable units for availability to LMI individuals and families.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	TBD low-income households
	Location Description	Citywide.
	Planned Activities	New Construction

18	Project Name	HOME - City HCD Housing Rehabilitation
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	HOME: \$128,952
	Description	The City will ameliorate hazardous conditions and maintain the existing affordable housing stock through the rehabilitation of housing units.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2 low-to-moderate income households
	Location Description	Citywide
	Planned Activities	Housing Rehabilitation
19	Project Name	HOME - City HCD House Replacement Program
	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	HOME: \$175,000.00
	Description	Homes that are inspected and deemed to be ineligible for rehabilitation due to the cost of rehabilitation compared to the value of the home will be re-built through this program.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1 low-to-moderate-income household
	Location Description	Citywide
	Planned Activities	New construction
20	Project Name	HOME - HCD Down Payment Assistance Program
	Target Area	Citywide

	Goals Supported	Homeowner Assistance
	Needs Addressed	Affordable Housing
	Funding	HOME: \$30,000.00
	Description	The City will support access to affordable housing and homeownership opportunities by providing down payment assistance to homebuyers, alleviating costs of purchasing a home. NOTE: The project budget includes \$5,000 of program income in addition to the budgeted amount from the annual HOME allocation.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1 low-income households
	Location Description	Citywide
	Planned Activities	Direct financial assistance to first-time homebuyers

AP-50 Geographic Distribution – 91.220(f)

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

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

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

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

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

providers, and adjacent and regional government entities to identify needs in the target area.

Discussion

N/A

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	47
Special-Needs	20
Total	67

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	25
Rehab of Existing Units	40
Acquisition of Existing Units	2
Total	67

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

Discussion

N/A

AP-60 Public Housing – 91.220(h)

Introduction

The Gainesville Housing Authority (GHA) serves the City of Gainesville. GHA owns and operates 466 public housing units in eight developments. The developments are Caroline Manor (28 units), Eastwood Meadows (50 units), Forest Pines (36 units), Lake Terrace (100 units), Oak Park (101 units), Pine Meadows (80 units), and Sunshine Park (70 units). Woodland Park phase II is under development and will bring an additional 144 units online in 2027. GHA also administers over 1,500 housing vouchers including Section 8 Housing Choice Vouchers, HUD-VASH vouchers, Family Unification Program vouchers, Emergency Housing vouchers, and Project Based vouchers.

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

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

In PY25/26, GHA will continue to efficiently manage its public housing units and acquire or develop new units through GHDMC as opportunities arise. GHA will also ensure that housing choice vouchers are used to maintain the number of affordable and decent rental units in the private rental market and will apply for additional housing choice vouchers should funds become available through HUD. To this aim GHA is moving forward with the phase II construction of Woodland Park, as well as working with development partners to redevelop the Oak Park development. GHA and City were successful in obtaining a Choice Neighborhood Planning grant from HUD and will be wrapping up the two-year planning grant in early FY 26.

The City will continue its down-payment and closing cost assistance programs to assist public housing residents who seek to become homeowners. In addition, the City does plan to work with GHDMC during Program year 2025-2026 and will continue to review GHA's annual plans for consistency with the City's Consolidated Plan. The City will continue to coordinate with GHA regarding their plans to develop, redevelop and modernize GHA's project-based housing communities.

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

The Gainesville Housing Authority completed a five-year 2020-2025 Strategic Business Plan intended to improve upon its mission to provide “performance-driven, customer focused sustainable business”. The plan re-evaluated the agency’s mission and goals and challenged the agency to accomplish even more. GHA will update the Strategic Business plan for 2025-2030 with the goal of continuing to improve the overall efficiency of the agency. This will include the active involvement of residents, Housing Choice voucher participants, GHA leadership and stakeholders in the development of the new Strategic Business plan.

These plan goals aim to improve management and operations of public housing units and increase access to essential services and programs benefiting public housing residents.

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

GHA is committed to continuing the Job Training and Entrepreneurship (JTE) Program for its public housing and Section 8 Housing Choice Voucher clients. The JTE Program assists housing residents to attain financial independence through education, training, and employment through increased resident involvement. In FY 25 GHA constructed the ELITE Force Job Training center in Pine Meadows community. The center will offer job training, GED, trade certificates and other programs for residents and the broader Gainesville community

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

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

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

Discussion

N/A

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

Introduction

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

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

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

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

- 1.** The City continues to support daily operations, programs, facilities maintenance, and capital improvements at GRACE Marketplace. That facility provides low barrier emergency shelter and social services to the area's homeless community. GRACE is operated by the Alachua County Coalition for the Homeless and Hungry, Inc. (ACCHH), a private, nonprofit organization.
- 2.** The City has entered into an agreement with a private company called Block by Block (BBB), to operate a Downtown Ambassadors program. Many of the Downtown Ambassadors are specially trained in outreach and service referral to homeless persons, which is a major part of BBB's activities. Since December 2024, when BBB began work in Gainesville, they have been particularly successful in connecting homeless persons with housing, transportation, and healthcare services.
- 3.** The City, the Alachua County, and several other community organizations are currently developing plans to provide permanent supportive housing units through the purchase and adaptive reuse of several buildings.
- 4.** The City, through its Fire Rescue Department, coordinates with several other agencies to implement the Community Resource Paramedicine Program.
- 5.** The City funds a Family Reunification Program. Through this program, a local social service provider can offer homeless persons the opportunity to travel by bus, for free, to family or friends in other areas.
- 6.** Other community goals to address homelessness are increased participation and funding of programs such as mental health services, HMIS, Coordinated Entry, outreach to homeless persons, outreach to

landlords and a bus pass program for homeless people working with a case manager.

7. The City hosts a regular information-sharing meeting with all City, County, and private agencies that work with homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

One of the City's strategies for preventing and reducing homelessness is to assist non-profit service providers in obtaining additional funding sources for emergency shelter. The City's strategies also include continued support of the Cold Night Shelter Program during the coldest winter months.

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

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

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

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

The City is also involved in several projects to increase the number of affordable units and thereby

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

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

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

Discussion

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

All others discharged from public institutions are managed through the Gainesville Housing Authority or the Alachua County Housing Authority, which are the two Public Housing Authorities (PHAs) that operate in the City of Gainesville.

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

Introduction:

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

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

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

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

During the preparation of its Housing Equity Plan (an update to the Analysis of Impediments to Fair Housing), a public poll asked about the greatest barrier to fair and equitable housing in the City of Gainesville. The overwhelming response at 71% was *Not In My Back Yard* (NIMBY) syndrome.

A final compiling of the Housing Equity Plan and Closing the Gap documents is expected to be completed

by the end of this fiscal year for city leadership review and discussion.

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

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

The City re-evaluates and adopts an Affordable Housing Incentive Plan as part of the Local Housing Assistance Plan (LHAP) for its SHIP program and has an Affordable Housing Advisory Committee (AHAC) that must review policies established and adopted by the City Commission. Gainesville's Affordable Housing Incentive Plan contains the following incentives: expedited permitting; ongoing review process; reservation of infrastructure capacity for housing for low- and very-low-income persons; preparation of an inventory of locally owned public lands suitable for affordable housing; support of affordable housing development near transportation hubs, major employment centers and mixed-use developments; allowance of accessory residential units in residential zoning districts; allowance of flexibility in densities for affordable housing; reduction of parking and setback requirements for affordable housing; allowance of flexible lot configurations, including zero lot line configurations, for affordable housing; and modification of tree mitigation requirements.

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

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

To increase housing affordability in Gainesville, the plan provides the following three (3) strategies and

thirteen (13) sub-strategies:

Diversify Funding Sources

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

Increase Zoning Flexibility with a Focus on Accessory Dwelling Units

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

Increase Equity by Promoting Permanent Affordability

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

As part of the recent Comprehensive Plan Housing Element update, the City continues to examine a broad range of existing rules, regulations, ordinances, codes, policies, procedures, permits, fees and charges that could serve as barriers to the provision of affordable housing and proposed solutions to address those barriers.

Discussion:

N/A

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

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

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

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

Actions planned to foster and maintain affordable housing

Affordable housing is a challenge faced nationwide. It is important for a community to foster and maintain affordable housing to keep the housing market balanced and fair. The City will continue its commitment to furthering fair housing and maintaining affordable housing and anticipates that its Housing Equity Plan (an update to the Analysis of Impediments) to assess affordable housing and fair housing issues in accordance with HUD regulations will be completed by the end of Fiscal Year 2025. The assessment will include a comprehensive review of administrative policies and zoning ordinances to ensure they do not

2025-2026 Annual Action Plan

interfere with affordable housing efforts.

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

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

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

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

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

Activities proposed in the 2025-2026 Annual Action Plan demonstrate continued efforts to provide decent housing for vulnerable populations, including the homeless, elderly and homeowners with a severe cost burden by: providing funding for housing rehabilitation and homeownership activities; supporting social service organizations that provide temporary housing, transitional housing and counseling services to the homeless population and to those at risk of becoming homeless; and supporting social service organizations to help make their services to low income families more affordable, thereby reducing the cost burden.

Actions planned to reduce lead-based paint hazards

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

The City also consults with the Florida Department of Health in Alachua County to receive updates on

lead-based paint compliance and regulations and data specifically focused Gainesville-Alachua County.

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

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

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

Actions planned to reduce the number of poverty-level families

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

Intentional Planning

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

Building and Maintaining Partnerships

The City will continue to coordinate with its trusted partners and nurture long-standing relationships with organizations providing pivotal programs and services to Gainesville's poverty-level families and

households including low-income, homeless, and special needs populations.

Providing Essential Programs and Services

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

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

Actions planned to develop institutional structure

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

changes in the number of poverty-level families in the City.

The City of Gainesville's Department of Housing and Community Development (HCD), serves as the lead entity in carrying out the Consolidated Plan and Annual Action Plan along with various public, private, and non-profit agencies. HCD works closely with the City Manager, Chief Operating Officer, and City Commissioners to ensure coordination in implementing programs. The City has developed sufficient capabilities for implementing and administering programs in-house, strengthening coordination between all agencies. Ongoing collaboration between local, county, and state agencies is important in successfully carrying out the goals and objectives identified in the Consolidated Plan and Annual Action Plan and to properly address community needs. The City of Gainesville will continue to engage in coordination efforts between governmental agencies operating within the City and continue support for institutional efforts to address long-term challenges in the region.

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

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

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

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

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

PUBLIC SECTOR

The City will coordinate with Code Enforcement, the Gainesville Community Reinvestment Area (GCRA), Department of Sustainable Development - Planning Department, Facilities Management, Florida Department of Health - Alachua County, Gainesville Regional Utilities, Office of Equity and Inclusion, Office

of Strategic Planning, Parks, Recreation and Cultural Affairs, Public Works Department, and Regional Transit System.

The City has also committed its efforts to utilize CDBG Cares Act (CDBG-CV) funds to support City-led services which continue efforts to minimize the impacts of the COVID-19 pandemic. Working with Gainesville Fire Rescue, several community-centered projects (Community Resource Paramedicine, Brothers-in-Action, Community Health Outreach, Risk Reduction Bureau, Youth Resilience & Well-Being Collaboration and Impact GNV) address and tieback to several unintended outcomes of the pandemic – exacerbated health issues, increased unemployment, job training, youth gun violence, etc.

NON-PROFIT AGENCIES

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

PRIVATE SECTOR AND OTHERS

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

GAINESVILLE HOUSING AUTHORITY

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

Discussion:

N/A

Program Specific Requirements

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

Introduction:

The following addresses the program specific requirements for the Annual Action Plan. It includes information regarding the Community Development Block Grant (CDBG), and HOME Investment Partnership Program (HOME).

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

HOME funds are utilized in the application of the City of Gainesville (the City) Comprehensive Housing Programs, which include Down Payment Assistance (DPA), Major Homeowner Rehabilitation and the Rental Rehabilitation Programs. HOME funds are provided to eligible applicants as direct assistance.

The City uses the following recapture provisions in all HOME funded mortgages and liens. Direct Assistance is provided as a soft second, deferred payment, zero interest loan. The mortgage lien document includes a HOME affordability period requirement and HUD recapture language formula.

- All first-time homebuyers purchasing a property utilizing HOME DPA funds will receive direct purchase assistance. Buyers receiving direct assistance are required to sign a Note and Mortgage. The mortgage will be a recorded lien placed against the property with repayment due at the time of sale or maturity of the first mortgage lien. No resale provisions will apply. Affordability period will be based on the amount of direct assistance received by the buyer.
- The Down payment Assistance program restrictions on the property shall terminate upon foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD. To the extent that there are any proceeds from the foreclosure or other sale of the property by HUD remaining after the HUD insured loan is paid, the remaining net proceeds shall be paid to the City of Gainesville.
- The amount due to the Lender is limited to the net proceeds, if any. If the net proceeds are not sufficient to recapture the full amount of Down payment Assistance Program funding invested plus allow Buyers to recover the amount of Buyer's equity and capital improvement investment, including, but not limited to cases of foreclosure or deed-in-lieu of foreclosure, then the minimum HOME affordability will prevail.
- Net proceeds consist of the sales prices minus loan repayment, other Major Rehabilitation, Program closing costs and other related project costs. If the net proceeds of the sale are insufficient to fully satisfy the amounts owed, the City of Gainesville may not personally seek or obtain a deficiency judgment or any other recovery from the Borrower and/or Seller of the property. No resale provisions will apply.

Recapture of the loan may be repaid to the Major Rehabilitation funding program based on the percentage of the financing provided to the project, as applicable. If there are no net proceeds, the City of Gainesville will receive no share of net proceeds. No resale provisions will apply. In the event of foreclosure or deed in lieu of foreclosure of Prior Security Deed or assignment of the first mortgage to the Secretary of Housing and Urban Development, any provisions in the HOME

mortgage or any provisions in any other collateral agreement restricting the use of the property or otherwise restricting the homeowner's ability to sell the property shall have no further force or effect. Any person (including his/her successors or assigns) receiving title to the property through a foreclosure or deed in lieu of foreclosure of a Prior Security Deed shall receive title to the Property free and clear from such restrictions. No resale provisions will apply.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

The mortgage lien document includes a HOME affordability period requirement and HUD recapture language formula. All first-time homebuyers purchasing a property utilizing HOME DPA funds will receive direct purchase assistance. Buyers receiving direct assistance are required to sign a Note and Mortgage. The mortgage will be a recorded lien placed against the property with repayment due at the time of sale or maturity of the first mortgage lien. No resale provisions will apply. Affordability period will be based on the amount of direct assistance received by the buyer.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not Applicable.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not Applicable.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not Applicable.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not Applicable.

The City of Gainesville complies with all federal regulations governing the use of HOME funds for homebuyer assistance and for rehabilitation of owner-occupied single-family housing including compliance with homeownership limits per 24 CFR 92.254(a)(2)(iii) which is 95 percent of the median area purchase price, and recent changes to this rule that take effect September 1, 2025. The Department of Housing & Community Development utilizes the most current HOME program maximum subsidy limits to determine if the cost of a home meets the per unit guideline for funding assistance.

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

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

Attachments

**ALL PUBLIC NOTICES WILL BE ATTACHED TO THE FINAL DOCUMENT PRIOR TO
SUBMISSION TO HUD**

Citizen Participation Comments

**ALL COMMENTS RECEIVED DURING COMMUNITY ENGAGEMENTS AND PUBLIC
HEARINGS WILL BE ACCEPTED AND INCLUDED IN THE FINAL DOCUMENT PRIOR
TO SUBMISSION TO HUD**

Grantee Unique Appendices

***To be updated with OFFICIAL newspaper documentation which supports the
publication of related ads***

Grantee SF-424's and Certification(s)

To be added to final documentation prior to HUD submission



HOME-ARP ALLOCATION PLAN

Produced By: Florida Housing Coalition



City of
Gainesville

WHAT'S INSIDE:

NEEDS ASSESSMENT
GAPS ANALYSIS
FUNDING PROPOSAL

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Introduction

Background

On March 11, 2021, President Biden signed the American Rescue Plan (ARP) into law, which provides over \$1.9 trillion in relief to address the continued impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses. To address the need for homelessness assistance and supportive services, Congress appropriated \$5 billion in ARP funds to be administered through the Department of Housing and Urban Development's (HUD) HOME Investment Partnerships Program (HOME) to perform four activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. These activities include: (1) development and support of affordable housing, (2) tenant-based rental assistance (TBRA), (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units.

ARP authorized HUD to allocate HOME-American Rescue Plan (HOME-ARP) funds to states, units of general local government, insular areas, and consortia of units of general local government that qualified for an allocation of HOME funds in Fiscal Year (FY) 2021, pursuant to section 217 of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended (42 U.S.C. 12701 et seq.) ("NAHA"). On April 8, 2021, HUD allocated HOME-ARP funds to 651 grantees using the HOME formula established at 24 CFR 92.50 and 92.60.

The City of Gainesville's HOME-ARP allocation is \$1,968,639. These funds must be used to reduce homelessness and increase housing stability for qualifying populations. Qualifying populations include:

- Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302(a));
- At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(1));
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary;
- In other populations where providing supportive services or assistance under section 212(a) of the Act (42 U.S.C. 12742(a)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability; and
- Veterans and families that include a veteran family member that meet one of the preceding criteria.

Consultation

Describe the consultation process including methods used and dates of consultation:

The City of Gainesville recognizes that consultation is important to support evidence-based solutions and intentional planning. The city was sure to comply with all regulatory guidelines governing HOME-ARP funds, including Notice CPD-21-10: *Requirements of the Use of Funds in the HOME-American Rescue Plan Program* (the Notice). The city consulted a multitude of stakeholders including those required under the Notice, such as:

- The CoC serving the jurisdiction's geographic area,
- Homeless service providers,
- Domestic violence service providers,
- Veterans' groups,
- The public housing agency,
- Public agencies that address the needs of the qualifying populations, and
- Public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

For all processes involving the administration of funds through the U.S. Department of Housing and Urban Development (HUD), the city follows consultation and public participation criteria outlined in its approved Citizen Participation Plan (CPP). The city's CPP encourages input from the community and public participation, emphasizing involvement by low and moderate-income persons of the Gainesville community, particularly those living in the targeted areas. The Plan also encourages comments and participation from all city residents, including minorities, non-English speaking persons, and individuals with disabilities. For the purposes of the HOME-ARP Allocation Plan, consultation and public participation focused on receiving input from qualifying populations, as defined above, and related service providers.

All stakeholders required to be consulted were invited to participate virtually via the FHC Connect platform which offers multiple ways to engage and provide input. Through this project specific site, stakeholders were provided the opportunity to complete a priority needs survey, a quick poll regarding gaps in the homeless services delivery system, exchange ideas related to HOME-ARP funding priorities, and ask questions about the city's HOME-ARP special allocation or its

administration of HUD programs. Although the survey was open to the public, many respondents were providers serving HOME-ARP qualifying populations. Input was solicited through this method from June 30, 2022, through August 31, 2022.

Stakeholders were also consulted directly via phone interviews where discussions involved soliciting input on the housing and service needs of the qualifying populations, identifying gaps in the housing inventory and homeless services delivery system, and revealing resources available for assisting qualifying populations. The consultation process involved the service organization and its clientele. Direct consultations took place during August 2022.

The city makes every effort to hear from neighbors and service providers when determining funding priorities and implements a hybrid approach to consultation by conducting both on-site and virtual engagement. Consultation was ongoing June – September 2022.

In addition, stakeholders were consulted directly through interviews. Six organizations, representing the key agencies providing services to the city's qualifying populations, were consulted to provide feedback on priority needs of the service population. All providers were given the opportunity to share thoughts on unmet needs and propose solutions for addressing such within the bounds of HOME-ARP regulations. Providers were also asked to share thoughts regarding gaps in the housing inventory and service delivery system.

The Gainesville Housing and Community Development Department finds it equally important to ensure collaboration inter-departmentally. Staff representing several city departments were involved in regular planning meetings. Departments consulted included: 1) Communications Office; 2) Gainesville Fire Rescue; and 3) Sustainable Development, Planning Division. In addition, special councils were consulted including the Citizen's Advisory Committee for Community Development (CACCD), the City Commission General Policy Committee, and the Affordable Housing Advisory Committee (AHAC).

The data received from service providers, city departments, and special committees helped to inform the funding priorities identified in this plan.

List the organizations consulted:

Agency/Org. Consulted	Type of Agency/Org	Method of Consultation	Feedback
Created Gainesville	Sex Trafficking/Exploitation	Direct Interview	Lack of emergency non-congregate shelter and transitional housing beds, as well as case management resources and general affordable housing for those under 50% AMI.
United Way of North Central Florida/North Central Florida Alliance for the Homeless and Hungry	CoC Lead Agency/Collaborative Applicant	Direct Interview	Lack of capacity with homeless service providers, especially for rental assistance programs. Great need to expand permanent supportive housing.
GRACE Marketplace	Homeless Service Provider	FHC Connect Survey	Development of affordable rental housing is most needed, followed by non-profit operating and capacity building funds
Gainesville Housing Authority	Public Housing Authority	Direct Interview	Need for more affordable rental development, housing navigations and case management support

Alachua County Housing Authority	Public Housing Authority	Direct Interview and FHC Connect Survey	Need for more affordable rental development and landlord incentives to accept vouchers/TBRA as well as case management to sustain housing
Peaceful Paths Domestic Abuse Network	Domestic Violence Shelter	FHC Connect Survey	TBRA most needed, as well as development of affordable rental housing, paired with expansion of case management and housing location supportive services
Partnership for Strong Families, Inc.	Child Welfare Service Organization	Direct Interview	Need affordable housing developed for young adults ages 18-23 who have aged out of foster care and receive a housing stipend from the state of FL
Center for Independent Living of North Central Florida	Persons with Disabilities Service Organization	Direct Interview	Need for the development of more affordable housing units that are ADA compliant. Need for expanded support services to help people apply for benefits and locate housing.
ElderCare of Alachua County	Elderly Service Organization	Direct Interview and FHC Connect Survey	Need for non-profit operating to cover utilities of center, affordable housing for aging population not needing ALF or NH care yet. Development

			of affordable senior housing is needed, need for case management and benefits applications assistance
St. Francis House, Inc.	Homeless Services Families with Children	FHC Connect Survey	Top three priorities: Tenant-Based Rental Assistance (TBRA) Development of Affordable Rental Housing Supportive Services
Family Promise of Gainesville Florida, Inc.	Homeless Service Provider and Affordable Housing Developer	FHC Connect Survey	Top three priorities include: Development of Affordable Rental Housing Non-Profit Operating Funding (only 5% of total funding is eligible) Supportive Services
Art Studios of Grace, Grace Presbyterian Church, Gainesville	Community Building Organization	FHC Connect Survey	Top three priorities include: Development of Affordable Rental Housing Acquisition and Development of Non-Congregate Shelter Tenant-Based Rental Assistance (TBRA)
Alachua Habitat for Humanity	Affordable Housing Developer	FHC Connect Survey	Top three priorities include: Non-Profit Operating Funding (only 5% of total funding is eligible) Non-Profit Capacity Building (only 5% of total funding is eligible and only for organizations that serve homeless populations)

			Tenant-Based Rental Assistance (TBRA)
Three Rivers Legal Services, Inc.	Fair Housing Legal Services	FHC Connect Survey	Top three priorities include: Tenant-Based Rental Assistance (TBRA) Non-Profit Operating Funding (only 5% of total funding is eligible) Supportive Services
Girl Scouts of Gateway Council	Community Builder, Education and Children's Services	FHC Connect Survey	Top three priorities include: Supportive Services Development of Affordable Rental Housing Tenant-Based Rental Assistance (TBRA)
Gainesville Alumni Association	Neighborhood Organization, Education and Children's Services	FHC Connect Survey	Top three priorities include: Acquisition and Development of Non-Congregate Shelter Development of Affordable Rental Housing Tenant-Based Rental Assistance (TBRA)

Summarize feedback received and results of upfront consultation with these entities:

Through participation in the *FHC Connect* Priority Needs Survey and direct consultation, providers serving qualifying populations provided the following feedback:

- Lack of Permanent Supportive Housing and affordable housing, especially for single adults.
- Lack of provider capacity to offer rapid rehousing type programs, which is an opportunity for capacity building and non-profit operations funding.

- Lack of emergency shelter options for those fleeing Human Trafficking in need of a short-term safe place immediately.
- Of 600 people served in a 12-month period through Human Trafficking providers, 75% of them need some sort of financial housing assistance.
- The Continuum of Care will have an increased responsibility with managing new HOME-ARP projects within their HMIS and Coordinated Entry, additional support is needed at the Continuum of Care level to support these functions.
- There should be an effort to coordinate Human Trafficking training to all Continuum of Care providers, this is an opportunity for capacity building among providers.
- Among the Domestic Violence and Human Trafficking providers, Tenant-Based Rental Assistance and Support Services were the most desired and effective interventions to support housing stability.
- Case Management and housing navigation services are needed to support the Domestic Violence and Human Trafficking populations.

Each provider interviewed indicated support for funding activities that will provide increased access to Permanent Supportive Housing, including the development of new affordable rental housing.

Public Participation

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

In accordance with HUD regulations, the City of Gainesville made the following information available to the public during the development of the HOME-ARP Allocation Plan:

- The amount of HOME-ARP allocation the city will receive, and
- The range of activities the city may undertake.

Below represents dates information was made available to the public:

- ***Date(s) of public notice:*** The city published multiple public notices to solicit input on its HOME-ARP special allocation and to notify the public and stakeholders of plan availability for public comment and the public hearing date.
 - ***Community Engagement Public Notices:*** The 6th, 13th, 20th, 21st, 27th, and 28th of July 2022.
 - ***Comment Period Public Notice:*** November 18, 2022
- ***Public comment period:*** November 18 – December 8, 2022
- ***Date(s) of public hearing:*** December 6, 2022

Describe the public participation process:

The City of Gainesville is diligent about carrying out public participation activities in accordance with its HUD approved Citizen Participation Plan. Throughout the development of the HOME-ARP Allocation Plan, the City of Gainesville complied with all applicable fair housing and civil rights requirements and procedures for effective communication, accessibility, and reasonable accommodation for underserved and marginalized populations, including individuals with disabilities and limited English proficient (LEP) residents. To support inclusion and provide meaningful access to participation, all print materials and digital platforms used to solicit input were formatted for accessibility and city staff were available to receive and comply with any requests for accommodation.

The city implemented a robust public participation process intended to solicit meaningful input to inform the use of its HOME-ARP dollars. The city makes every effort to hear from neighbors and service providers when determining funding priorities and implements a hybrid approach to community participation by conducting both on-site and virtual engagement. To ensure the planning process was inclusive, all print materials and digital platforms used to solicit input were formatted for accessibility and city staff were available to receive and comply with any requests for accommodation.

Additionally, during the months of June-August 2022, city staff presented on HOME-ARP at several meetings to solicit input from stakeholders. On-site engagement events included:

HOME-ARP On-Site Public Participation		
1	AHAC Meeting	July 12, 2022
2	General Policy Committee Meeting	July 14, 2022
3	CACCD Workshop / Public Meeting	July 19, 2022
4	Community Meeting	July 27, 2022
5	Community Meeting	August 3, 2022

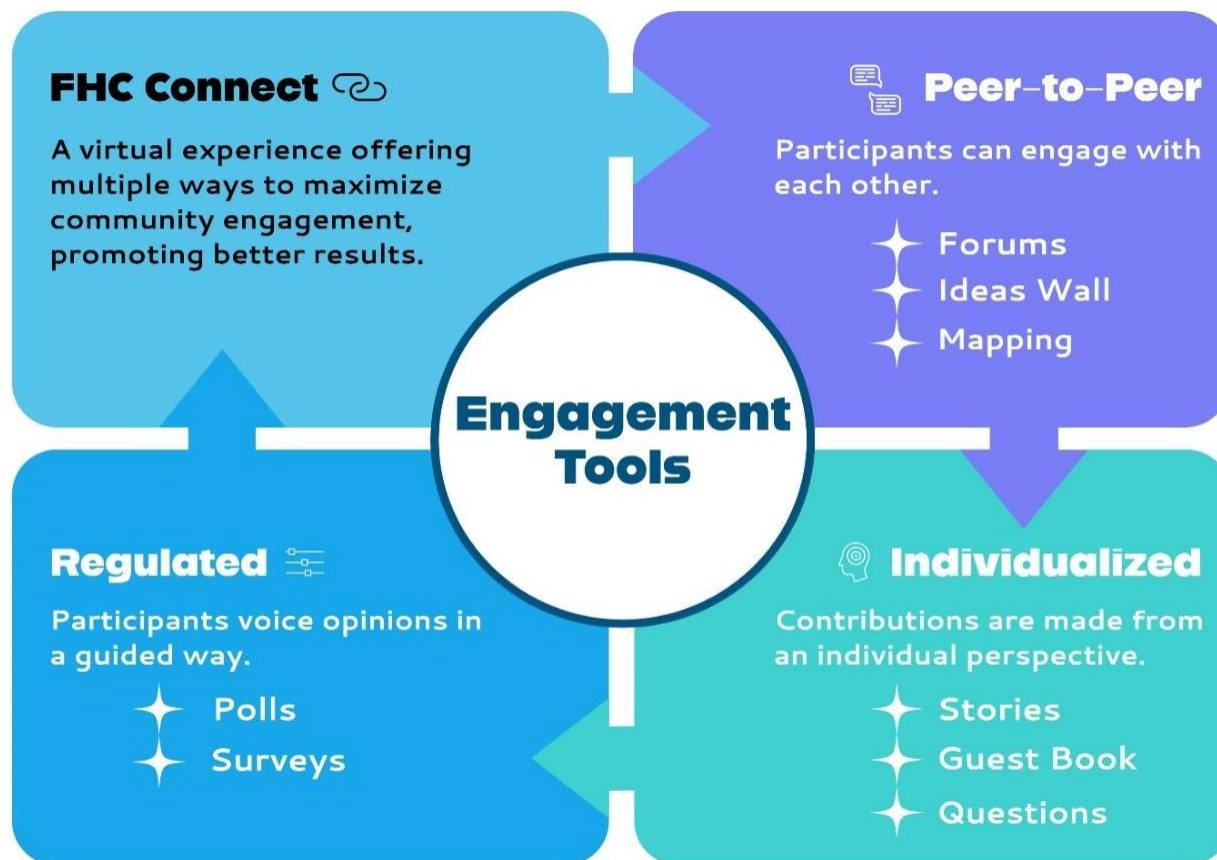
Virtual community engagement methods were also used to gather input from the public and stakeholders on unmet needs of qualifying populations and to discuss effective uses of HOME-ARP funds. The city started by hosting a virtual CACCD workshop/public meeting on June 28, 2022, followed by direct consultations with service providers and the launch of a virtual engagement platform offering multiple tools for gathering input.

Describe efforts to broaden public participation:

Traditional methods of outreach often unintentionally exclude underserved populations, particularly the qualifying populations of focus under the HOME-ARP program. The city recognized this and committed to making changes to its planning process with the intentions of eliminating barriers to participation. While the city complied with federal citizen participation regulations, a key effort made to broaden participation was launching the *FHC Connect* virtual experience in addition to holding meetings at a physical location.

FHC Connect utilizes current technology to meet the increasing demand for virtual presence. Outreach has changed, particularly since the pandemic, and *FHC Connect* is a progressive outreach method for maximizing citizen participation. This unique virtual experience is an all-in-one community engagement platform offering a set of comprehensive tools and widgets to collect stakeholder input and data. The platform allowed residents and stakeholders to engage in a variety of ways through a webpage dedicated to the city's HOME-ARP program. In addition, the platform complies with Web Content Accessibility Guidelines (WCAG), offers convenience, and the ability to engage at a comfortable pace. These features often increase participation by marginalized populations.

Available features of *FHC Connect* include:



The city also broadened public participation efforts by facilitating community engagement forums to discuss affordable housing. Forums took place on May 9, 2022; June 1st, 4th, and 25th 2022 and September 24, 2022.

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

The *FHC Connect* virtual platform garnered a large portion of the feedback received through public participation efforts. Overall, *FHC Connect* resulted in 262 visits of which 192 were aware (visited at least one page), 85 were informed (viewed, downloaded, visited, or contributed), and 26 engaged (contributed, participated, or posted).

There were 60 visitors and 22 contributors to the priority needs survey, primarily providers serving qualifying populations. When asked to rank in order of importance housing activities most needed to decrease homelessness, creation of new affordable rental housing ranked in the top two.

Below summarizes additional feedback received from the priority needs survey:

- Lack of funding for increased services.
- Lack of units to provide shelter.
- Lack of awareness about services.
- Non-profit capacity building, acquisition and development of non-congregate shelter, and development of affordable rental housing were ranked among the top needs to effectively decrease homelessness.
- Job readiness, housing counseling, life skills training, and homeless prevention services were ranked among the top supportive services needed to decrease homelessness.
- Scattered sites, hotel/motel rooms, and conversion of existing congregate shelters were ranked as the top ways to develop and provide non-congregate shelter.
- Rehabilitation of existing units, creation of new affordable rental housing, and permanent supportive housing were ranked as the rental housing activities most needed to decrease homelessness.
- For the long term, creating new affordable housing is critical. Until that exists, we need stopgap funding for agencies provided housing-related crisis services. COVID has had an outsized impact on staff, reserve funds, capacity, and ability to grow.
- While not as visible, homelessness prevention and improving the quality of the current affordable housing should be priorities.
- There is a need for dedicated counselors who maintain, establish, and cultivate relationships with rental property owners and managers to ensure access to housing, who work to ensure those entities follow city ordinance and applicable law.
- Where people are able to go to sleep at night affects their ability to handle any other aspects of their lives. HUD and municipalities should prioritize the construction and logistics needed to get everyone to safe, decent housing every night.
- Free busing program, subsidized daycare (including night option) for working mothers, food distribution points away from downtown.
- There should be buy-in from those individuals receiving assistance in the form of the required payment plan or volunteer hours.

- Consider community gardens, housing for artists at risk of homelessness.
- Socioeconomic and racial inequality are commonplace in both local neighborhoods and schools. Funds should be used to revitalize East Gainesville affordable living to spur economic development which will create a sense of involvement for the community.

Summarize any comments or recommendations not accepted and state the reasons why:

All comments and recommendations were accepted during the public participation process and incorporated into the HOME-ARP Allocation Plan as appropriate. See attached for comments received and responded to during the public comment period on the draft allocation plan.

2025 UPDATE

On May 22, 2025, the City of Gainesville received notification from HUD of an increase of \$2,971.00, to its original 2021-2022 HOME-ARP agreement. These additional funds will be used to support the current HOME-ARP project – the redevelopment of existing city-owned lots, along with the construction of Accessory Dwelling Units (ADUs). As such, this was discussed during Community Engagement Sessions and Public Hearings as noted below:

HOME-ARP On-Site Public Participation		
1	Community Meeting	June 26, 2025
2	Community Meeting	July 30, 2025
3	Community Meeting	July 1, 2025
4	Community Meeting	July 2, 2025
5	CACCD Workshop / Public Hearing	July 15, 2025
6	City Commission Presentation / Public Hearing	July 17, 2025

NOTE: This increase in funds is included in the total appearing in the chart on page 29.

Needs Assessment and Gaps Analysis

Homelessness is a particularly troublesome and complex issue that plagues communities across the nation. Often, persons experiencing homelessness face multiple and overlapping challenges, which presents real challenges to local jurisdictions, social service providers, and Continuums of Care (CoC) working to address homelessness. This reality is no different in the City of Gainesville. Beyond persistent challenges in addressing the varied needs of individuals, the region faces an increasingly expensive housing market. The economic realities of the housing market at the time this plan was written imposes constant pressure on the supply of housing, particularly for those most vulnerable to homelessness and qualifying populations.

A primary approach to addressing homelessness is to take proper inventory of the scale of the issue. This is done through data analysis, outreach, and consultation with stakeholders to assess the individual needs of qualifying populations. By doing so, not only does the city have a better understanding of needs for the homeless, but service and housing providers will also have greater insight into the particular needs of the homeless and other qualifying populations.

In order to accurately represent the needs of Gainesville's qualifying populations, the city conducted a needs assessment and gap analysis utilizing both quantitative and qualitative data. From resources including the Point-in-Time Count, Housing Inventory Count, and HUD Five-Year Consolidated Plan, the city was able to determine the number of sheltered and unsheltered individuals experiencing homeless on a single night and every other year. Also, the Housing Inventory Count provides an inventory of existing provider programs within the Continuum of Care that provide beds and units dedicated to serve people experiencing homelessness. From the Five-Year Consolidated Plan, the city was able to gather data on the current inventory of rental units affordable to households at risk of homelessness (at or below 30% of AMI) and the number of rental units affordable to households at 50% AMI.

Ultimately, the needs assessment and gaps analysis revealed that for the homeless population, there is currently a surplus of beds for family households with at least one child and there is a lack of beds for adult households without children. Additionally, data told us that out of a total of 29,455 rental units in the city, only 1,545 rental units are affordable to households at risk of homelessness.

The analysis also revealed several gaps in the homeless delivery system that are detailed in this section but include: 1) access to available, affordable units; 2) access to services; 3) education and awareness; 4) sufficient standardized policies; 5) agency coordination; 6) landlord participation; and 7) data accuracy.

See the full needs assessment and gaps analysis detailed below.

Homeless Needs Inventory and Gap Analysis - Table 1

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	152	N/A	148	N/A	26								
Transitional Housing	29	13	0	N/A	74								
Permanent Supportive Housing	0	N/A	104	N/A	904								
Other Permanent Housing	0	N/A	0	N/A	0								
Sheltered Homeless						83	248	81	59				
Unsheltered Homeless						39	546	54	57				
Current Gap										+142	N/A	-294	N/A

Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

Housing Needs Inventory and Gap Analysis - Table 2

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	29,455		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	1,545		
Rental Units Affordable to HH at 50% AMI (Other Populations)	5,460		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		6,665	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		2,875	
Current Gaps			- 2,535

Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS); 3. City of Gainesville 2018-2022 Consolidated Plan

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

- ***Homeless as defined in 24 CFR 91.5***

General Homelessness:

According to the 2022 Point in Time (PIT) Count completed by the Continuum of Care on January 25th, 2022, a total of 925 individuals experienced homelessness on this specific night with 63% (587 individuals) being unsheltered. This is the highest PIT count in the past 5 years. The majority (65%) of the homeless population identifies with being male. Less than 5% identified as Hispanic/Latino in ethnicity, where 52% identified as white and 42% identified as being black in regard to race. Just over 5% identified with multiple races. Twenty-four percent (223 people), of the individuals were experiencing chronic homelessness, meaning they have a disability and have been homeless for at least 12 months over the past three years. One-hundred and seventy individuals, of which 142 were unsheltered also disclosed they are living with a serious mental illness. Upon looking at the CoC System Performance Measure Data submitted to HUD for 2021, 1,198 individuals were served in the 12-month reporting period either through an emergency shelter or transitional housing. First-time homelessness was reported among 1,039 individuals going through the homeless and housing crisis response system in 2021.

Single Adults

The majority of the homeless population within the Gainesville area are single adults without children. As of the 2022 PIT count data, there were 794 individual adults identified as homeless, 31 of them being young adults between the ages of 18-24 while the other 763 were over 24 years of age. The gender makeup included 30% female, 69% male, and less than 1% (4 people) identifying as Gender Non-conforming. A total of 4% identified as Hispanic/Latino. The racial breakdown of this population included 55% white, 39% black, and 5% identifying with multiple races. Chronic homelessness was the highest among single adults, with 209 individuals meeting the criteria for chronicity.

Family Homelessness

Families consisting of at least one adult over the age of 18 and one child under 18 accounted for 33 households on the PIT night. The average family size for those experiencing homelessness among this group is 3.6 individuals. There were 76 children under the age of 18 in these households, 7 people between the ages of 18-24, and 39 people over the age of 24. A total of 61% of individuals in these households were female, while the remaining 39% were male. Ten individuals, 8%, identified as Hispanic/Latino regarding ethnicity. The racial breakdown of these households shows that 61% identify as Black/African American, 31% identify as White, and 7% identified with multiple races. There were 3

households totaling 13 people who met the criteria for being considered chronically homeless.

Youth Homelessness

According to the 2022 PIT data, there were 49 youth under the age of 18 living on their own, 24 of whom were living in unsheltered situations. The majority, 78% identified as male. No one in this category identified as Hispanic/Latino and there was an equal representation of those identifying as White and those identifying as Black, with 50% represented for each race. One youth identified as being chronically homeless

Veteran Homelessness

There was a total of 135 homeless veterans with 39 in emergency shelter, 42 in transitional housing, and 54 unsheltered. There were no families with children where the head of the household identified as a veteran. Less than 1% of veterans identified as Hispanic/Latino in ethnicity and 64% identified as white, and 33% identified as black in race. Twenty-four veterans were considered chronically homeless.

▪ ***Risk of Homelessness as defined in 24 CFR 91.5***

As of the 2021 Emergency Rental Assistance Program Treasury Demographic Report, a total of 3,230 households were assisted in Alachua County. All of these households were and may continue to be at risk of homelessness due to inadequate income and the cost of housing. An average of \$3,003 was spent to prevent homelessness per household by either covering costs related to rental assistance or arrears, and utilities assistance or arrears. With 1,039 individuals reporting their first episode of homelessness in 2021, (HUD CoC System Performance Measures), it is presumed their first experience with homelessness could have been avoided through expanded resources for homelessness prevention. This group of 1,039 individuals experiencing first-time homelessness is also a good indicator of the individuals falling into homelessness for which homelessness could have been prevented. The Department of Education data on doubled-up families; meaning the count of families that are forced to live together in inadequately sized housing to accommodate their families due to a lack of financial resources, indicated 635 Alachua County School children counted for doubled-up living situations.

▪ ***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

The 2022 PIT data revealed that 116 people were survivors of domestic violence, with 57 of those individuals being unsheltered on the night of the PIT count. Also, through consultation with the major victim services providers, Created Gainesville, they served over 600 individuals over the past 12 months through their assistance with sexual

exploitation services, all of which needed some type of housing assistance, whether it be relocation assistance, financial assistance, or legal assistance.

▪ ***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice***

Access to data is limited for “other populations” as defined by the HUD Notice, however the city used the most recent available data to describe the characteristics of other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability.

○ *Other Families Requiring Services/Housing Assistance to Prevent Homelessness -*

In accordance with the HUD Notice, this population is defined as households (i.e., individuals and families) who have previously been qualified as “homeless”, are currently housed due to temporary or emergency assistance, including financial assistance, services, temporary rental assistance or some type of other assistance to allow the household to be housed, and who need additional housing assistance or supportive services to avoid a return to homelessness.

According to the city’s most recent Consolidated Plan, there are 5,460 rental units affordable to households at 50% AMI and 2,875 renter households at 30%-50% AMI with one or more severe housing problems. This indicates a lack of affordable rental housing and hazardous living conditions. Data is limited, but there is a correlation that suggests low-income individuals and families lacking a suitable living environment may have experienced homelessness at one point. These households are vulnerable to housing instability and could return to homelessness without assistance.

Table 1 above, Homeless Needs Inventory and Gap Analysis, also indicates the city has 471 homeless persons sheltered through emergency shelters, transitional housing, or permanent supportive housing. Those individuals and families currently housed in emergency shelters or through transitional housing are vulnerable to returning to homelessness without additional housing assistance or supportive services.

○ *At Greatest Risk of Housing Instability -*

In accordance with the HUD Notice, this population is defined as: 1) households having annual income that is less than or equal to 30% of the area median income and experiencing severe cost burden; or 2) having annual income that is less than or equal to 50% of the area median income and meets at least one condition of the definition of “At Risk of Homelessness”, including living in housing that has characteristics associated with instability and an increased risk of homelessness, or

living in a single-room occupancy or ‘efficiency’ apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 persons reside per room.

According to the city’s most recent Consolidated Plan, there are 8,324 cost-burdened households and 7,660 severely cost-burdened at 30% AMI, putting these households at risk of housing instability. There are 1,545 rental units affordable to households at 30% AMI (At-Risk of Homelessness). Renters have a greater rate of cost burden than owners.

In addition, data from the Consolidated Plan indicates that 12,855 (27%) of all households in Gainesville experienced at least one of the four severe housing problems. For the income category 0-30% AMI, 6,665 rental households (65%) of the 10,250 households within that income cohort have a severe housing problem. For the income category 30-50% AMI, 2,875 rental households (60%) of the 4,775 households within that income cohort have a housing problem. A total of 565 households are overcrowded in the City of Gainesville. Overcrowding affects households at all income levels, however extremely low-income (0-30% AMI) and low-income (30-50% AMI) households experience overcrowding at a higher rate than other income categories.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):

Shelter

Upon the most recent homeless housing inventory completed by the CoC in January 2022, a total of 326 emergency shelter beds were available to the community, with 23 of those beds being in non-congregate shelter settings, the other 303 beds were all congregate in setting. According to the 2022 PIT count, 282 of the 326 year-round beds were utilized showing a shelter utilization rate of 87%. The lower utilization rate for emergency shelters can be explained by covid and needing to make accommodations for social distancing in congregate shelter settings to some extent. This community also has an additional 108 seasonal beds and another 1,128 overflow beds designated to compensate for extreme weather and high shelter need times.

Supportive Services

Throughout the direct consultations with local organizations serving those nearing or experiencing homelessness, victim service providers, and PHAs, there was a general consensus that supportive services for housing location and case management to sustain housing are not provided to the extent needed. Specifically mentioned among a few providers were supportive services, specifically, for care navigation and intensive case management services for permanent supportive

housing programs. Providers shared that there needed to be more resources dedicated to supportive services for serving all of the qualified populations. Specifically mentioned multiple times was the difficulty in locating affordable housing suitable for the qualifying populations due to conditions imposed on the rental market directly related to the pandemic and there is little to no resources to fund supportive service helping the qualifying populations with navigation of service systems and housing location assistance.

Tenant-Based Rental Assistance

Renters are struggling to find affordable rental units and cost-burdened renters are one unexpected expense away from homelessness. Existing rental assistance programs, such as the Section 8 Housing Choice Voucher Program, public housing, and programs available to homeless persons through the CoC and its partners, are overextended with either long or closed waiting lists. Gainesville Housing Authority (GHA) administers over 1,580 vouchers. The need for rental assistance far exceeds GHA's capacity as there are 15,229 low-income (0-80% AMI) cost-burdened renters (7,124 extremely low-income, 4,255 low income, and 3,850 moderate-income). Cost-burdened renters include 3,140 small related and large related households.

The special needs population includes the elderly, persons with disabilities, persons with substance use disorders, and public housing residents. The growing number of persons with special needs require affordable housing since some of them are unable to work or have lower earning potential. To enable special needs persons to live independently they may also require accessible housing and/or permanent supportive housing. There are 1,024 elderly low-income renter households that are cost-burdened and 4,020 low-income renter households with a disabled member have a housing problem and require housing assistance. The market characteristics for general TBRA described above also substantiate the need for this type of program.

Permanent Supportive Housing

The results of the 2022 HIC showed that there are 1,008 slots for Permanent Supportive Housing. Of those, the majority, 904, are dedicated to being used for veterans only, leaving only 104 slots for the general chronically homeless population who are not veterans. Again, upon the most recent PIT count night, there were at least 223 individuals on that night experiencing chronic homelessness and needing permanent supportive housing. This illustrates, at a minimum, a gap of 120 additional PSH slots. Permanent Supportive Housing "slots" does not guarantee there are appropriate affordable rental units for these participants to choose from in the community. As indicated in the Housing Needs Inventory and Gap Analysis Table above, there are already limited units available for 30% or below AMI-earning households. These PSH slots are competing for these same, limited units. Expanding the number of affordable units for those earning 30% AMI and below would improve efficiency among the existing PSH programs, allowing participants to find appropriate permanent rental housing more quickly and providing options suiting an array of needs associated with ADA compliance.

Affordable Housing

Detailed in the above Housing Needs Inventory and Gap Analysis Table, units for those earning 30% AMI and below are the greatest need and have the fewest availability with only 1,545 units currently dedicated to this group and an additional need of 5,120 units dedicated to this income range. According to the same table, the number of units dedicated to those households earning between 30-50% AMI should be sufficient when compared to need, it is really the ELI population needing additional affordable housing units.

Describe the unmet housing and service needs of qualifying populations:

- ***Homeless as defined in 24 CFR 91.5***

The primary unmet needs among those meeting the homeless definition established in 24 CFR 91.5 include: 1) lack of access to affordable, decent housing for people below 30% AMI; 2) lack of resources supporting long term rental subsidies for those below 30% AMI; and 3) lack of resources supporting case management assisting with navigating and sustaining permanent housing options, including support staff and assessment staff for the Coordinated Entry System.

- ***At Risk of Homelessness as defined in 24 CFR 91.5***

The primary unmet needs among those at risk of homelessness include: 1) lack of resources for financial assistance covering rental and utility arrears; 2) landlord-tenant mediation and legal services; and 3) vouchers and TBRA programs providing long-term rental subsidies.

- ***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

The primary unmet needs for those fleeing DV and sexual exploitation situations include: 1) financial assistance to help with relocation, rent and utility payments and Deposits; 2) resources for case management services; and 3) resources for emergency shelter beds either through single-site or scattered-site hotels.

- ***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice***

Cost burden is the primary issue to housing stability for “other populations” and the unmet needs include: 1) lack of affordable housing; and 2) access to support services to promote housing stability. In addition, seniors (62+) and those with disabilities, who the city has included in the definition of “other populations”, typically have limited, fixed incomes not high enough to accommodate their needs associated with living independently and aging in place. The primary unmet needs for these populations include: 1) funding for rehab of

existing housing to make it more accessible; 2) funding for case management; and 3) support staff providing some in-home support and health care services.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

Homelessness is a multi-faceted and challenging issue at the individual-, family-, and community-level. In its current incarnation, the housing inventory and service delivery system in the City of Gainesville for persons experiencing homelessness and qualifying populations is primarily centered on emergency shelter and short-term assistance.

Beyond emergency shelter, the institutional service delivery system includes rent and utility assistance to persons experiencing homelessness, as well as a broad range of supportive services available to address alcohol and substance abuse disorders, child-care needs, education and workforce training needs, healthcare at a free or reduced cost, and mental health counseling. There are also food banks operating in the service delivery system that provide free meals to persons experiencing homelessness.

Although the delivery system in the city features significant investment and service options, the Continuum of Care outlined a set of goals in the 2020 Action Plan to address gaps in the shelter and housing inventory and service delivery system. Goals are intended to address the following gaps:

Access to available, affordable units:

The demand for housing far outweighs the supply of available housing units, in particular permanently affordable units. Wait list for public housing units, Housing Choice Vouchers, and permanent supportive housing are lengthy, exacerbating homelessness and continuing to put vulnerable populations at-risk. With dignity village coming to a close, the need for additional units will be even greater to re-house individuals.

Access to services:

For qualifying populations access to transportation to and from services is a major barrier. There are not enough resources to expand mobile clinic operations and not enough organizational and staff capacity to operate such clinics if mobile services were to increase. Without transportation many homeless or at-risk individuals are unable to be provided shelter or benefit from supportive services.

In addition, lack of funding has prevented the expansion of services through organizational capacity building. There is a need for additional providers citywide to address the demand for services. Under the current delivery system, any loss of providers could also result in loss of beds and/o loss of additional funding sources.

Education and awareness:

Findings from past community-based planning efforts revealed that many individuals are unaware of housing or service programs available to assist them. It has been indicated that more outreach and education is necessary not only for qualifying populations to understand what options are available but also to enhance public awareness of homelessness.

Sufficient standardized policies:

Though the CoC operates and complies with local, state, and federal funding requirements members identified the need to develop and implement CoC-wide standards to enhance service delivery and ensure care is provided through coordinated systems.

Agency coordination:

Non-profit organizations serving qualifying populations operate on limited budgets and are not guaranteed permanent funding, therefore it is necessary to ensure funds are directed appropriately to effectively decrease homelessness. Coordination amongst funders will identify common priority needs leading to more impactful solutions being funded.

Landlord participation:

Lack of landlord participation is increasingly becoming a significant barrier to affordable housing, particularly for qualifying populations. Creating a better relationship with landlords and helping to reassure them of the benefits of participation is critical to maintaining affordable housing. Providing incentives will assist in overcoming contributing factors related to the loss of landlord participation.

Data accuracy:

Often, the needs of vulnerable populations remain unmet due to inaccurate, outdated, and unavailable data. To address homelessness, the extent of it must be measured and accurately represented. Creating a coordinated system for data collection from service providers would help to better identify and raise awareness about the priority needs of qualifying populations.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:

To further refine the definition of “other populations” the city has opted to include the elderly, 62+ in accordance with HUD’s definition, and individuals with disabilities. Through direct consultation with ElderCare of Alachua County and Disability service organizations, it was

revealed that those with disabilities or those needing to age in place with limited financial and social resources, living independently is not an option. There are not many units that are ADA compliant and affordable for someone on a fixed income reliant on SSI or SSDI alone. At times, people needing in-home healthcare either fall into homelessness, end up with family or friends, or are advanced to an even higher level of care, like an assisted living or nursing home facility due to the lack of independent, affordable and accessible housing and lack of supports to keep people in their homes, aging in place. According to the city's most recent Consolidated Plan, of the low- and moderate-income disabled households in Gainesville, 5,985 (70%) have one or more of the four housing problems defined by HUD.

Identify priority needs for qualifying populations:

Priority needs, in order of importance for all qualifying populations combined are: 1) the need for the development of accessible and affordable rental housing for persons with extremely low income, specifically bedroom units for adult couples and single adults; 2) financial assistance to help attain and sustain affordable rental housing; and 3) support services funding for housing location and system navigation as well as case management.

Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:

To accurately determine the level of need and the gaps in the shelter and housing inventory and service delivery systems a comprehensive analysis was necessary to include a review of data presented in the plan as well as consideration of information presented through other relevant resources. Level of need and gaps were determined through:

Needs Assessment and Gaps Analysis

The city utilized the Homeless Needs Inventory and Gap Analysis table and the Housing Needs Inventory and Gap Analysis table to better understand and determine what the homeless profile looks like in Gainesville, including the number of sheltered and unsheltered homeless and whether there was a need for beds. Findings identified a surplus of family beds and a lack of beds for single adults. Data also revealed a large availability of beds targeted for veterans, specifically permanent supportive housing beds. The non-homeless housing inventory table helped the city determine a gap in affordable rental housing, primarily for the extremely-low- income category, which are most at-risk for homelessness.

In addition, the plan describes the size and demographics composition of qualifying populations in the City of Gainesville, which is imperative to know when determining priority needs as this information helps inform projects, funding amounts, and whether preferences are necessary.

Priority Needs Survey

Surveying stakeholders is a primary tool used to determine level of need and gaps. From survey results, the city was able to analyze specific data points including which eligible activities are thought to effectively decrease homelessness and benefit qualifying populations. The survey also ranked priority needs, which in turn were incorporated into the plan and analyzed to determine strategies for the use of HOME-ARP funds.

Direct Consultation

Consultation with stakeholders, specifically providers serving qualifying populations, enabled the city to analyze data from a different perspective. Through this lens, priority needs that would otherwise be overlooked, were brought to the attention of the city impacting how the level of need and gaps were identified. Consultations resulted in several needs being identified that were not revealed through the Needs and Gap Analysis or survey.

Review of Current Programs and Activities

Determining need and gaps goes beyond qualitative and quantitative data analysis. It is also necessary to review what programs currently exist in the community to address the needs of qualifying populations and what activities are currently being funded. From looking at this information, the city was able to determine: 1) if there were unmet needs remaining and where those gaps existed; 2) if there are sub-categories of qualifying populations that have higher needs; 3) what eligible activities will have maximum impact in addressing unmet needs; 4) how much funding is needed to address unmet needs; and 5) how to effectively leverage resources.

Local, State, and Federal Resources

Based on the data and information gathered and incorporated into this plan, development of affordable rental housing was determined to be a high need. Though the city has received this special allocation of HOME-ARP dollars, leveraging of resources may be necessary to carry out projects of this size. The city completed a review of available local, state, and federal resources to determine if development of rental housing was an option that could become a successful strategy in addressing the needs of qualifying populations.

Organizational Capacity

A review of organizational capacity helped the city determine gaps in the service delivery system. Many organizations serving qualifying populations stated that they have experienced staffing issues, have a lack of funding to administer increased programs and services, and one revealed that it may be stepping down from its role in rapid re-housing activities. This information was considered when determining level of need and gaps.

HOME-ARP Activities

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

For the purposes of its HOME-ARP activities, in cases where the city must solicit services from developers, service providers, or contractors, local, state, and federal procurement guidelines will be followed, specifically in accordance with 24 CFR Part 85. All purchases or solicitations for services will be handled fairly and in a manner that encourages full and open competition. Depending on the type of service being procured and the dollar amount involved, the city will use either: 1) small purchase procedures; 2) sealed bids; 3) or competitive proposals.

When soliciting applications for funding the city issues a Notice of Funding Availability (NOFA) and implements the following process:

1. The city releases the NOFA, which identifies the amount of available funding, eligible activities, location, and deadline for applicants to submit proposals.
2. The city hosts an online applicant workshop to provide guidelines and answer questions related to the NOFA.
3. Housing and Community Development (HCD) staff score and vet applications/proposals and determine funding recommendations based on established selection criteria.

If the city determines the use of a sub-recipient is necessary to carry out any of its HOME-ARP programs or activities, at its discretion, the city may designate a qualified and responsible entity to this role or solicit proposals from multiple organizations. The city will utilize an inter-agency agreement or sub-recipient agreement, as applicable, to ensure activities are carried out in accordance with federal regulations.

Describe whether the PJ will administer eligible activities directly:

The city's Housing and Community Development Department intends to remain the lead agency responsible for the administration of its HOME-ARP allocation and related eligible activities. The city is proposing to develop affordable rental units and may designate a sub-recipient or solicit proposals from qualified applicants to provide property management or master-leasing services. Sub-recipients will be obligated to comply with all federal regulations pertaining to the HOME and HOME-ARP programs but ultimately the HCD Department will be directly responsible for

oversight, monitoring, and reporting as well as other applicable program administration requirements.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

The city will not pre-award any portion of its HOME-ARP administrative funds to a sub-recipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan.

Use of HOME-ARP Funding

Funding Allocation Plan			
	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 0		
Acquisition and Development of Non-Congregate Shelters	\$ 0		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 1,676,314.15		
Non-Profit Operating	\$ 0	0 %	5%
Non-Profit Capacity Building	\$ 0	0 %	5%
Administration and Planning	\$ 295,295.85	15 %	15%
Total HOME ARP Allocation	\$ 1,971,610.00		

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

The city’s determination for use of funds is directly informed by the priority needs identified from the gap analysis and community engagement efforts. The needs assessment and gaps analysis revealed several patterns of unmet needs for qualifying populations in the City of Gainesville, in

particular the need for additional beds for individual adults and additional affordable rental units targeted towards households at or below 30% AMI.

The majority of the homeless population within the Gainesville area are single adults without children. As of the 2022 PIT count, there were 794 individual adults identified as homeless, 31 of them being young adults between the ages of 18-24 while the other 763 were over 24 years of age.

In addition, qualitative data from consultation and public participation indicated a strong need for access to affordable rental units. Nearly 100% of participants and service providers engaged in consultation listed development of affordable rental housing as one of three top priority needs.

As a result of this analysis, the city will utilize 85% of its total HOME-ARP allocation towards the development of affordable rental housing. This solutions-based approach is intended to increase affordability for vulnerable and at-risk populations seeking safe, decent housing and diversifying the housing stock addresses the need for smaller rental units that can serve homeless adult individuals and households at or below 30% AMI, amongst other qualifying populations.

The remaining 15% of funds will be utilized for grant administration.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

To determine activities that will have the greatest benefit to qualifying populations in the City of Gainesville, it is imperative to consider the existing housing profile. Current shelter resources show 326 emergency shelter beds available, of which only 23 are located in non-congregate shelter settings. The shelter utilization rate is 87%, with the lower rate being attributed to accommodating social distancing throughout the COVID-19 pandemic. The city also has the capacity to expand beds by nearly 72% through additional seasonal and overflow beds. Based on these characteristics, there is not an identifiable need for shelter expansion.

Further, analysis of gaps in the housing inventory and service delivery system stated access to affordable units, access to services, and landlord participation as major barriers for Gainesville's qualifying and vulnerable populations. Lengthy wait lists for public housing units and vouchers exacerbates homelessness and continues to put vulnerable populations at-risk. Additionally, limited access to transportation and lack of landlord participation means decreased access to services or permanent affordable housing options.

The data mentioned above, along with feedback received during the consultation process provided the rationale to fund the development of affordable rental housing. The city's strategy is to develop rental units and pair that activity with features such as master-leasing and mentor programs to help with access to services and landlord participation. In addition to meeting the immediate housing needs of its qualifying populations by increasing access to affordable units, the city's approach to

development of rental housing offers several other benefits including: 1) supports long-term affordability and permanent housing; 2) addresses the need for smaller rental units (1- 2 bedroom) to house individuals; 3) supports inclusion with scattered site housing; 4) diversifies the housing stock; 5) supports equitable development; and 6) promotes consistency with comprehensive plan and consolidated plan goals.

HOME-ARP

Production Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

The city has \$1,673,343.15 available to carry out small scale development of affordable rental housing and is proposing to develop approximately fifteen (15) rental units through redevelopment of existing lots and new construction of scattered site Accessory Dwelling Units (ADU's). The intention is to utilize all units to house individuals meeting one or multiple qualifying populations as defined in the Notice, however no more than 30% of the total units assisted with HOME-ARP funding will be occupied by low-income households not meeting a qualifying population.

The proposed production goal is an estimate based on current costs of construction and is subject to change with the market. The city will closely monitor fluctuations in pricing and may have to adjust production goals accordingly.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

The city intends to decrease homelessness and provide housing stability for qualifying populations through the development of decent, safe, and sanitary rental housing. The city's strategy is to increase access to housing units for its most vulnerable populations through redevelopment of existing city-owned lots along with new construction of ADU's.

The city's redevelopment strategy will mitigate slum and blighted conditions, restore the existing affordable housing stock, increase access to affordable units, and decrease the number of individuals experiencing homelessness throughout the city. The approach includes redeveloping existing structures formerly used as relocation homes by HCD rehabilitation clients. Funds will be leveraged for the demolition of these homes, which have previously been determined to be unsuitable for rehabilitation, and each lot will be reconstructed using HOME-ARP dollars. To maximize the number of affordable rental units created, the city will consider several housing options including single-family, duplex, townhome, condominiums, and ADU's intended to house qualifying populations.

Incorporating ADU's into the rental development activity is an affordable housing solution that is gaining traction across the nation and provides multiple benefits for low-income and vulnerable populations as well as homeowners themselves. Creating affordable units through the construction of ADU's is also a goal in the city's Comprehensive Plan, meaning that land use regulations have already been modified to allow for this type of housing. The city has recently seen a rise in interested residents wanting to construct ADU's and has issued nearly 40 permits since its

inception. This strategy is a great way to champion affordable housing efforts while addressing the unmet needs of qualifying populations.

The ADU component involves construction on the existing lots being redeveloped or allows for participation by local homeowners willing to construct a unit on their property. To incentivize homeowners to participate, the city will underwrite either a portion of construction costs or fully fund the project. The city will partner with local qualified and experienced architects to design three (3) ADU floorplans which will be available to homeowners to choose their preference.

The city will coordinate with the Planning Division and internal legal team to identify and determine the best model for administering the ADU component and to develop policies, terms, and criteria for the program. Period of affordability agreed to by the homeowner may be a factor in determining assistance amounts, however all units will maintain a period of affordability no less than 15 years. Homeowner participants will be subject to terms and conditions to maintain compliance with local, state, and federal requirements, including lien placement on the home. The city will use its current HOME recapture guidelines for the ADU program, reviewing and revising as necessary to comply with HOME-ARP regulations.

In addition, the city will pair its rental strategy with master-leasing. Qualifying populations are often discriminated against for not having reliable income, for having a housing voucher, or for having previous evictions on their records. Implementing a master leasing strategy can eliminate discrimination barriers and significantly increase access to affordable housing for qualifying populations.

The city's rental development goals address the priority needs identified in this plan by:

- Increasing affordable permanent supportive housing options for qualifying populations.
- Creating units to address the need for smaller (1–2-bedroom) units.
- Providing the potential to pair qualifying populations with mentors/sponsors for better access to services.
- Increasing landlord participation in affordable housing programs.
- Promoting inclusive/integrated housing options as units will be scattered site.
- Diversifying the city's housing stock supporting fair housing choice.
- Supporting equitable development throughout the city.
- Providing stability to both the property owner and the tenant through master leasing.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

The city will not give preference to one or more qualifying populations or a subpopulation due to the high demand for access to affordable housing for all vulnerable residents. Not giving preference allows the city to address the immediate needs of individuals meeting a qualifying population as the need arises. All qualifying populations eligible applicants will be placed on a waitlist in chronological order.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Not applicable.

Referral Methods

The City of Gainesville will utilize a **waitlist** to provide rental housing to qualifying populations with its HOME-ARP allocation. The waitlist will be open to **all** qualifying populations as defined in the HUD Notice. The City of Gainesville has a significant number of non-profit community partners who provide daily services to the municipality's non-housed neighbors in best efforts to reduce and prevent homelessness. These agencies have many years of experience not only identifying homeless related issues but in providing real-world solutions utilizing available resources.

The City of Gainesville proposes to utilize the experience and expertise of all (each) of these homeless providers to compile a waitlist of qualifying populations eligible applicants to benefit from the rental housing services described in the plan. Community partner referral resources will have the ability and option to indirectly refer eligible applicants from any qualifying population to be placed on the waitlist. The city will not rely on any one community partner for specific qualifying populations referrals to be placed on the waitlist.

The waitlist will be set under a **first come, first serve criteria** - driven by the receipt date of the referral. As such, no preferences will be established or considered for the waitlist and there will be no prioritization between qualified populations eligible applicants on the waitlist. The city currently uses this type of waitlist process in its housing rehabilitation program via the use of the Neighborly software system. This system automatically assigns a Case ID to an initiated application and indicates the date when the application is submitted. Once submitted, no changes are permitted to the application. This submission DATE and not the CASE ID is what drives the hierarchy of the waitlist.

Non-profit community partners, providing homeless services will submit their indirect referrals into the system, which will be used by HCD to provide rental housing services to all qualifying populations. This utilization of the list (in submission date order), qualifies as INDIRECT referrals, thereby negating any perceived preference for services. The indirect referrals process only determines applicants eligible to participate in the HOME-ARP activity for placement on the waitlist. Under no circumstance, will HCD accept agency referrals to allow direct access to rental units for the qualifying populations.

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):

The city will use a waitlist to receive indirect referrals from its community partners (including the CoC). Partner agencies will refer applicants for the waitlist based on eligibility. In accordance with the HUD Notice and the waitlist process described above, qualifying populations eligible

applicants indirectly referred, will be placed on the waitlist for the HOME-ARP activity in chronological order. No preference or priority will be given amongst qualifying populations eligible applicants on the waitlist. In maintaining a waitlist, the city will ensure compliance with federal HOME and HOME-ARP regulations as well as the Fair Housing Act. Indirect referral policies and procedures will be developed in a manner to provide equal opportunity to **all** qualifying populations.

If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

The city will not rely on the coordinated entry (CE) process to directly place eligible applicants into a unit or to provide assistance. The city's process involves accepting **indirect** referrals from multiple sources (including the CoC) to be placed on the waitlist. The indirect referral process only establishes qualifying populations eligible applicants to be placed on the waitlist.

If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):

Not applicable.

If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):

The city will not rely on the CE process for placing eligible applicants onto a waitlist or into units. Community partner referral resources may only identify eligible applicants to be indirectly referred, therefore there will be no preference or prioritization between referral methods.

Limitations

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

The city does not intend to limit eligibility for its HOME-ARP rental housing strategy to a particular qualifying population or specific subpopulation of a qualifying population.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Not applicable.

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):

Not applicable.

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with 24 CFR 92.206(b).

The city does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds.

The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- *Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity*

Not applicable.

- *Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.*

Not applicable.

- *State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*

Not applicable.

- *Specify the required compliance period, whether it is the minimum 15 years or longer.*

Note applicable.

- *State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*

Not applicable.

- *Other requirements in the PJ's guidelines, if applicable:*

Not applicable.

SF-424, SF-424B, SF-424D Certifications

Application for Federal Assistance SF-424

* 1. Type of Submission:

☒ Preapplication
☐ Application
☒ Changed/Corrected Application

* 2. Type of Application:

☐ **New**
☒ Continuation
☒ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/06/2022

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

M-21-MP-12-0206

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Gainesville

* b. Employer/Taxpayer Identification Number (EIN/TIN):

59-6000325

* c. UEI:

MNEFBYCXMRB

d. Address:

* Street1:

P.O. Box 490

Street2:

* City:

Gainesville

County/Parish:

* State:

FL: Florida

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

32602-0490

e. Organizational Unit:

Department Name:

Neighborhood Improvement

Division Name:

Housing&Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Corey

Middle Name:

* Last Name:

Harris

Suffix:

Title: Senior Housing Strategist

Organizational Affiliation:

*Telephone Number: 352-393-8314

Fax Number:

* Email: harriscj@cityofgainesville.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

• Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnership American Rescue Plan (HOME-ARP)

* 12. Funding Opportunity Number:

M-21-MP-12-0206

*Title:

HOME Investment Partnership American Rescue Plan (HOME-ARP)

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Affordable rental housing development to reduce homelessness and provide housing stability for qualifying populations.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:***a.Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

[Add Attachment](#)[Delete Attachment](#)[View Attachment](#)**17. Proposed Project:***a.Start Date: * b. End Date: **18. Estimated Funding(\$):***a.Federal

* b. Applicant

* c. State

* d. Local

* e. Other

* f. Program Income

*g.TOTAL

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☒ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☒ Yes

If "Yes" provide explanation and attach

[Add Attachment](#)[Delete Attachment](#)[View Attachment](#)

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☐ **I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

*First Name: Cynthia

Middle Name: W

* Last Name: Curry

Suffix:

*Title: Interim City Manager

*Telephone Number: 352-334-5010

Fax Number:

* Email: ci_tymgr@gainesvillefl.gov

* Signature of Authorized Representative:

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
 Cynthia Curry (Dec 6, 2022 12:27 EST)	Interim City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Gainesville	Dec 6, 2022

ASSURANCES - NON-CONSTRUCTION PROGRAMS

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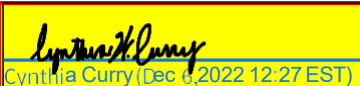
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL  Cynthia Curry (Dec 6, 2022 12:27 EST)	TITLE Interim City Manager
APPLICANT ORGANIZATION City of Gainesville	DATE SUBMITTED Dec 6, 2022

HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

Uniform Relocation Act and Anti-displacement and Relocation Plan --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

Section 3 --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

HOME-ARP Certification --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.


Cynthia Curry (Dec 6, 2022 12:27 EST)

Signature of Authorized Official

Dec 6, 2022

Date

Interim City Manager

Title

HOME ARP Grant Agreement

Title II of the Cranston-Gonzalez National Affordable Housing Act

Assistance Listings# 14.239 - HOME Investment Partnerships Program

1. Grantee Name and Address Gainesville Po Box 490 Gainesville, FL 32602-0490		2. Grant Number (Federal Award Identification Number (FAIN)) M21-MP120206	
		3a. Tax Identification Number 596000325	3b. Unique Entity Identifier (formerly DUNS) 010522159
		4. Appropriation Number 861/50205	5. Budget Period Start and End Date FY 2021 - 09/30/2030
6. Previous Obligation (Enter "O" for initial FY allocation)			\$0
a. Formula Funds		\$	
7. Current Transaction (+or-)			\$1,968,639.00
a. Administrative and Planning Funds Available on Federal Award Date		\$98,431.95	
b. Balance of Administrative and Planning Funds		\$196,863.90	
c. Balance of Formula Funds		\$1,673,343.15	
8. Revised Obligation			\$
a. Formula Funds		\$	
9. Special Conditions (check applicable box) <input checked="" type="checkbox"/> D Not applicable <input checked="" type="checkbox"/> D Attached		10. Federal Award Date (HUD Official's Signature Date) 09/20/2021	

11. Indirect Cost Rate*		12. Period of Performance	
Administering Agency/Dept.	Indirect Cost Rate	Direct Cost Base	Date in Box #10 - 09/30/2030
	— %		
	— %		
	— %		
	— %		

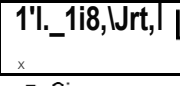

* If funding assistance will be used for payment of indirect costs pursuant to 2 CFR 200, Subpart E-Cost Principles, provide the name of the department/agency, its indirect cost rate (including if the de minimis rate is charged per 2 § CFR 200.414), and the direct cost base to which the rate will be applied. Do not include cost rates for subrecipients.

The HOME-ARP Grant Agreement (the "Agreement") between the Department of Housing and Urban Development (HUD) and the Grantee is made pursuant to the authority of the HOME Investment Partnerships Act (42 U.S.C. 12701 et seq.) and Section 3205 of the American Rescue Plan (P.L. 117-2) (ARP). HUD regulations at 24 CFR part 92 (as may be amended from time to time), the CPD Notice entitled "Requirements for the Use of Funds in the HOME-American Rescue Plan Program" (HOME-ARP Implementation Notice), the Grantee's HOME-ARP allocation plan (as of the date of HUD's approval), and this HOME-ARP Grant Agreement, form HUD-40093a, including any special conditions (in accordance with 2 CFR 200.208), constitute part of this Agreement. HUD's payment of funds under this Agreement is subject to the Grantee's compliance with HUD's electronic funds transfer and information reporting procedures issued pursuant to 24 CFR 92.502 and the HOME-ARP Implementation Notice. To the extent authorized by HUD regulations at 24 CFR part 92, HUD may, by its execution of an amendment, deobligate funds previously awarded to the Grantee without the Grantee's execution of the amendment or other consent. The Grantee agrees that funds invested in HOME-ARP activities under the HOME-ARP Implementation Notice are repayable in accordance with the requirements of the HOME-ARP Implementation Notice. The Grantee agrees to assume all of the responsibility for environmental review, decision making, and actions, as specified and required in regulation at 24 CFR 92.352 and 24 CFR Part 58, as well as the HOME-ARP Implementation Notice.

The Grantee must comply with the applicable requirements at 2 CFR part 200, as amended, that are incorporated by the program regulations and the HOME-ARP Implementation Notice, as may be amended from time to time. Where any previous or future amendments to 2 CFR part 200 replace or renumber sections of part 200 that are cited specifically in the program regulations or HOME-ARP Implementation Notice, activities carried out under the grant after the effective date of the 2 CFR part 200 amendments will be governed by the 2 CFR part 200 requirements, as replaced or renumbered by the part 200 amendments.

The Grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Universal Numbering System and System for Award Management (SAM) requirements in Appendix I to 2 CFR part 200, and the Federal Funding Accountability and Transparency Act (FFATA) in Appendix A to 2 CFR part 170.

Funds remaining in the grantee's Treasury account after the end of the budget period will be cancelled and thereafter not available for obligation or expenditure for any purpose. Per 31 U.S.C. 1552, the Grantee shall not incur any obligations to be paid with such assistance after the end of the Budget Period.

13. For the U.S. Department of HUD (Name and Title of Authorized Official) Lisa A. Hill, CPD Director		14. Signature  x		15. Date 09/20/2021	
16. For the Grantee (Name and Title of Authorized Official) Cynthia W. Curry, Interim City Manager		17. Signature  Cynthia W. Curry (Jan 6, 2022 14:43 EST)		18. Date Jan 6, 2022	

19. Check one: ☐ Initial Agreement ☒ Amendment#

20. Funding Information: HOME ARP

Approved as to Form & Legality

Source of Funds Appropriation Code 2 21 861/50205 PAS Code

0

Amount
\$1,968,639.0
0

e4 S
r/s/d: mof/jan/6
202214.00ESTJ

Asst City Attorney

21. Additional Requirements: These additional requirements are attached and incorporated into this Agreement. The Grantee agrees to these additional requirements on the use of the funds in 7., as may be amended from time to time by the Secretary.

- a) As of the Federal Award Date, the Grantee may use up to the amount identified in 7.a. of this Agreement for eligible administrative and planning costs in accordance with the HOME-ARP Implementation Notice.
- b) Until the date of HUD's acceptance of the Grantee's HOME-ARP allocation plan, the Grantee agrees that it will not obligate or expend any funds for non-administrative and planning costs, in accordance with the HOME-ARP Implementation Notice.
- c) In accordance with the HOME-ARP Implementation Notice, as of the date of acceptance by HUD of the Grantee's HOME-ARP allocation plan, HUD shall make the amount identified in line 7. of this Agreement available to the Grantee.
- d) If the Grantee does not submit a HOME-ARP allocation plan or if the Grantee's HOME-ARP allocation plan is not accepted within a reasonable period of time, as determined by HUD, the Grantee agrees that all costs incurred and HOME-ARP funds expended by the Grantee will be ineligible costs and will be repaid with non-Federal funds.

22. Special Conditions

Signature:

Sea (J)

Email: rnurdfirw@ttit□tJsrelgalse:mgllle.org

Title: BlmitDlrr¥<s□1Maba□Attorney

Signature:

Cynt (Jan 6, 14:43 EST)

Email: currycw@cityofgainesville.org

Title: Interim City Manager

Public Notices Advertising

LOCALiQ

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Daily Commercial | Ocala StarBanner
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PROOF OF PUBLICATION

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Po Box 490
Station #22
Gainesville FL 32627-0490

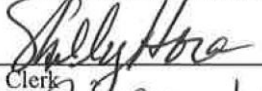
STATE OF FLORIDA, COUNTY OF ALACHUA

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


11/18/2022

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

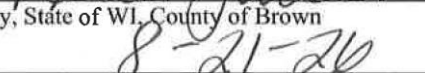
Sworn to and subscribed before on 11/18/2022



Legal Clerk



Notary, State of WI, County of Brown



8-21-26

My commission expires

Publication Cost: \$491.18

Order No: 8056637

#of Copies:

Customer No: 536659

1

PO #: Cost Est-HOM ARP

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

City of Gainesville

NOTICE OF PUBLIC HEARING

AND COMMENT PERIOD

HOME-American Rescue Plan

(HOME-ARP)

Draft Allocation Plan

On March 11, 2021, President Biden signed the American Rescue Plan (ARP) into law, which provides over \$1.9 trillion in relief to address the continued impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses. To address the need for homelessness assistance and supportive services, Congress appropriated \$5 billion in ARP funds to be administered through the U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME) to perform four activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. These activities include: (1) development and support of affordable housing, (2) Tenant-Based Rental Assistance (fBRA), (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units.

The City of Gainesville (City) has received \$1,968,639 of HOME-ARP funds. These funds must be used to reduce homelessness and increase housing stability for qualifying populations. Qualifying populations include:

- Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302(a));
- At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(1));
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary;
- Other populations where providing supportive services or assistance under Section 212(a) of the Act (42 U.S.C. 12742(a)) would prevent a family's homelessness or would serve those with the greatest risk of housing instability; and
- Veterans and families that include a veteran family member that meet one of the preceding criteria.

M. a recipient of these federal funds through HUD, the City is required to submit an Allocation Plan. The Plan provides a needs assessment and gaps analysis of Gainesville's homeless and other vulnerable populations and describes how the City will use HOME-ARP funds to reduce homelessness and provide housing stability for qualifying populations. Comments on the draft HOME-ARP Allocation Plan will be accepted from November 18, 2022 through December 8, 2022.

A virtual Public Hearing to receive citizen comments on the Draft HOME-ARP Allocation Plan will be held during a special Citizens Advisory Committee for Community Development meeting on Tuesday, December 6, 2022, from 5:30 p.m. - 6:30 p.m., with access available as follows: Join Zoom Meeting

<https://us06web.zoom.us/j/87510457001?pwd=clNjcTNeGZhdldLVXVnSOIGeXJ2QT09>

Dial by your location +1 305 224 1968 US

Meeting ID: 875 1045 7001 Passcode: 018330

Find your local number: <https://us06web.zoom.us/j/87510457001>

The Draft Plan is available for review online at: <https://www.gainesvillefl.gov/Government-Pages/Government/Departments/Housing-Community-Development>. Electronic or hard copies of the Draft Plan can be requested by email at coghousing@gainesvillefl.gov. Please submit written comments to: Citizen Comment, c/o City of Gainesville Housing & Community Development Division, P.O. Box 490, Station 22, 32627-0490 or to coghousing@gainesvillefl.gov.

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

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





NOTICE OF SPECIAL FEDERAL FUNDING ALLOCATION PUBLIC MEETINGS

HOME-ARP

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

CDBG-CV

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

Funds must be used to address eligible activities established by federal regulation.

Examples of eligible activities include:

CDBG-CV3

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

HOME-ARP

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

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

CDBG AND HOME

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

In addition, the City will provide two (2) opportunities for in-person meetings to ask questions and provide input regarding these federal funding allocations. The first opportunity will take place **from 6:00**

p.m. to 7:30 p.m., on Wednesday, July 27, 2022, at the GRU Multi-Purpose Room, 301 SE 4th Avenue. A second opportunity to discuss these funding allocations will take place from 6:00 p.m. to 7:30 p.m., on Wednesday, August 3, 2022, at the Historic Thomas Center, in the Long Gallery, 302 NE 6th Avenue.

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

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FAIR HOUSING/EQUAL OPPORTUNITY/DISABILITY ACCESS JURISDICTIONS



City of Gainesville GNV News

July 6, 2022 edition



21

Upcoming Week at a Glance

Click through for more information on each event or search below for featured event articles.

July 8: [Free Fridays concert](#)
July 10: [Perspectives in the Park](#)

July 10: [Ranger-led Tours at Sweetwater Wetlands](#)

New and Notable

Special Allocation Planning for COBG and HOME Funds

Through the federal CARES Act and the American Rescue Plan (ARPA), the City of Gainesville has received special allocations of Community Development Block Grant (COBG) and HOME Investment Partnership Program (HOME) funds.

To prioritize funding allocations and identify unmet needs, we are asking for your input. We encourage Gainesville residents and stakeholders to engage through the various tools online. You will be able to share your ideas in our online forum, via a survey or ask questions. The survey is available until Monday, Aug. 1, 2022.

Give your feedback!

Save the Date for Commissioner Chestnut's Town Hall - Aug. 8

Commissioner Cynthia Chestnut is holding a Town Hall Monday, Aug. 8 at 6 p.m. at Mount Pleasant United Methodist Church (630 NW Second Street) titled "Everything you wanted to know about single-family (exclusionary) zoning."



No matter where you live in the U.S.,
you can easily access 24/7 emotional support.

Call or text 988 or visit 988lifeline.org/chat to
chat with a caring counselor.

We're here for you.



New Suicide and Crisis Lifeline Available Nationally

Last October, Gainesville switched to 10-digit dialing. This was one of the first steps needed to create a 3-digit number for the National Suicide Prevention and Mental Health Crisis Lifeline.

The new number, 9-8-8, launched in July 2022. No matter where you live in the U.S., you can easily access emotional support 24/7.

Call or text 988 or visit
with a caring counselor.

to chat

Special Allocation Planning for CDBG and HOME Funds

Through the federal CARES Act and the American Rescue Plan (ARPA), the City of Gainesville has received special allocations of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds.

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Give your feedback!

Final Heatwave Pool Party of the Summer - This Sunday

The final of the summer is this Sunday, July 24 from 1-5 p.m. at Mickle Pool!.
Enjoy free swimming, dancing, music and food!.



Special Allocation Planning

U.S. Department of Housing and Urban Development (HUD)

City of
Gainesville

Help us create a spending plan!

**Your input is invaluable
as it will inform funding
allocations.**

Through the federal CARES Act and the American Rescue Plan (ARP), the City of Gainesville has received special allocations of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds.

To prioritize funding allocations and identify unmet needs, we are asking for your input. We encourage Gainesville residents and stakeholders to engage through the various tools available at:

<https://www.fhcconnect.org/engage-gainesville>

Share your ideas in our online forum, via a survey, share your ideas and ask questions!

**We've made it easy for you to:
Join the conversation!**

<https://www.fhcconnect.org/engage-gainesville>

Special Allocation Planning

Through the federal CARES Act and the American Rescue Plan (ARP), the City of Gainesville has received special allocations of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds.

To prioritize funding allocations and identify unmet needs, we are asking for your input. We encourage Gainesville residents and stakeholders to engage through the various tools available at:

<https://www.fhcconnect.org@ggqe-gainesville>

You will be able to share your ideas in our online forum, via a survey or ask questions. The survey will be available for participation until August 1, 2022

Download Flyer

Take Survey



[Home](#) / [Survey on Special Allocation Planning for CDBG and HOME Funds](#)

Survey on Special Allocation Planning for CDBG and HOME Funds

Published on July 07, 2022

The City of Gainesville has received special allocations of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds through the federal CARES Act and the American Rescue Plan (ARPA).

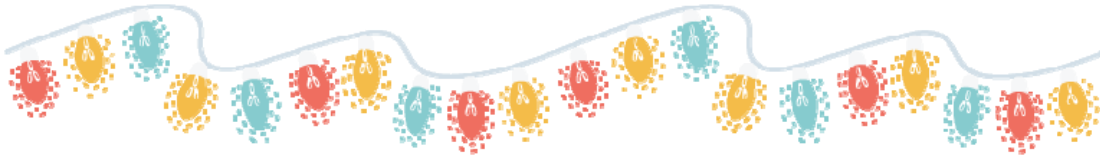


Please help us identify priority needs related to housing, community revitalization and homelessness in the City of Gainesville by completing our priority needs survey. Results of the survey will help inform strategy selection for the use of CDBG-CV3 and HOME-ARP funds. We encourage Gainesville residents and stakeholders to engage through the various tools online. You will be able to share your ideas in our online forum, via a survey or ask questions. The survey is available until Monday, Aug. 1, 2022. [Give v.our feedback today!](#)

Tagged as:

Announcements

Did you know you can recycle your holiday lights?



HOME-ARP Draft Allocation Plan

The City of Gainesville has received a special allocation of almost \$2 million from the federal government. Before the city can spend that money, the City Commission must approve a spending plan. These funds must be used to reduce homelessness and increase housing stability for qualifying populations.

Qualifying populations include: homeless; at-risk of homelessness; fleeing, or attempting to flee, domestic violence; dating violence, sexual assault, stalking, or human trafficking; other populations where providing supportive services or assistance would prevent a family's homelessness; and veterans and families that include a veteran family member that meet one of the preceding criteria.

A draft version of the plan is available on our website, and public comments are being accepted through Thursday, Dec. 8

[View the draft document](#)

[Make public comments on draft plan](#)

Out of School Days

[Out of School Days](#) offers all day activities for days Alachua County Public Schools are closed, providing a safe and enjoyable environment for children in 1st through 8th grades. The program enhances the children's physical, social and mental awareness by providing sustainable healthy lifestyle lessons and building positive character development through learning teamwork and creating art projects together. Our dedicated staff is committed to keeping children safe while they learn and have fun! Out of School Days hours are 7 a.m.- 6 p.m. on the following dates:

- Tuesday, Dec. 27
- Wednesday, Dec. 28
- Thursday, Dec. 29
- Friday, Dec. 30
- Friday, Jan. 13
- Monday, March 27

Parks, Recreation and Cultural Affairs Needs Assessment Community Workshops - Save the Date!

The Parks, Recreation and Cultural Affairs Department (PRCA) wants to hear from you! Please join one of three public workshops that are being held across the city in various locations to provide your thoughts, opinions and feelings to inform the PRCA Master Plan Update.

The Vision 2020 Master Plan was initially conducted in 2012 to help guide the department for 20 years. Since 2022 is the 10-year mark PRCA is updating the plan to capture the changing needs of our community.

- Thursday, Jan. 5 from 5:30-7:30 p.m. at Duval Early Learning Academy cafeteria (2106 NE Eighth Ave.)
- Monday, Jan. 9 from 5:30-7:30 p.m. at the Senior Recreation Center (5701 NW 34th Blvd.)

Survey Results Public Comments

Priority Needs Survey

SURVEY RESPONSE REPORT

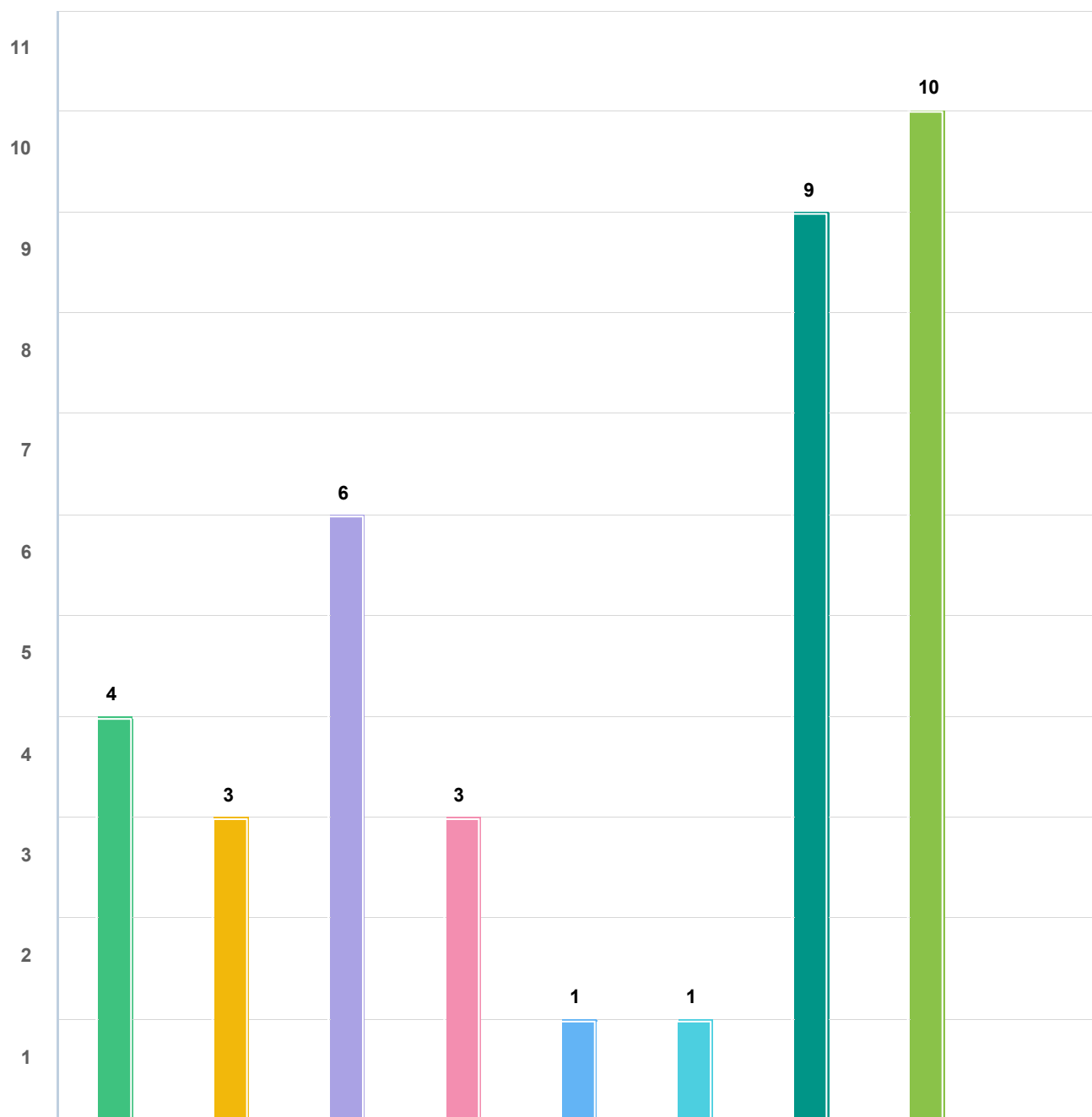
02 June 2022 - 13 December 2022

PROJECT NAME:
Engage Gainesville



SURVEY QUESTIONS

Q8 What is your involvement with the following qualified populations: homeless; at-risk of homelessness; fleeing domestic violence, sexual assault, stalking, or human trafficking; veterans; families; or other populations?



Question options

- Emergency/Temporary Shelter Provider
 ● Permanent Supportive Housing or Rapid Re-Housing Provider
- Supportive Services Provider
 ● Housing Provider/Landlord/ Property Manager
 ● Affordable Housing Developer
- Funding Provider / Resource
 ● Community Advocate
 ● Not Applicable
- Individual Experiencing or Experienced Homelessness

Mandatory Question (23 response(s))

Q9 Rank the following in order of importance to indicate which activities most effectively decrease homelessness.

OPTIONS	AVG. RANK
Supportive Services	2.96
Development of Affordable Rental Housing	3.00
Tenant-Based Rental Assistance (TBRA)	3.04
Non-Profit Operating Funding (only 5% of total funding is eligible)	3.65
Acquisition and Development of Non-Congregate Shelter	3.87
Non-Profit Capacity Building (only 5% of total funding is eligible and only for organizations that serve homeless populations)	4.48

Mandatory Question (23 response(s))

Question type: Ranking Question

Q10 Rank the following in order of importance to indicate which supportive services are most needed to decrease homelessness.

OPTIONS	AVG. RANK
Case Management Services	2.26
Housing Location Services	2.96
Homeless Prevention Services	3.35
Life Skills Training	3.87
Housing Counseling	4.00
Job Readiness	4.57

Mandatory Question (23 response(s))

Question type: Ranking Question

Q11 Rank the following in order of importance to indicate the best way to develop and provide non-congregate shelter.

OPTIONS	AVG. RANK
Acquisition / Conversion of Vacant Buildings for Non-Congregate Shelter	1.52
Conversion of Existing Congregate Shelters	2.65
Hotel / Motel Rooms	2.78
Scattered Sites	3.04

Mandatory Question (23 response(s))
Question type: Ranking Question

Q12 Rank the following in order of importance to indicate which rental housing activities are most needed to decrease homelessness.

OPTIONS	AVG. RANK
Rental Assistance	2.22
Permanent Supportive Housing	2.26
Creation of New Affordable Rental Housing	2.70
Rehabilitation of Existing Units	2.83

Mandatory Question (23 response(s))
Question type: Ranking Question

Q13 The HUD special allocations provide a one-time opportunity to create programs/services that would have a significant impact on the community. Please provide any other comments, regarding eligible use of funds, that we should consider.

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Anonymous

7/07/2022 08:18 AM

There should be buy-in from those individuals receiving assistance. In other word's there must be some form of required payment plan, volunteer hours etc. Knowing that they have some "skin in the game" helps to create a stronger community.

Anonymous

7/14/2022 09:04 PM

I am a part of an organization that is doing great work with the elderly and kids at risk we feed, clothe and educate

Anonymous

7/15/2022 01:40 PM

Dedicated counselors who maintain, establish, and cultivate relationships with rental property owners and managers to ensure access to housing, who work to also ensure those entities follow city ordinance and applicable law (eyes and ears).

Anonymous

7/16/2022 06:22 PM

Community gardens, housing for artists at risk of homelessness

Anonymous

7/20/2022 04:48 PM

While not as visible, homelessness prevention and improving the quality of the current affordable housing should be priorities.

Anonymous

7/28/2022 12:49 PM

Where people are able to go to sleep at night affects their ability to handle any other aspects of their lives. HUD and municipalities should prioritize the construction and logistics needed to get everyone to safe, decent housing every night.

Anonymous

7/30/2022 01:50 PM

Socioeconomic and racial equality is common place in both local neighborhoods and schools . Funds should be revitalize East Gainesville affordable living to spur economical development which will create a sense of involvement for the community.

Anonymous

8/02/2022 05:35 AM

For the long-term, creating new affordable housing is critical. Until that exists, we need stopgap funding for agencies provided housing-related crisis services. COVID has had an outsized impacted on staff, reserve funds, capacity, and ability to grow.

Optional question (9 response(s), 14 skipped)

Question type: Single Line Question

City of Gainesville Public Comments and Responses

Comment 1:

“I am writing, first, to thank you for the public engagement process you have used to determine the most appropriate use of nearly \$2,000,000 of HOME-ARP funding. The current allocation plan proposes to put the full amount - less 15% grant administration expenses - toward long-term affordable housing development. This overlooks key feedback gained through the public participation process.

Respondents clearly indicated that the development of affordable rental housing was a key priority, *in addition* to the provision of supportive services and capacity building/operational expenses for nonprofits. The needs assessment confirms this, noting that access to services is a key gap in the homeless service delivery system. The current recommendation fails to consider those additional critical needs in the community.

The expansion of affordable housing stock in our community is perhaps the most pressing issue this commission will address over the next few years. This immediate need, however, requires both long-term and immediate solutions. In the interim, we need to ensure existing social and supportive services providers have appropriate operational capacity to meet the immediate needs of vulnerable populations until new housing units come online.

I am writing to request the Commission reallocate a minimum of \$500,000 of HOME-ARP funds into the supportive services, nonprofit operating, and/or nonprofit capacity building categories. This reallocation will leave more than a million dollars in the pot for affordable rental housing development while providing for immediate needs of local nonprofits.

I will be out of town during the meeting where this will be discussed. I can be reached in advance of that meeting at this email address if you have any questions about this recommendation.”

Comment 2:

“As a housing and services provider, I am very excited that the community is being given a chance to weigh in on the use of the nearly \$2,000,000 of HOME-ARP funding. After reading the report, I see that the current allocation plan has the full amount, with a carve out for grant administration expense, allocated to long-term affordable housing development. However, this overlooks a huge community gap in capacity building for those of us who will be managing the vulnerable populations that will be served in the units created. This was key feedback that was provided in the surveys sent out.

All of us doing housing agree that the development of affordable rental housing is a key priority, but it must include a provision of supportive services and capacity building/operational expenses for nonprofits who will be tasked with doing the case management, follow up and coordination of services for these individuals and families. Without this component, I fear that those of us in the system of care will again be asked to do more, with the same or less for the support of our staff

and programs. Increasing the availability of new affordable housing units is critical and a lasting legacy this community deserves. I hope that the allocation described will NOT include funds to landlords to update existing units – which has no net effect on the number of units available, and may actually increase rental prices.

I am proposing that the Commission reallocate a minimum of \$500,000 of HOME-ARP funds into the supportive services, nonprofit operating, and/or nonprofit capacity building categories and use of remaining funds to bring in NEW housing units. This would address both the capacity building need, and ensure that more housing is created, and is not substituted with upgraded existing units.”

Response to Comments 1 & 2:

Thank you for your comments and feedback on the proposed use of HOME-ARP funds.

The Draft Home-ARP Allocation Plan (Plan) for the City of Gainesville (City) was carefully compiled after several months of consultation and outreach to the community-at-large, private and public stakeholders, Community Partners and Community Builders. Additionally, a Homeless Needs Assessment and Gaps Analysis was completed to quantitatively and qualitatively identify housing inventories, population trends and the impacts these ultimately have on the need for and access to affordable shelter.

Community feedback was considered as one component to identifying strategies. However, to ensure maximum impact for use of funds, consideration was also given to the needs assessment and gaps analysis, review of current programs and activities, resources available, and organizational capacity. This is detailed on pages 24 and 25 of the Allocation Plan.

Based on the overwhelming identification of the need for rental units, the City’s HOME-ARP will utilize \$1,673,343.15 for the Development of Affordable Rental Housing. New rental units are to be constructed, thereby following the City Commission’s vision and directive to provide affordable housing within the municipality, while remaining aware of relevant guidelines within the city’s Strategic Plan (City Vision: Principle 1 – Equitable Community for All and the first objective of Goal 3: A Great Place to Live and Experience).

Ongoing community support to assist those in need is highly important and the city annually assists in this manner through the availability of its Public Services allocation utilizing Community Development Block Grant (CDBG) funding. However, this competitive allocation only serves as a leverage to the additional funding that agencies must have in order to remain viable to complete the important services they deliver.

As HOME-ARP funding is a one-time allocation which is to be leveraged for greatest community impact, HUD has determined that non-profit capacity building and non-profit operating categories are both capped at five percent (5%) of the total allocation. This means that only \$98,431 for each of these categories is allowed, for a maximum total of \$196,863. Therefore, allocating \$500,000 towards capacity building and non-profit operating is not allowed and would put the city out of compliance with federal regulations. It was further determined that the small allocations allowed under these categories would not be considered the best use of the city’s HOME-ARP funds.

The Draft HOME-ARP Allocation Plan was approved for submission to HUD by the City Commission on December 1, 2022. Once federal approval is received, actual construction guidelines and processes will be finalized, presented for community feedback and leadership approval, so that new affordable rental units may be completed for occupancy as soon as possible per HUD deadlines and guidelines.

Please let me know if you have questions or need additional information.

Comment 3:

“Until page 17, there is no mention of the acronym “PJ”, but it occurs frequently from then on. Where is the explanation of what this means? The initial clarification of acronyms is such a basic requirement in government documents that I am dumbfounded as to why this is not provided!

With almost \$2 million on the line, I guess we now know exactly why the City Commission was so eager to change the Comp Plan to allow money-making ADUs that will not require that the “landlord” also lives on the property!”

Response to Comment 3:

Thank you very much for your comments on the Draft of the City of Gainesville HOME-ARP Allocation Plan.

In response to your inquiry of the italicized template-based questions formulated by the U.S. Department of Housing and Urban Development (HUD), which use the acronym PJ and appear on pages 17, 23, 24, 26, 27, 28, 31, 34, 35, 36, 37, 38, please review the following definition:

Participating Jurisdiction (PJ)

Participating Jurisdiction means any State or local government that has been designated by HUD to administer a HOME program

However, possible unfamiliar terms and acronyms were identified as applicable, during our applicant responses to questions.

Additionally, the Office of Housing & Community Development (HCD) will most certainly include your notable concern on landlord residency/responsibilities as the program specifics of the entire HOME-ARP Allocation Plan are formulated, once HUD approval of the Plan is received.

Please let me know if you have other questions or need additional information.

Comment 4

“I was surprised to read that the Commission approved this plan on December 1. I had sent in my response based on communication I'd received from the city stating that Public Comment on this issue was being accepted through Thursday, December 8 - a full week after the Commission made its decision.”

Response to Comment 4

Thank you for your comments.

One of the many ways in which opportunities are offered for citizen comments, is to provide as much time as possible for review and responses to various matters of interest. Allowing public comments after a governing body's decision is not uncommon and indicates a willingness to further consider any future actions related to an activity or project.

The submission of the HOME-ARP Allocation Plan is only the first step in the required work. After HUD's review and hopeful approval, the real tasks will begin, as the City of Gainesville seeks to increase the availability of affordable housing via the construction of new rental units. All required components (design, engagement, procurement, and subsequent leadership approvals) must and will take place during this process to ensure transparency and success.

The Office of Housing & Community Development (HCD) appreciates the many efforts of GRACE Marketplace to assist our homeless neighbors. We are confident that this HOME-ARP Allocation will be another viable tool to address our area housing shortage and impact the target population.

