



DRAFT

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

Program Year 2024

Prepared By:

The Department of Housing & Community Development

CR-05 - Goals and Outcomes

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

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

The City of Gainesville (City) receives an annual entitlement allocation of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) directly from the U.S. Department of Housing and Urban Development (HUD). This Consolidated Annual Performance Evaluation Report (CAPER) reviews the CDBG and HOME Program funded activities undertaken by the City. The City's Program Year 2024 (PY24) Consolidated Annual Performance Evaluation Report (CAPER) covers the period of October 1, 2024 to September 30, 2025. The CAPER also provides an overview of the City's efforts and accomplishments in addressing its identified housing and community development needs and priorities during the PY 2024. The CAPER describes activities that were achieved during the City's Fiscal Year 2024-2025, and is designed to report on the progress in carrying out the Annual Action Plan. The CAPER is also designed to provide the jurisdiction an opportunity to assess its annual performance in relationship to meeting its overall 5-year Consolidated Plan priorities and objectives and to discuss what actions or changes it contemplates as a result of its annual performance.

The PY24 CAPER evaluates the progress towards achieving the goals and strategies established in the City's 2023-2027 Consolidated Plan and PY24 Annual Action Plan, to address the affordable housing, human service, and employment needs of low and moderate-income households in our community, as outlined in **CR-05-Goals and Outcomes** identifying the adopted Priority Needs, Housing Strategies, and Community Development Strategies, including specific measures of progress and numeric five-year goals as established for each strategy. The CDBG/HOME funded activities covered in this report primarily benefited low- and moderate-income residents and lower income communities within the jurisdiction, and addressed affordable housing, homelessness, and non-housing community development needs.

A notice regarding this CAPER was published in the *Main Street Daily News* newspaper on November 19, 2025 and the *Gainesville Sun* newspaper on November 21, 2025, for the required 15-day public examination and comment period (December 1, 2025 to December 16, 2025). The notice, which also appeared on the City of Gainesville and HCD webpage, referenced the availability of reasonable accommodations for non-English speaking persons and persons with disabilities. Additionally, an in-person Public Hearing was held on Tuesday, December 16, 2025, at 5:30 p.m., in Thomas Center B – Room 201, 306 NE 6th Avenue, Gainesville, Florida, to discuss and receive citizen input on the CAPER. **Note:** *Any and all citizen comments will be included in the PY24 CAPER.*

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Homeowner Assistance	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	10	2	20.00%	3	6	200.0%
Housing Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	80	32	40.00%	28	35	125.0%
New Construction	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	25	0	0.00%	6	6	100.0%
New Construction	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	1		0	1	
Planning and Administration	Planning and Administration	CDBG: \$ / HOME: \$	Other	Other	0	0				

Public Facilities and Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30000	0	0.00%			
Public Service Assistance	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4100	327	7.98%	820	1796	219.0%
Public Service Assistance	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	145		0	55	
Public Service Assistance	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	130		0	177	

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

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,

giving special attention to the highest priority activities identified.

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

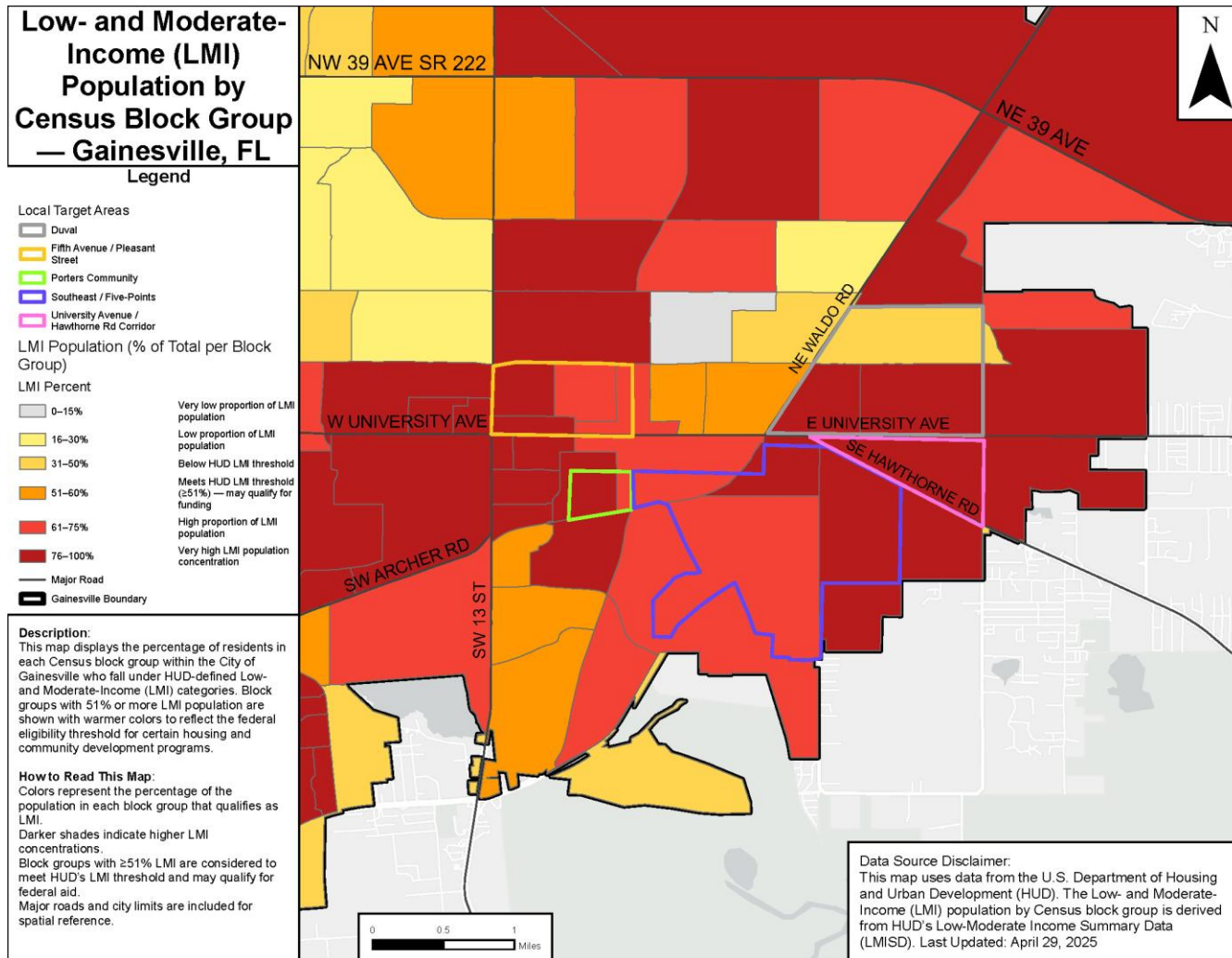
AFFORDABLE HOUSING - Improve the location, supply, and quality of affordable housing within the City **A. Homeownership Programs**

1. Community Housing Development Organizations (CHDO) - Neighborhood Housing & Development Corporation (NHDC): Received \$12,000 in CDBG Program funding to coordinate successful homeowner counseling, loan processing, etc., and \$82,265 HOME CHDO Reserve funding to support an Acquisition/Rehabilitation Program for low income, first-time homebuyers. **2. Rebuilding Together North Central Florida:** Received \$39,000 CDBG Program funding to support a Homeowner Emergency Repair Program. **3. Center for Independent Living of North Central Florida (CIL):** Received \$46,000 in CDBG Program funding to facilitate the provision of handicapped accessible ramps for homeowners with disabilities via their *Building Ramps, Building Lives!* empowerment program. **4. Rebuilding Together North Central Florida:** Received \$103,000 in CDBG Program funding to coordinate successful completion of critical and emergency homeowner repairs for local LMI households/families; **5. Rebuilding Together North Central Florida:** Received an approved allocation of \$34,000 to support the home rehabilitation efforts for a local LMI household/family. **6. KLH Invest, LLC (The Hutchinson Foundation):** Received \$10,000 in CDBG Program funding to support soft costs related to the \$71,000 in HOME Program funding for pre-construction costs, including pre-site permitting, planning, preparation and clearing; to allow construction for future LMI client occupancies. **7. ISKCON of Gainesville** was approved for \$20,000 in HOME funding to support the rehabilitation efforts for LMI clientele. NOTE: Due to an inability to meet all required allocation and performance guidelines, the organization did not participate during the FY 24-25 period. **8. City of Gainesville Housing & Community Development Department:** Received \$588,919 in CDBG Program funding; and \$286,323 in HOME Program funding. These funds utilized in-house continued the successful and significant progress in homeowner rehabilitation goals by providing roof replacement and substantial rehabilitation, including accessibility assistance for special needs households to preserve and improve the quality of housing units; and a Homebuyer Assistance Program provided down payment and closing cost assistance for low income, first time homebuyers to purchase a new or existing home.

These activities met the following objectives: **1)** Create a suitable living environment; **2)** Provide decent affordable housing; and **3)** Sustainability resulting from improved communities or neighborhoods, making them livable or viable by providing benefit to low and moderate income persons or by removing slums or blighted areas. **Map 1** shows the census block groups where 51 percent (51%) or more of the population is within the low- or moderate-income limit categories. Nearly half of the geographic area of the City of Gainesville falls within these categories, and the

majority of the low- and moderate-income block groups are located south of University Avenue and east of NW 13th Street. This map also illustrates five (5) areas designated as Local Target Areas within the City of Gainesville for the 2023- 2027 Consolidated Plan. Those areas include the Porters Community, Duval, Southeast/Five Points, 5th Avenue/Pleasant Street and University Avenue/Hawthorne Road Corridor. The Target Areas selected for the 2023-2027 Consolidated Plan were identified through the citizen participation process. Each of these areas meets the eligibility requirements for low- and moderate-income benefit. While Local Target Areas allow the City to plan and invest in a coordinated manner, they do not limit the City from expending funds in other areas of Gainesville that also meet the eligibility requirements for low and moderate

income benefit.



Map 1

As outlined in the City of Gainesville (City) 2023-2027 Consolidated Plan, achievements toward meeting the goals in the 2024 Program Year are summarized in **TABLE 1:** Accomplishments - Program Year and **TABLE 2:** Accomplishments - Strategic Plan to Date. **AFFORDABLE HOUSING:** Improve the location, supply and quality of affordable housing within the City of Gainesville - development of quality affordable housing; removal of barriers to affordable housing; housing acquisition/rehab and rental construction/rehabilitation. **SELF-SUFFICIENCY:** Address the role of self-sufficiency in protecting and enhancing the conditions of the city housing stock and neighborhoods - new homeowner education, training and counseling; and weatherization/energy conservation. **REDUCED HOMELESSNESS:** prevent and reduce homelessness within the City through the provision of homeless self-sufficiency trainings and case management; shelter facilities or shelter beds, transitional or permanent supportive housing; healthcare and mental health counseling; and employment and legal assistance. **QUALITY OF LIFE:** Enhance the quality of life for people living in low- and moderate-income neighborhoods through public investment in facilities, improvements, and services, as well as the elimination of blight - improve physical conditions within designated low- and moderate-income areas through code enforcement and blight elimination; and public improvements. **SPECIAL NEEDS ASSISTANCE:** promote access to public services for special needs populations generally assumed to be low and moderate income including, but not limited to, programs addressing at risk youth, seniors/elderly and frail elderly, veterans, and persons with mental, physical or developmental disabilities, alcohol or drug addiction, HIV/AIDS or other special needs - capacity to facilitate systems of care; special needs case management/self-sufficiency; assistance to persons with special needs; and housing and accessibility for special needs.

B. Rental Housing Programs

1. One way the City supports new affordable rental housing is through financial contributions to new development projects applying for 9% Low-Income Housing Tax Credits (LIHTC) and for State Apartment Incentive Loans (SAIL). To receive LIHTC and/or SAIL funding in Florida, the Florida Housing Finance Corporation (FHFC), which is essentially a State of Florida Government Department, must approve developer applications. FHFC requires affordable housing developers applying for some types of LIHTC and/or SAIL funding to submit verification of a financial contribution (\$460,000 for 9% LIHTC, and \$37,500 for SAIL), known as a Local Government Contribution (LGC), from the applicable local government. The LIHTC and SAIL Programs subsidize the cost of developing rental units, thereby producing decent, safe, and affordable housing for low-income households. Generally, these programs award tax credits and/or loans worth millions of dollars to affordable housing projects based on a competitive application system. A part of this system prioritizes projects that meet certain criteria such as affordability, sustainability, financial feasibility and serving an identified housing need. For projects in Gainesville, the City's Affordable Housing Advisory Committee (AHAC) reviews each request for a LGC and sends a funding recommendation to the final decision maker. Depending on the amount requested, the final decision maker is either the City Commission or the City Manager. The AHAC consists of volunteers appointed by the City Commission to represent diverse stakeholder groups. Funding for the LGC is associated with the City ConnectFree Program, which is a special general revenue program to offset water and wastewater connection expenses for housing units located in the Gainesville Regional Utilities (GRU) service area.

To take advantage of these funding sources, on September 8, 2025, the City of Gainesville distributed a notice announcing that the City would

accept applications for financial assistance for the development and/or rehabilitation of affordable rental housing projects. Subsequently, four developers submitted applications requesting a LGC associated with either 9% LIHTC or SAIL funding for affordable rental housing projects. The City will make final funding determinations, based on State rules, in October 2025.

2. On December 1, 2022, the Gainesville City Commission approved submission of its HOME-ARP Allocation Plan to HUD and on December 15, 2022, the Plan was submitted for review. The Plan was accepted and approved, which allowed the initiation of processes and plans for the rehabilitation and construction of up to fourteen (14) new, permanently affordable, rental units, on five (5) city-owned lots. All new housing units constructed with HOME-ARP funding will be utilized for the project-specific, targeted LMI population for short-term rental occupancy. During PY24, the City began construction on the first city-owned lot.

3. On April 4, 2024, the City Commission approved ConnectFree funding for several new affordable rental housing projects. Those approvals included \$250,000 for Royal Park Apartments. That funding was reimbursed to the developer on November 25, 2024. Consisting of 192 units, this project is now complete. On June 5, 2025, the City approved another project, known as Jessie's Village, for \$269,700 in ConnectFree funding. On July 28, 2025, the City used that funding to reimburse Jessie's Village in the amount of \$207,305.25. This project, which is currently under construction, will consist of 22 affordable units.

4. On July 17, 2025, the City Commission approved financial support for several affordable rental housing projects. The City Commission allocated funds for this program, known as the Affordable Housing Development Grant, from a combination of State and City Funds. Among the approved projects are \$500,000 for Hawthorne Heights (an 86-unit multiple-family project), \$275,000 for East University Avenue Cottages (a development of 18 detached cottages), and \$325,000 to rehabilitate a portion of the Eden Park multiple-family project.

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

Community Development (HCD): The City also administers a General Housing Counseling Program funded through the SHIP Program, designed to expand homeownership opportunities and improve access to affordable housing. The Housing Counseling Program provides counseling and resources needed for seeking, financing, maintaining, renting, or owning a home to become successful homeowners and, or responsible renters, including support services from various sources, but not limited to, Homeownership Counseling (Pre and Post), Credit Counseling, Foreclosure Prevention Counseling, Tenant Counseling and other general housing counseling services based on household need. The Housing Counseling Program also provides one-on-one counseling and group seminars to applicants, as needed to provide general consumer information on affordable housing opportunities. **B. Weatherization/Conservation Programs:** **1.** Central Florida Community Action Agency (CFCAA): Although not funded via CDBG or HOME allocations, CFCAA administers an Aging in Place Housing Rehabilitation Program to assist low income, elderly homeowners. Assistance includes minor home repairs and modifications such as installation of lighting fixtures, grab bars in showers, and toilets, raised toilet seats, limited mobility ramps and task lights under counters. These measures provide elderly homeowners with increased opportunities to remain in their homes, preserving their health, well-being, and independence, along with efforts to enhance neighborhood revitalization. **2.** The Community Weatherization Coalition (CWC), is a grassroots community coalition comprised of citizens, religious leaders and concerned City of Gainesville and Alachua County citizens spending a large percentage of their income on home energy bills. The organization has partnered with Rebuilding Together North Central Florida (a PY24 CDBG recipient for this program) and developed an energy audit program, with volunteers trained by local professionals to perform energy audits. CWC also has a Do-It-Yourself (DIY) home energy tune-up program, such that over 1,800 families have been impacted by both the DIY and in-home tune-up programs.

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

REDUCED HOMELESSNESS: Prevent and reduce homelessness within the City: **1.** GRACE Marketplace: The City provided \$1,600,000 in American Rescue Plan Act (ARPA), \$350,000 in Gainesville Community Reinvestment Area (GCRA) and \$100,000 in local funding (General Funds) to support outreach and other services to all homeless Alachua County residents. **2.** St. Francis House/Cold Weather Shelter Program: The City annually allocates \$25,000 in CDBG Program funding (Public Services) for the Cold Weather Shelter Program, also known as Cold Night Shelter. This program provides support for emergency shelter services to assist homeless individuals and families during periods of cold weather or other emergencies that threaten the physical health and welfare of homeless persons. **3.** St. Francis House/Arbor House: received \$15,000 in CDBG Program funding

to provide shelter and support services to homeless mothers and their children and/or homeless individuals. **4.** Family Promise of Gainesville: received \$35,000 in CDBG Program funding to provide shelter, meals, personal care items and case management for homeless families, as well as transitional housing services. **5.** Helping Hands Clinic, Inc. (Womens Health & Empowerment): received \$15,000 in CDBG Program funding to provide medical assistance to homeless individuals (women) via licensed medical doctors, nurse practitioners, nurses, and other qualified professionals. **6.** Helping Hands Clinic, Inc. (General): received \$15,000 in CDBG Program funding to purchase necessary medications, laboratory services, radiology and eye care services via volunteer healthcare providers and staff for income-eligible participants. **NOTE:** Both Helping Hands Clinics allocations were carryover dollars from FY 23-24. **7.** St. Francis House - Temporary Hotel Accommodations AND House Homeward Bound Program: The City provided local funding (General Fund) in the amount of \$10,000 to provide temporary hotel stays and/or transportation - typically a one-way bus ticket for a homeless individual to be reunited with family members or friends who can provide housing for the homeless individual in another community. **8.** St. Francis House Emergency Shelter Program: The City provided local funding (General Fund) in the amount of \$30,000 to assist and support homeless individuals and families with access to shelter and also assist some shelter guests to gain employment, and secure permanent, sustainable housing.

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

and foreclosure of nuisance properties). **B. Community Clean-ups:** The Code Enforcement Division assist agencies and organizations that are involved with community clean-ups by identifying areas that may benefit from a community clean-up event. **C. Community Education:** As part of a proactive effort, the Code Enforcement Division provides information to organizations and neighborhoods within CDBG designated areas. The Division attends neighborhood meetings and events to educate citizens and provide tools so that effective partnerships can be formed and fostered. **Code Enforcement activities continue to support the safety and well-being of residents.

SPECIAL NEEDS ASSISTANCE: Promote access to public services for special needs populations generally assumed to be low and moderate income including, but not limited to, programs addressing at-risk youth, seniors/elderly and frail elderly, veterans, and persons with mental, physical or developmental disabilities, alcohol or drug addiction, HIV/AIDS or other special needs. The following activities provided programming for low-income children and families, at-risk youth, elderly/frail elderly, and persons with disabilities, among other eligible populations: **1.** Center for Independent Living of North Central Florida, received \$46,000 in CDBG Program funding to facilitate the provision of handicapped accessible ramps for homeowners with disabilities via their Building Ramps, Building Lives! empowerment program. **2.** Black On Black Crime Task Force, Inc., received \$25,000 in CDBG-CV Program funding to provide community development and enrichment services for at risk youth which includes academic achievement and community enhancement programs. These programs are vital to the Pineridge Community to support the ongoing rebuilding of the neighborhood infrastructure severely impacted by the COVID-19 pandemic. **3.** Boys & Girls Clubs of Northeast Florida, received \$10,000 in CDBG Program funding to provide multi-faceted activities, along with educational and project-based opportunities for youth living in CDBG designated areas. **4.** ElderCare of Alachua County, Inc., received \$20,000 in CDBG Program funding to provide nutritional meals and educational support to homebound seniors to assist in their desire to remain independent and at home. **5.** Manhood Youth Development Foundation, Inc., received \$55,000 in CDBG Program funding to provide the activities, educational experiences, tutoring and higher education preparation skills to area LMI youth, particularly males to support their growth and development. **6.** Episcopal Children's Services, received \$10,000 in CDBG Program funding to expand its Head Start program by providing comprehensive child development services and facilitate school success for vulnerable LMI children and their families. **7.** Southcare Nursing Center DBA Southcare, received \$20,000 in CDBG Program funding to provide nutritional meals and educational support to homebound LMI persons who are immobilized to varying degrees and cannot arrange for a wholesome and healthy meal. **8.** Star Center Children's Theatre, Inc., received \$15,000 in CDBG Program funding to facilitate the Super SMART Afterschool and Summer Academy, which addresses key issues within the Gainesville community (lack of arts and cultural accessibility to LMI youth and families).

Overall, the city continues to work on meeting the goals identified in the 2023-2027 Consolidated Plan and to improve the quality of existing housing within the City of Gainesville. Increased funding for affordable housing programs are always necessary and CDBG and HOME funds fill in a significant funding gap. In an effort to address City housing rehabilitation needs and to preserve existing housing units, the city leverages other

program funding (as available), sources such as, the State Housing Initiatives Partnership (SHIP) Program, City general revenue and other resources. However, any opportunities to increase funding and the use of funds dedicated to affordable housing initiatives is paramount to overall success. It is also significant that a pool of qualified contractors be maintained to support the construction needs dictated by housing shortages within the Gainesville community. HCD staff continues its solicitation processes to bid jobs, but also encourages the participation of all interested contractors throughout the State of Florida to work with the City in this initiative.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	577	4
Black or African American	827	22
Asian	3	0
American Indian or American Native	4	0
Native Hawaiian or Other Pacific Islander	3	1
Other Multi-Racial	52	0
Total	1,464	27
Hispanic	82	1
Not Hispanic	1,382	26

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

Narrative

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

The City of Gainesville ensures that it implements and supports all activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

Furthermore, the City of Gainesville agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code, and will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

The City of Gainesville jurisdiction has a citywide population, such that a concentrated effort is made to assist LMI households and individuals within the incorporated city limits. Various Census Summary Files indicate that the estimated population of the City of Gainesville is 143,611 (population estimates based on 2025, change since 2000: 4.18%. The racial breakout of this population is as follows: Whites –

87,773 (59.23%); Black or African American – 32,039 (21.62%); Asian – 9,217 (6.22%); American Indian and Alaska Native – 282 (0.19%); Native Hawaiian and Other Pacific Islander – 104 (0.07%); Two or More Races – 14,389 (9.71%). Note: Hispanic or Latino – 19,178 (13.35%) (*Hispanics may be of any race, so are also included in applicable race categories*). Additionally, margin of error is 2.95% (4,386 persons).

2023 Median Household Income - \$45,611; Persons in Poverty – 26.6% (*Per City-Data.com*); Owner-Occupied Housing Unit Rate – 49.01%; Median Value of Owner-Occupied Housing Units - \$275,500; Median Selected Monthly Owner Costs (*with a mortgage, 2018-2022*) \$1,988; Median Gross Rent (2018-2022) - \$1,550.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,386,148	2,324,761
HOME	public - federal	548,431	790,050

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	

Table 4 – Identify the geographic distribution and location of investments

Narrative

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

The City of Gainesville ensures that it implements and supports all activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

Furthermore, the City of Gainesville agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code, and will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

Leveraging

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

The HOME Program requires a 25% match which may be reduced by HUD if the city is distressed or suffered a presidentially declared disaster. Due to the City's 100% fiscal distress, HUD has granted the City of Gainesville a 0% match requirement (effective November 1, 2023).

FY 2023 Calculations (as of November 1, 2023)

For the City of Gainesville – HUD published the following:

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

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

The ConnectFree Program generates revenue from surcharges collected on new water and wastewater connections in the unincorporated area of the City of Gainesville. Additionally, the ConnectFree Program provides funding for affordable housing activities such as, local government contribution to affordable housing development projects leveraged with federal/state low-income housing tax credits.

During PY24, the City expanded its use of the ConnectFree funding by offering financial assistance opportunities for local Non-profit and For-profit housing developers to subsidize the development of new affordable housing for both LMI multi-family rentals and single-family residences.

The City continues the operational use of federal American Rescue Plan Act (ARPA) funds to leverage private investment in new affordable housing. For PY24, the City used \$1,566,296.58 of \$4,285,000 in ARPA funds that were previously awarded to the Woodland Park affordable rental housing project to reimburse that project. The project's developer estimates that the total development cost of the project will be approximately \$40M.

The City uses land donation to preserve and expand affordable housing opportunities, creating a

Real Property Policy (RPP) for the purpose of establishing regulations which govern the acquisition and disposition of real property by the City.

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

A relatively new program, the City's Community Land Trust (CLT) Program, continues to leverage land donations with ARPA and ConnectFree funding. The City used a competitive solicitation to choose a CLT Partner to develop and manage new affordable housing units that remain affordable, in perpetuity, and donated ten (10) vacant lots and \$1,000,000 in ARPA funds, to the CLT Partner to develop a single-family house on each lot. The CLT Partner retains ownership of the lots, selling the houses to income-qualified households at an affordable price. Deed restrictions ensure that each house must be sold at an affordable price and only to income-qualified households. The CLT Partner is eligible for ConnectFree assistance which must be passed on to the home buyers.

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

Table 5 – Fiscal Year Summary - HOME Match Report

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

Table 6 – Match Contribution for the Federal Fiscal Year (**NOTE:** Total of other funds leveraged to support federal dollars for projects)

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	16,730.31	16,730.31	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	90,024.44	91,665.00	50,159.75
Number	0	0	0	5	5	2
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	50,159.75	181,689.44			
Number	0	2	10			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

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

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	26	52
Number of Special-Needs households to be provided affordable housing units	11	19
Total	37	71

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	6	6
Number of households supported through Rehab of Existing Units	28	59
Number of households supported through Acquisition of Existing Units	3	6
Total	37	71

Table 12 – Number of Households Supported

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

Economic shifts, unemployment and increased import and export costs have impacted the availability of materials, resulting in higher construction costs.

HCD Staff has worked diligently after the resolve of the COVID-19 pandemic, and resulting economic impacts to increase the assistance provided for homeowner rehabilitation efforts. Intentional assignment of CDBG dollars to this work resulted in the successful attainment which met and exceeded the HUD

Timeliness requirement, along with the utilization of other funding sources (e.g. HOME, SHIP, ConnectFree), to support the City's commitment to affordable housing.

Discuss how these outcomes will impact future annual action plans.

As the U.S. economy has gained momentum after the COVID-19 pandemic due to increased consumer spending, overall construction activity in the United States has grown. However, these may be slowed as a result of labor shortages which can impact momentum and profits.

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

HOME Program funding has fluctuated in the past several years, which has somewhat diminished the capacity to meet the anticipated goals and outcomes to provide rehabilitation of rental housing units. As a result, during PY24, the City did not allocate HOME Program funding to the Rental Rehabilitation Program. However, through the utilization of State Housing Initiative Program (SHIP) funds and City of Gainesville General Fund, the City will support the rental rehabilitation of the following: a 104-unit townhome complex and two (2) single-family units. Each unit is designed to support the City's affordable housing initiative for LMI individuals and/or families.

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

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

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	24	6
Low-income	2	20
Moderate-income	0	0
Total	26	26

Table 13 – Number of Households Served

Narrative Information

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

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

Program Year 2024 housing demographics are outlined as follows - **RENTER HOUSEHOLDS:** Total Assisted - 0. **1.** Extremely Low Income (ELI) - 0; **2.** Low Income (LI) - 0; **3.** Moderate Income (MI) - 0. **OWNER HOUSEHOLDS:** Total Assisted - 71. CDBG: 65. **1.** Extremely Low Income (ELI) - 29; **2.** Low-Income (LI) - 36; **2.** Moderate Income (MI) - 0 / HOME: 7. **1.** Extremely Low (ELI) - 3; **2.** Low-Income (LI) - 5; **3.** Moderate Income (MI) - 0. **RACIAL CHARACTERISTICS:** CDBG: Black - 44; White - 20 (01 Hispanic) ; Asian - 1; Female-Head-of-Household - 30 / HOME: Black - 4; White - 3 (01 Hispanic); Female-Head-of-Household - 4;.

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

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

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

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

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

City, County, and community stakeholders continue to collaborate in efforts to end homelessness in the community. During the 2014 to 2024 time period, the City and Alachua County achieved several major milestones by jointly funding GRACE Marketplace, a low barrier emergency shelter and homeless assistance center. The City owns the land and buildings on which GRACE Marketplace is located, and in PY24, the City provided \$2,050,000 to support operations at the shelter. The Alachua County Coalition for the Homeless and Hungry (ACCHH) manages the operations and homeless services provided at GRACE Marketplace.

In addition, the City has worked to comply with new State legislation (HB1365) regulating camping on public property. During PY24, to decrease the negative impact of the legislation on the homeless population, the City provided \$350,000 to open an additional twenty (20) shelter beds at GRACE Marketplace. This action gave the City greater enforcement power by providing alternative accommodations to people living in encampments, and reduced unsheltered homelessness in the community.

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

To that end, the City has developed the Community Resource Paramedicine Program (CRP). The CRP is the City's public health outreach program. CRP provides some of the most underserved city community members with facilitation and connection to resources, health education, and capacity-building support toward improved health outcomes and better quality of life. The CRP Program operates four pillars: Chronic Disease Management, Recovery Response, Homelessness Outreach and Prevention, and Community Health. Each of these pillars can support homeless, or formerly homeless, people. The Chronic Disease Management pillar focuses on education around disease processes, medication management, and adherence to primary care. The Recovery Response pillar follows-up on overdoses within the city to offer treatment and support to individuals struggling with substance use. The Homelessness Outreach and Prevention pillar works with those experiencing or facing homelessness to obtain housing and other stabilization resources. Lastly, the Community Health pillar conducts community outreach and mobile vaccines, primarily COVID-19 and Flu.

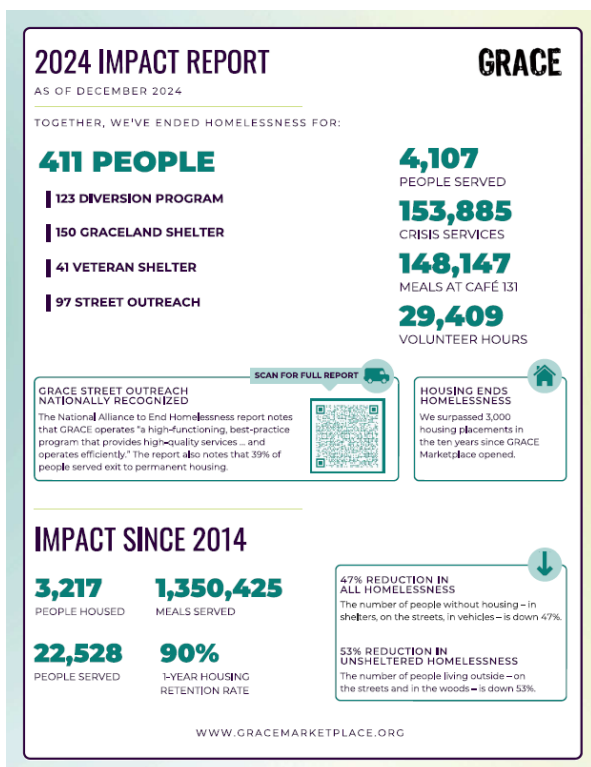
Another City program that includes outreach to homeless persons is the Downtown Ambassadors. The City has entered into an agreement with a company called “Block by Block,” which actually employs the Downtown Ambassadors. Among other roles, many of the Ambassadors are experts in that field of Homeless Outreach. They are trained to engage the most at-risk members of our society to determine what needs might be fulfilled and encourage a connection with known service providers in our community. Block by Block has developed a comprehensive approach and plan for outreach. To date, this plan has been highly effective in engaging various partners in assisting individuals at a time when there are no short-term fixes to the many drivers of what’s keeping people on the streets.

The Gainesville team works diligently to connect the most vulnerable with government services or third-party resource providers. In addition to on-street outreach, they assist houseless individuals in obtaining essential documents and identification. This careful, person-centered approach helps open doors to more stable housing and access to vital services such as Social Security or Veterans Affairs benefits—resources that may have been lost or difficult to access over time.

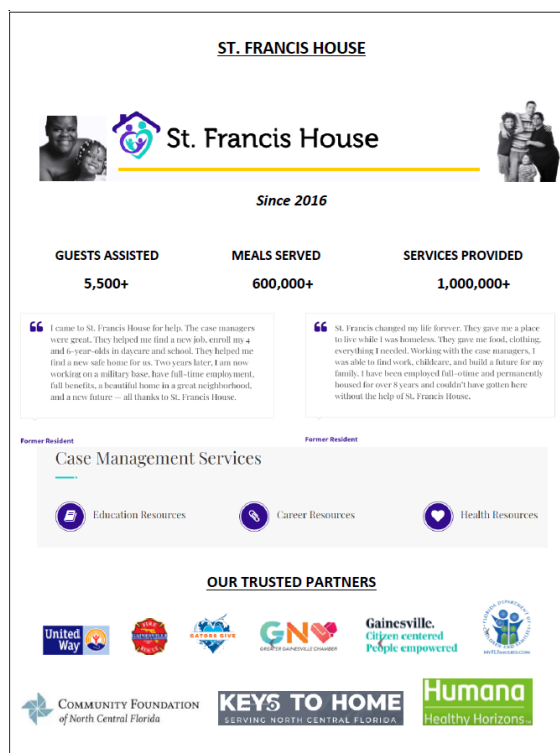
In addressing the Emergency Shelter Needs of Homeless Persons, a city strategy for preventing and reducing homelessness is to assist non-profit service providers in obtaining additional funding sources for emergency shelter and other support services: **A. PROGRAM:** GRACE Marketplace; **SOURCE:** City General Fund; **DESCRIPTION:** \$2,050,000 for operation of a low-barrier emergency shelter and homeless assistance center. **B. PROGRAM:** Cold Weather Shelter Program (currently facilitated by St. Francis House); **SOURCE:** City CDBG Fund; **DESCRIPTION:** \$25,000 to support the operations of emergency shelter services for the purpose of providing assistance to homeless individuals and families during periods of cold weather or other emergencies caused by extraordinary circumstances that threaten the physical health or welfare of homeless persons. **C. PROGRAM:** St. Francis House (Arbor House Emergency Homeless Shelter for Women and Children); **SOURCE:** City CDBG Fund; **DESCRIPTION:** \$15,000 to provide shelter and support services to homeless mothers and their children and/or homeless individuals. **D. PROGRAM:** Family Promise of Gainesville; **SOURCE:** City CDBG Fund; **DESCRIPTION:** \$35,000 to provide

shelter, meals, personal care items and case management for homeless families, as well as transitional housing services. **E. PROGRAM:** St. Francis House (Emergency Homeless Shelter for General Population); **SOURCE:** City General Fund; **DESCRIPTION:** \$30,000 to provide shelter and support services to homeless persons **F. PROGRAM:** St. Francis House (Temporary Hotel Accommodations AND Family Reunification/Homeward Bound Program); **SOURCE:** City General Fund; **DESCRIPTION:** \$10,000 to provide transportation services and other support services for homeless Individuals to be reunited with family members or friends who can provide housing for the homeless individuals in the community. **G. PROGRAM:** Helping Hands (General Clinic); **SOURCE:** City CDBG Fund; **DESCRIPTION:** \$15,000 to provide healthcare services for homeless persons. **H. PROGRAM:** Helping Hands (Women Clinic); **SOURCE:** City CDBG Fund; **DESCRIPTION:** \$15,000 to provide healthcare services for homeless women. **NOTE:** Both Helping Hands Clinics allocations were carryover dollars from FY 23-24. **I. PROGRAM:** GRACE Marketplace; **SOURCE:** American Rescue Plan Act (ARPA); **DESCRIPTION:** \$960,000 for a Shelter Expansion Project and Security Improvements, covering PY23 to PY25.

Homeless Services (St. Francis House and GRACE Marketplace)



GRACE Marketplace



St. Francis House

Addressing the emergency shelter and transitional housing needs of homeless persons

In PY24, the City continued to provide funding support of programs that address the emergency shelter and transitional housing needs of homeless persons. In particular, the City supported two shelters, St. Francis House, and GRACE Marketplace. For St. Francis House, the City used CDBG Public Services funds to support several programs, including \$25,000 for a Cold Weather Shelter and Supplemental Services Program for homeless individuals and families.

For GRACE Marketplace, the City provided \$2,050,000 for programs and operations. GRACE Marketplace is a low barrier emergency shelter that operates on a former prison site the City purchased from the State of Florida. After several months of negotiation, the City recently transferred ownership of the GRACE Campus to the GRACE organization. This change will allow GRACE to pursue their planned rehabilitation of the medical building, a step towards offering dental and expanded medical services on campus, thus eliminating some transportation issues for their guests.

Other changes at GRACE that are currently in the planning stage include more and diversified housing; and adjusting services to better assist the predicted increase in homeless persons that are more than 55 years old. Funding these projects addresses the following priority need: supporting operations of programs serving low and moderate-income persons, including the homeless and special needs populations.

Helping Homeless Persons - CoC

In general, the CoC coordinates homelessness and homelessness prevention efforts amongst CoC partner agencies receiving ESG, TANF, Challenge and CoC-HUD funding to serve individuals and families who are currently homeless or at-risk of becoming homeless. The City of Gainesville has an appointed seat on the CoC Leadership Council (CoC Board). As the Collaborative Applicant, Taskforce For Ending Homelessness, oversees the coordination of services and use of these funding streams. Additionally, other non-funded CoC partners, such as United Way of North Central Florida and Alachua County Division of Social Services, provides homelessness prevention supports for those households who are working, but struggling to make ends meet by providing funds for rent and utility assistance. The City of Gainesville, Gainesville Housing Authority, and the Alachua County Board of County Commissioners established a Landlord Mitigation Fund with United Way (former Collaborative Applicant) as a strategy to reduce the length of time spent homeless and to prevent homelessness by offering private landlords access to funds. These funds are used to pay deposits/landlord incentives for those entering housing from the CoC By-Name List and to mitigate evictions. Currently, the funds are being re-routed to Taskforce for Ending Homelessness. The CoC is working to build discharge coordination amongst local hospitals, mental health facilities, and correctional programs. Currently, the CoC does not have a formal policy or MOUs in place with these institutions due to changes in staffing and leadership. Goal 7 of the CoC action plan is to "Work with other Systems of Care to reduce entries into homelessness" and includes the following objectives, strategies and action steps: Objective 7A: Hospitals/Crisis stabilization units do not discharge people into homelessness. (Target Date for Completion: Q2 2025) STRATEGIES: 1. Encourage hospitals to utilize processing techniques to reduce discharges into homelessness. Action Steps: 1. Meet with hospitals to discuss resources and plans for decreasing discharges into homelessness. 2. Identify

potential cost savings to hospitals if more persons had access to mainstream benefits. Objective 7B: Jails/prisons do not discharge people into homelessness. (Target Date for Completion: Q2 2025) STRATEGIES: 1. Develop criteria to determine vulnerability of those processed through re-entry into the CoC. Action Steps: 1. Establish procedure to conduct VI-SPDAT on persons to be released from Alachua County Jail; need for other jails/prisons releasing into our CoC. 2. Connect with jails in other counties. Objective 7C: Foster care system does not discharge people into homelessness. (Target Date for Completion: Q3 2024) STRATEGIES: 1. Collect data on number of children exiting foster care into homelessness or becoming homeless after exiting foster care. Action Steps: 1. Determine what information to collect. 2. Meet with school boards and school liaisons. 3. Identify other agencies with data we want to collect. 4. Meet with other agencies and obtain an agreement to share data. STRATEGIES 2. Utilize family reunification vouchers to reduce individuals exiting foster care from entering homelessness. Action Steps: 1. Meet with school boards and school liaisons. 2. Coordinate efforts with Partnership for Strong Families, Family Promise, CDS, and housing authorities. With regard to those exiting foster care, the CoC has an active Family Unification Voucher Program MOU with the Gainesville Housing Authority and Partnership for Strong Families. Partnership for Strong Families makes referrals for vouchers to the Gainesville Housing Authority and to the CoC Coordinated Entry System for entry into HMIS and evaluation of any other housing needs (e.g. emergency shelter, deposit assistance).

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

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

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

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

recently homeless from becoming homeless again

TaskForce For Ending Homelessness is the organization that is primarily responsible for coordinating community efforts to rapidly house homeless persons and prevent the homelessness of those who are housed, but at-risk of losing their housing. Keys to Home – FL 508 Continuum of Care continues to facilitate a Coordinated Entry System over a five-county area, including Alachua County. The Coordinated Entry System uses HMIS data, a By-Name List, and a Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) to: 1) rapidly house homeless persons (referrals are made to agencies who are funded for Rapid Re-housing or Permanent Supportive Housing); 2) ensure that housing services are provided to the most vulnerable individuals or families with the greatest needs and can provide the most benefit; and 3) to ensure that those persons receive the services that they need to remain housed. Keys to Home, and its Coordinated Entry Committee (which meets monthly) use HMIS to monitor returns to homelessness from permanent housing programs and to recommend changes to keep people permanently housed. In addition, during PY24, the ACCHH operated and the City funded, a Homeless Street Outreach Team to proactively encourage and help homeless persons find housing and other support services.

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

Actions taken to address the needs of public housing

The Gainesville Housing Authority (GHA) continues to strengthen its housing portfolio and enhance services for its clients. According to the Public Housing section of the City's 2023–2027 Consolidated Plan, the most pressing needs for public housing residents and Housing Choice Voucher (HCV) holders include increasing the supply of affordable, accessible, and high-quality housing; expanding supportive services; and creating greater economic opportunities to promote self-sufficiency.

In spring 2020, the GHA Board of Commissioners adopted a Strategic Business Plan designed to address these priorities. As 2026 approaches, the Authority has once again initiated a strategic planning process to build on its progress and chart a new course. The forthcoming Strategic Business Plan, covering 2025–2030, will guide GHA's efforts to advance its mission and vision for the years ahead.

GHA - Mixed Finance Modernization or Development

In 2025, the Gainesville Housing Authority (GHA) made significant progress toward its goal of modernizing and redeveloping its housing portfolio through mixed-finance initiatives. One of GHA's flagship projects is the redevelopment of the Woodland Park Apartments. This effort began with the successful completion of Phase I in 2020, in partnership with a co-developer, resulting in *The Grove at Sweetwater Preserve*—a new 96-unit affordable housing community.

Phase II of the Woodland Park redevelopment officially broke ground in 2025. This phase includes the demolition of the remaining seventy-eight (78) original units at Woodland Park and the construction of one hundred forty-four (144) new affordable apartment homes. The redevelopment will also feature enhancements to the Boys & Girls Club and the addition of a new fitness track that connects both phases of the project. Construction is expected to continue through 2025 and 2026, with lease-up anticipated to begin in early 2027.

GHA's long-term vision includes continued repositioning, new development, and modernization of aging public housing assets over the next decade. This comprehensive effort encompasses several properties within GHA's portfolio, including Pine Meadows, Caroline Manor, Forest Pines, Oak Park, and Sunshine Park.

In 2025, GHA is also advancing renovation efforts at Caroline Manor apartments. Planned improvements include interior upgrades such as fresh paint, new kitchen cabinets and appliances, plumbing enhancements, drywall repairs, and updated lighting.

Additionally, GHA and its co-developers are actively seeking capital for the redevelopment and repositioning of the Oak Park community, with construction expected to begin in early 2027.

Modernization and redevelopment of existing housing units will remain a top priority for GHA in the coming years as the agency continues to pursue innovative funding and partnership opportunities to enhance affordable housing throughout Gainesville.

Choice Neighborhood Planning Grant

The Gainesville Housing Authority (GHA), in partnership with the City of Gainesville, was awarded a **Choice Neighborhoods Planning Grant** from the U.S. Department of Housing and Urban Development (HUD) in 2023. In **September 2025**, GHA successfully submitted the **Final Choice Neighborhood Plan** to HUD for the **East University Avenue** target area.

This milestone represents a major step forward in GHA’s vision to **reposition the Lake Terrace and Pine Meadows public housing communities**—a total of 180 units—while catalyzing a broader revitalization of the **East University Avenue corridor**.

Choice Neighborhoods: Key Goals

The **Choice Neighborhoods (CN)** initiative is built around three core goals that promote equitable, sustainable community transformation:

- **Housing:** Replace aging public housing with **modern, energy-efficient, mixed-income communities** designed to remain affordable and in excellent condition for generations.
- **People:** Improve the overall quality of life for families in public housing and surrounding neighborhoods—ensuring **access to quality education, health services, safe recreation, and reliable transportation**.
- **Neighborhood:** Strengthen the surrounding area by fostering **mixed-income communities** and improving access to **quality schools, early learning programs, transit options, jobs, and public amenities**.

Data-Driven Planning and Development

A major outcome of the planning grant was a **comprehensive housing market analysis**, which identified potential for up to **1,060 new affordable and market-rate rental units** within the study area by 2029. Guided by this analysis, the **final housing plan** outlines a framework for developing **up to 540 new rental units** and **30 homeownership opportunities** on the Lake Terrace and Pine Meadows sites.

Moving Toward Implementation

With the planning phase complete, GHA is now preparing for the **implementation phase**—beginning with an **early action project** slated to open in **early 2026**.

This first project will introduce **“The ELITE Service Plaza”**, a vibrant public space designed to serve as a community hub. The Plaza will feature **pop-up shops for local entrepreneurs, flexible event space for neighborhood gatherings**, and the **conversion of a former resident barbershop into a fresh food market**. This market will not only enhance food access but also spark local economic development and support GHA’s **youth and entrepreneurship programs**.

A Holistic Approach to Neighborhood Revitalization

The **Choice Neighborhoods Grant** enables housing authorities like GHA to take a **comprehensive, neighborhood-wide approach** to revitalization. By combining investment in public housing with strategic community development, the initiative attracts new businesses, fosters economic opportunity, and enhances the daily lives of residents across the entire neighborhood.

GHA-GHDMC Projects and Goals

Addressing affordable housing challenges in our community requires the Gainesville Housing Authority (GHA) to think creatively and act boldly. As part of GHA's Section 3 goals, the agency completed the **E.L.I.T.E. Training Center** in 2025, transforming the site of a former daycare facility within the Pine Meadows development into a dynamic hub for workforce development.

The E.L.I.T.E. Training Center serves both GHA residents and the broader Gainesville community, with the goal of preparing participants for jobs that pay a living wage. To make this possible, GHA has formed strong partnerships with organizations such as **Santa Fe College**, the **University of Florida TREO program**, and the **North Central Florida Apartment Association**, among others. Through these collaborations, residents can access training and certificate programs that lead directly to employment opportunities. Classes are already underway, and GHA is developing a robust training schedule to further expand opportunities for the community.

Beyond workforce development, GHA is also focused on expanding affordable housing options through its nonprofit affiliate, the **Gainesville Housing Development and Management Corporation (GHDMC)**, established in 2014. In 2025, GHDMC completed construction of a new single-family home featuring one attached and one detached accessory dwelling unit (ADU) creating three new affordable units on a site that previously held only one. Additionally, GHDMC is beginning predevelopment work on a triplex/quadplex project on a half-acre infill lot in southwest Gainesville.

Both the **City of Gainesville** and the **Alachua County Board of Commissioners** have made affordable housing a top priority. GHDMC is helping bridge this housing gap by adding new units throughout the city and county. Guided by the GHA Board, the organization continues to pursue every opportunity to expand affordable housing—including the potential acquisition of mixed-use developments, commercial properties, hotels, apartment complexes, and infill lots.

Together, these efforts reflect GHA's ongoing commitment to building stronger communities, empowering residents, and ensuring that everyone has access to safe, affordable, and sustainable housing.

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

The Gainesville Housing Authority (GHA) took the initiative in 2023 and 2024 to solicit developers and apartment owners through a competitive Request for Proposals (RFP) process to issue Project-Based Vouchers (PBV). As a result, GHA successfully partnered with 5 apartment developments across Alachua County, issuing 182 new Project-Based Vouchers. These partnerships have been instrumental in expanding access to quality housing opportunities for low-income families. GHA is committed to expanding access to sustainable, high-quality, and affordable housing. In alignment with this vision, GHA plans in 2025 to convert five (5) public housing units into Project-Based Voucher (PBV) units. GHA has carefully reviewed the implications of converting these units and has concluded that this conversion aligns with the agency's long-term strategic goals of improving housing opportunities, ensuring the sustainability of its housing portfolio, and providing affordable housing solutions that meet the evolving needs of the community.

Actions Taken to Encourage Public Housing Residents to Become More Involved in Self-Sufficiency

In order to increase the earned income and employability of our residents, the Gainesville Housing Authority has partnered with multiple community members in order to form a leadership team to administer the Jobs-Plus Initiative at our Amp 3 Public Housing Development. The Gainesville Housing Authority provides a local job-driven approach to increase earnings, and advance employment opportunities through job placement, educational attainment, work readiness programs, employer linkages, technology skills and financial literacy.

Programs

The Cade Museum and Gainesville Housing Authority (GHA) share a common goal of transforming communities in Gainesville by providing access and opportunities. Aligned with GHA's vision of fostering self-sufficiency and life skills within their communities, the Cade Museum is eager to contribute to this transformative effort by offering in-person STEAM (Science, Technology, Engineering, Arts, and Mathematics) and entrepreneurship educational support for children ages 6-12. Through this program, both organizations will cultivate a culture of innovation, critical thinking, and problem-solving while imparting essential life skills to empower GHA youth to become self-reliant, resilient, and proactive members of their community. CELEBRATION OF SUCCESS - A large-scale event showcasing the accomplishments (i.e. education, employment, youth resiliency, and community engagement) of PH residents and other program participants. The event provides guests speakers to empower and congratulate families while supplying supportive resources (i.e. financial literacy, homeownership, employment, and education) are provided while families exit. YOUTH LEADERSHIP ACADEMY - The Youth Leadership Academy program takes place at the Forest Pines Community center. The Youth Leadership Academy provides programming for our residents (ages 14-18). Our goal is to empower and equip individual success through five critical pillars: Leadership, Personal Development, Health & Fitness, Career Preparation, and Community Support & Engagement. GHA INCENTIVE STORE - Learn, Earn and Turn Incentive Program (LET) total number of incentive points accumulated (GHA Home Goods Incentive Store; \$1,890) Through this program, youth and adults can access material goods and food to satisfy supportive

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

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

The **Gainesville Housing Authority (GHA)** is committed to empowering families to achieve self-sufficiency through education, employment, and holistic community support. In partnership with local organizations, GHA's **Client Services Department** leads the **Jobs Plus Initiative** at AMP 3 Public Housing Development—creating pathways for residents to increase earned income, build employability, and achieve long-term economic stability.

GHA's approach is **locally driven and resident-centered**, combining job placement, education, and financial literacy with wraparound support. The Client Services Department serves as a central hub connecting Public Housing residents, Project-Based Voucher participants, and Housing Choice Voucher holders to opportunity through collaboration, service coordination, and resource development.

The **Jobs Plus Earned Income Disregard (JPEID) Program** offers residents a unique opportunity to **earn as much income as possible without the concern of rent increases** tied to their employment earnings. From 2024 through September 2025, the program has supported **61 families**, enabling them to collectively save approximately **\$38,486**.

Core Service Areas

- **Employment Assistance:** Job readiness training, case management, and post-employment support.
- **Education Support:** GED preparation, literacy programs, and career-focused vocational training.
- **Financial Literacy:** Budgeting workshops, credit repair, and homeownership counseling.
- **Youth Development:** Leadership programs, STEAM activities, and early financial literacy.
- **Supportive Services:** Access to mental and physical health resources, transportation, and other essential needs.

As of 2024, GHA has provided a total of **317 individual services** to residents. These services span each of the program's **core service areas**, reflecting a holistic approach to resident success. From connecting participants with employment opportunities and workforce training, to providing financial education,

youth engagement, and essential supportive resources—each service represents a step toward greater stability, self-sufficiency, and long-term success for our families.

Through these collective efforts, GHA continues to foster an environment where residents are not only supported in meeting their immediate needs but also encouraged and equipped to achieve lasting economic independence.

Transformative Programs

Cade Museum Partnership:

In partnership with the Cade Museum, GHA provides in-person **STEAM and entrepreneurship education** for youth ages 6–12. This collaboration cultivates innovation, critical thinking, and self-reliance—empowering GHA youth to become resilient and proactive members of their community.

Dental Clinics: The *Saving Smiles* program, operated by the University of Florida College of Dentistry, provides on-site dental services to youth ages 0–17 at the Eastwood Meadows Community Center. Between 2024 and 2025, a total of **906 dental procedures** were completed, serving **181 youth**. The estimated **total value of care** provided was **\$67,038**. Services supported both families participating in our programs and residents of the broader Gainesville community.

Gainesville Youth Academy:

Hosted at the Forest Pines Community Center and the Flite Force Training Center, the Gainesville Youth Academy serves residents ages 6–18. Programming is built around five pillars—**Leadership, Personal Development, Health & Fitness, Career Preparation, and Community Engagement**.

During the most recent summer session, **29 youths** from Public Housing and HCV families participated, earning stipends totaling **\$5,880**. Activities ran Monday–Friday, combining workshops with community service projects and parent-inclusive field trips that strengthened family and neighborhood connections.

Resident Engagement

- **GHA Store:**

An incentive-based program rewarding residents with “GHA Bucks” redeemable for food and essential goods—encouraging progress toward self-sufficiency. To date, residents have earned **over 5,400 points** through active participation.

- **Community Walk-A-Bouts:**

Personalized, door-to-door engagement that builds trust, identifies needs, and connects residents to available resources.

Sponsorship

Major Events & Frequent Workshops:

Major Events:

- **Celebration of Success:** A signature event that honors Public Housing residents for their achievements in education, employment, and community leadership, while recognizing Housing Choice Voucher participants who have reached full self-sufficiency and no longer require government assistance. The event celebrates these milestones and connects families to resources that support continued growth and long-term stability.
- **Gainesville Youth Academy Kick Off:** A signature event that promotes the Gainesville Youth Academy programming, provides collaborators an opportunity to showcase their offerings and recruit youth between 6-18 years of age.
- **Back2School Backyard BBQ:** Co-hosted with Dare to Different Youth Empowerment, sponsored by TB Goods, Alachua County Children's Trust, and ProjectHer to provide school supplies, self-care items, and resource connections for families.

Frequent Events & Workshops:

- **Financial Empowerment Series:** In partnership with Neighborhood Housing & Development Corporation and Capital City Bank, residents access financial literacy and homeownership resources.
- **Community Pop-Ups & Kickbacks:** Regular neighborhood events offering snacks, giveaways, and opportunities to learn about GHA programs.

Overall Number of Events & Workshops (including what is listed above and others): 80

Overall Yearly Attendance: 752

Partnerships & Collaborators:

CareerSource Of North Central Florida (NCFL)	Job Development Employer Recruitment Case management Job search and job placement assistance Job Readiness Training
----------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------

	Post -employment support/retention Employment – related Workshops
University of Florida Warrington College of Business	Entrepreneurship Training, One-on-One Business Consulting and Mentorship
Santa Fe College	Industry Credentialing & Certifications Employment Training GED Program Entrepreneurial Academy Access to Business Incubator- CEID Program Staff Training
Early Learning Coalition of Alachua County	Childcare Resources and family supportive services
Episcopal Children’s Services	Childcare Resources and family supportive services
Alachua County Library District, Cone Park	Literacy Program, STEAM activities, GED tutoring, and digital literacy assistance.
Cade Museum	STEAM-related activities and learning exercises FREE Museum Membership Exploratory Field Trips Weekly Cade in the Classroom
DJ Elo’s Let’s DJ	Career Exploration for youth through interactive musical activities and application
Crafty Gemini	Promoted self-development and leadership for youth through interactive crafting activities, communication, and entrepreneurial application

Florida Department of Education/Vocational Rehabilitation	Assists those with disabilities to obtain and maintain employment.
Appendix, Inc.	Provides mental health, one-on-one counseling, workshops, and support groups for participants.
Girls Can Do It, Too & NSpire Florida	Provides programs that offers discipline, work, social and recreational activities
Strong-Minded Mentorship	Provides leadership development, work, social and recreational activities.
Dare to Be Different Youth Empowerment	Provides programs that offer discipline, work, social, and recreational activities.
Pace Center for Girls	Provides educational opportunities for youth to gain life skills and supportive holistic care.
Gainesville Police Athletic League	Provides youth leadership development through health and fitness.
City of Gainesville Parks, Recreation, and Cultural Affairs (PRCA)	Promotes enrollment into youth educational extracurricular activities. Promotes a community supportive of work culture. Promotes professional development and employment readiness.
Gainesville Fire & Rescue Paramedicine Team	Provides health-related information and training. Promotes a community supportive work culture for our youth through activities and application.
Peaceful Paths Domestic Violent Network	Provides interpersonal violence intervention support. Promotes interactive discussion, employment readiness, and team building applications for our youth.

Care Portal	Connects agencies with tangible needs; home essentials to strengthen family dynamic and socio-emotional development.
Underground Kitchen	Provides education on healthy eating habits and eating healthy food preparation.
Capital City Bank	Provides credit repair, budgeting, and other financial classes.
Neighborhood Housing & Development Corporation	Provides credit repair, budgeting, and homeownership counseling.
Representative Yvonne Hinson	Promotes professional development and employment readiness during our Summer Program.
Rumberger Law Firm	Promotes a community supportive of work culture. Promotes professional development, leadership skills, communication, and employment readiness during our Summer Program.
Children's Trust of Alachua County	Provides funding for several program partners

Through strategic partnerships and sponsorships, GHA secured **\$25,915** in community contributions, in addition to other in-kind and financial support.

Through these collective efforts, the Gainesville Housing Authority continues to foster an environment where families on our programs are not only supported in meeting their immediate needs but also equipped to achieve **lasting economic independence and self-sufficiency**.

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

The Housing Choice Voucher Program (HCVP) enables GHA to provide monthly homeownership assistance payments to first-time homeowners in place of traditional rental assistance. The monthly homeownership assistance payment is determined as the lower of the voucher payment standard minus the total tenant payment, or the monthly homeownership expenses minus the total tenant payment.

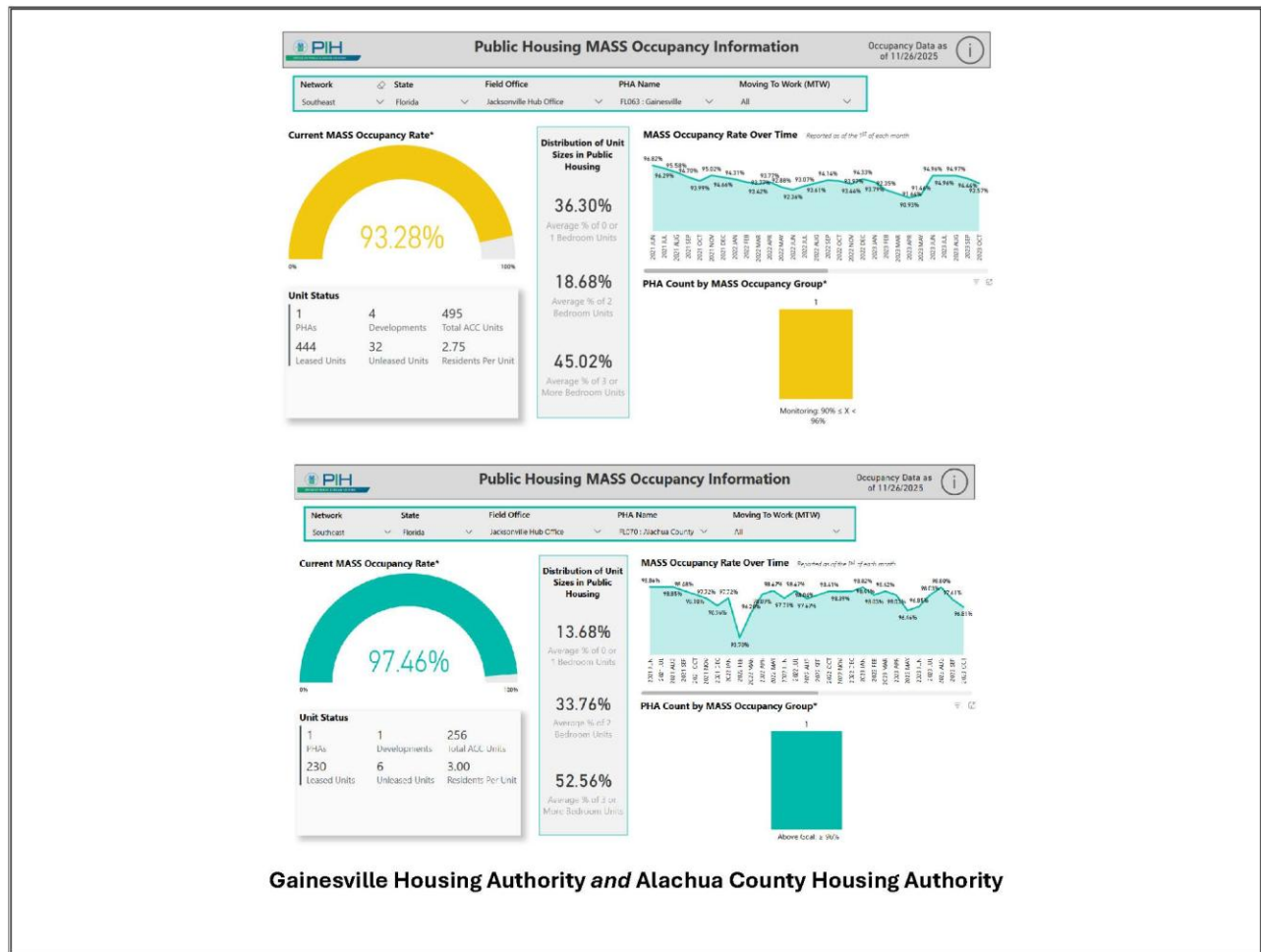
Like the conventional Section 8 program, participating homeowners contribute 30 percent of their income toward their monthly mortgage payment, while the voucher covers the remaining portion.

GHA is actively identifying and supporting households interested in transitioning to homeownership. We align families with the services and resources necessary to prepare for and successfully purchase a home.

Currently, GHA is engaging twenty-two (22) households in the homeownership program, with seven (7) families who have already achieved homeownership, three (3) of whom became homeowners in 2025.

Actions taken to provide assistance to troubled PHAs

The City of Gainesville recognizes the need for preservation and rehabilitation of federally assisted affordable housing. During PY24, the City of Gainesville had no specific knowledge of any financial or programmatic issues with the Gainesville Housing Authority (GHA) or the Alachua County Housing Authority (ACHA). However, both housing authorities continue to serve the housing needs of extremely, very low and low-income residents within the incorporated city limits. The City is also a supporter of activities and projects which support the goals of both housing authorities.



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

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

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

9. Through its Down Payment Assistance (DPA) Program, the City offers up to \$30,000 for down payment and/or closing cost assistance to eligible first-time homebuyers for the purchase of eligible homes.
10. The City engages with citizens to mitigate certain barriers to homeownership, such as budget and credit management. To facilitate this service, the City and local housing providers conduct monthly educational and training workshops and/or one-on-one housing counseling sessions in efforts to prepare potential first-time homebuyers for successful homeownership.
11. The City is continuing to implement activities to expand the supply of affordable housing, preserving existing units and improving access to safe, decent and decent homes for low-to-moderate income households. The the Affordable Housing Development Grant Program, the City awarded \$1,650,000 in State of Florida and Local funds to support the preservation and/or development of 219 affordable housing units for low-income households.

The funded activities include the following:

- **9 new homeownership units** – To expand pathways to stable, affordable homeownership for low-income households.
 - **101 newly constructed rental units** – To increase the availability of safe, and affordable rental housing.
 - **104 rehabilitated rental units** - To ensure the continued viability, safety, and affordability of existing units for current and future tenants.
12. Through the ConnectFree Program, the City raises revenue that can be used to pay the costs of connecting new affordable housing projects to centralized water and wastewater systems. Affordable housing developers often use this funding source to leverage millions of dollars in additional federal and State of Florida funds through the Low-Income Housing Tax Credit (LIHTC) Program or the State Apartments Incentive Loan (SAIL) Program.

The City regularly reviews its policies to provide flexibility in terms of density, lot design, infrastructure, and fees to reduce impacts on affordable housing. The City maintains its efforts to engage with citizens regarding barriers of homeownership, such as budget and credit management. The City and local housing providers conduct educational and training workshops and/or one-on-one housing counseling sessions in efforts to prepare potential first-time homebuyers for successful home ownership. Success in any transition begins with a solid foundation, which is what HCD education and training programs strive to provide, for individuals seeking information about purchasing a home or for existing homeowners seeking information about home maintenance. The Housing Counseling Program works diligently to prevent homelessness and to promote safe, stable, and affordable housing. Additionally, group seminars continue to be conducted to provide general consumer information on the home purchase process, financing options, credit repair, money management, financial literacy and other topics that help meet the goals of homeownership. HCD also administers housing counseling for existing homeowners desiring to transition from well-water and old, outdated septic tanks to connections to the city water and wastewater systems. Finally, the ultimate goal in housing counseling is educating and empowering clients, while also assisting

them with suggestions for making informed and reasonable decisions regarding their personal housing needs. HCD Housing Counseling Programs include the following: Homebuyer Education and Training Workshops for first-time homebuyers; Homeowner Maintenance and Training Workshops for existing homeowners; Homeowner Water and Wastewater ConnectFree counseling for existing homeowners; Budget, Savings and Money Management Counseling; Credit Repair Workshops and one-on-one credit repair counseling; Mortgage Foreclosure Intervention; Counseling; Fair Housing Practices; and Community Outreach Activities.

Actions Taken to Remove or Ameliorate the Negative Effects of Public Policies – 4

During PY24, over two hundred interested persons attended Down Payment Assistance classes held each month. All Housing Counseling Programs are designed to educate and empower, were administered by City staff, and made available to households of all income levels. During FY 24-25 the City of Gainesville used Federal CDBG and HOME funds, State Housing Initiative Partnership (SHIP) and local funding to administer various programs focused on preserving or producing affordable housing units including homeownership opportunity programs, homeowner and rental housing preservation programs, and rental housing production programs.

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

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

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

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

Additionally, the City continued promoting access to public services for special needs populations generally assumed to be low- and moderate-income persons. These services include, yet are not limited to, programs addressing the needs of youth and children, seniors/elderly and frail elderly, veterans and

persons with mental, physical or developmental disabilities, alcohol or drug addiction, HIV/Aids or other special needs. Therefore, the City has programmed various public service activities that meet the following objectives of the Strategic Plan: Support public services for LMI persons. Quality of Life - Support programs that provide basic needs assistance (e.g. meals, healthcare, transportation, etc.), to persons with special needs. Special Needs Assistance - Provide funding to agencies that offer case management, counseling, or self-sufficiency training to persons with special needs. These activities provide ongoing programming for LMI children and families, at-risk youth, elderly/frail elderly, and persons with disabilities, among other eligible populations. The following Public Services activities were approved for funding and initiated in PY24, as non-profit sub-recipient agencies continue to be successful in providing much needed community services: *Black-on-Black Crime Task Force, Inc.* (received CDBG Cares Funding); *Gainesville Fire Rescue – Community Resource Paramedicine* (received CDBG Cares Funding); *Gainesville Fire Rescue – Brothers-in-Action* (received CDBG Cares Funding); *Gainesville Fire Rescue – Outreach & Engagement* (received CDBG Cares Funding); *Gainesville Fire Rescue – Public Education* (received CDBG Cares Funding); *City of Gainesville Parks, Recreation & Cultural Affairs* (received CDBG Cares Funding); *Early Learning Coalition of Alachua County* (received City General Fund); *Children’s Trust of Alachua County* (received CDBG Cares Funding); *St. Francis House - Emergency Shelter* (received City General Fund); *St. Francis Emergency Hotel Stays and Homeward Bound – Family Reunification* (received City General Fund); *Episcopal Children’s Services, Inc.*; *Boys & Girls Clubs of Northeast Florida*; *Manhood Youth Development Foundation*; *Family Promise of Gainesville*; *Star Center Children’s Theatre*; *St. Francis House - Arbor House*; *St. Francis House - Cold Weather Shelter* (City Commission Set-Aside); *ElderCare of Alachua County, Inc.*; and *Southcare Nursing Center DBA Southcare*.

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

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

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

The City of Gainesville (City) remains committed in its implementation measures to address lead-based paint hazards in CDBG- and HOME-assisted housing initiatives. Through its homeowner and rental

rehabilitation programs, the City is able to directly impact this problem by identifying and mitigating lead-based paint hazards and providing appropriate notices to owners, tenants, and purchasers of rehabilitated units.

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

Alachua County Lead Poisoning Screening

Program Year 2024

Childhood Lead Poisoning Screening Map

Alachua County

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

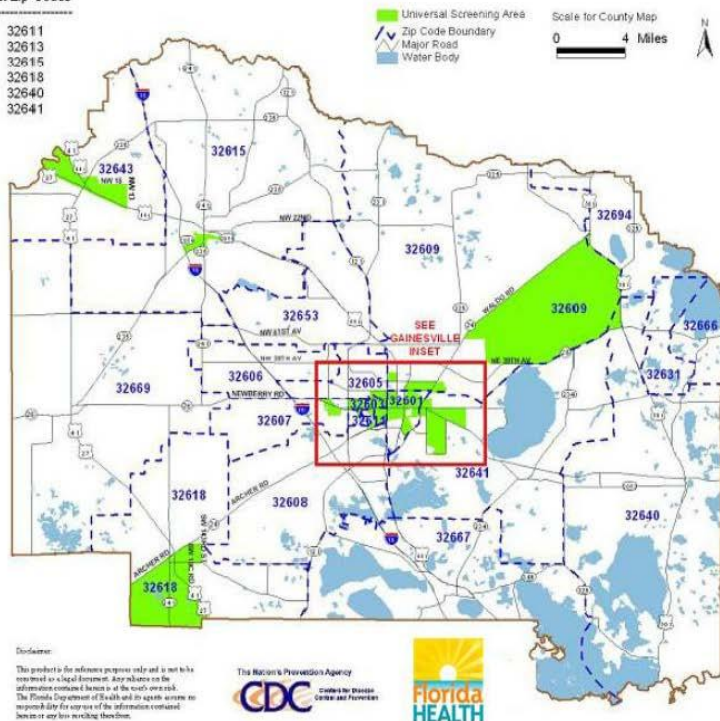
Directions:

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

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

List of Target Zip Codes

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



Alachua County Lead Poisoning Screening - Program Year 2024

Rehabilitation projects conducted on properties built before 1978 are tested for lead, with results shared with each homeowner and if applicable, any lead found is mitigated prior to work on the home.

The City Housing Rehabilitation Specialist is trained and certified in Lead Safe Work Practices and also provides lead information to all homeowners that receive residential rehabilitation services. The City also requires that all Lead-Based Paint Abatement contractors and sub-contractors receive Lead Safe Work

Practices training and certification. Each substandard housing unit to be rehabilitated is inspected and tested by a licensed inspector to identify lead-based paint hazards. The City conducts lead-based paint inspections and lead hazard risk assessments. The inspections and assessments are performed on homes by certified lead paint risk assessor and paint inspectors which follow HUD and Environmental Protection Agency (EPA) protocols, including written reports on their findings. A report with the rehabilitation approach and strategy to eliminate lead hazards is issued to the City Office of Housing & Community Development and the homeowner by the inspector(s).

Finally, the City maintains all lead testing survey and data results. Additionally, subrecipient agencies that receive CDBG and HOME funds for rehabilitation are responsible for identifying the mitigating lead-based paint hazards and providing notices to owners, tenants, and purchasers of rehabilitated units. Contractors play an important role in preventing childhood lead poisoning by ensuring that lead hazards are not created during renovation, repair and painting activities in older homes. Hazards can be prevented through the use of lead safe work practices. The federal Renovation, Repair, and Paint Rule went into effect April 22, 2010, and requires training and certification in lead safe work practices for persons who perform renovation or repairs in homes, child-care centers, and schools built before 1978.

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

According to the City-Data.com (as of November 1, 2023), 29.72 percent of people living in the City of Gainesville are at poverty level or below. This percentage was at least 53.7% greater than the poverty level of 12.3% across the entire State of Florida.

The City of Gainesville, to the extent allowed by economic conditions (job opportunities, healthcare systems, housing market and the interest/willingness of target populations to utilize available resource assistance) and funding levels, consistently acts to reduce housing costs and fund services that assist individuals/families to stabilize their lives and increase their job skills and marketability. The Gainesville City Commission's vision to improve the quality of life for all City residents utilizes a multi-faceted approach to engage all parties (City, agencies, citizens) in this quest.

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

The City of Gainesville ensures that it implements and supports all activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

Furthermore, the City of Gainesville agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code, and will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

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

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

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

In its commitment to develop institutional structure, the City of Gainesville seeks to be responsive to the needs and concerns of local neighborhoods and communities. Community F.I.R.S.T. is an initiative designed to support frequent conversation between local residents, city leadership and staff with the ultimate goal of addressing neighborhood needs and concerns in a timely manner. The acronym F.I.R.S.T. stands for Facilitate, Innovative, Restorative, Supportive and Timely. The goal is to connect with different neighborhoods in the City of Gainesville to establish a stronger relationship between the community and the City staff. Also, the purpose of this effort is to increase the City's responsiveness to the needs and request of community members.

Numerous City of Gainesville departments champion this work to support neighborhoods. Additionally, the Department of Housing & Community Development's, Housing Compliance Specialist and Advocate, influences and acts as a clearinghouse and coordinator to address issues of affordable housing. This advocacy includes landlord and tenant rights with a focus on assisting families and individuals efforts to obtain housing related resources. On the most basic level, the Housing Compliance Specialist and Advocate advocates for the housing needs of City of Gainesville residents with lower incomes and works with nonprofit organizations to implement their mission.

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

Delivery System, the City has taken several actions, including the following: Participated with the CoC in their efforts to improve coordination between service providers;

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

The City continues to expend its remaining CDBG-CV funding to benefit community members still impacted by the consequences of the COVID-19 pandemic. These activities are currently facilitated via interdepartmental Memorandum of Understandings (MOUs) with the following: Parks, Recreation & Cultural Affairs (PRCA) and Gainesville Fire Rescue (GFR). During PY24-25 a Youth Resiliency Program continued its outreach program. This program focuses on the mental health well-being of youth in general and at-risk LMI youth in particular, to remediate negative behaviors and those exacerbated by the COVID-19 Pandemic. GFR provides a multi-level approach to community assistance in the following areas: **1.** GFR Brothers-in-Action: an economic development initiative to provide Firefighter and EMT trainings and certifications for those candidates who successfully complete the rigorous instructions required by each of these disciplines. Candidates are required to complete and test to industry standards in both areas for certification and employment with the City of Gainesville. This initiative provides an avenue for those whose jobs were not reinstated after the COVID-19 pandemic or whose opportunities are significantly limited due to the impacts resulting from the pandemic. GFR also supports the following community health initiatives: **2.** Community Health Outreach; **3.** Community Resource Paramedicine; and **4.** Public Education. Each of these initiatives provides assistance to many marginalized LMI members of the community who continue to have limited access to health offerings, services and other assistance resulting from the impacts of the COVID-19 pandemic. GFR continues these various initiatives seeking to identify necessary high-quality services and referrals to enhance community health. The use of CDBG-CV funds for these programs demonstrates purposeful tiebacks to the COVID-19 pandemic, as the City continues to explore opportunities to provide relevant Public Services assistance.

Another federal funding initiative that the City of Gainesville is taking advantage of, is the American Rescue Plan Act (ARPA). In FY21, the federal government allocated \$32M to the City of Gainesville. With those funds, the City has implemented several programs, including the following:

- \$4,565,000 to support the development of new rental housing. This includes the following:
 - \$4,285,000 for Woodland Park, Phase II. Currently under construction, this project will replace 76 dilapidated duplex units with 144 new townhouse units; and

- \$280,000 for Jessie's Village, which is also currently under construction, and consists of 22 units in five one-story buildings
- \$250,000 to support the development of new owner-occupied single-family homes. The Neighborhood Development Corporation (NHDC) has completed this project by building and selling five affordable homes to income-qualified families.
- \$1,900,000 for Energy Rehabilitation
- \$1,000,000 to support a Community Land Trust Partner
- Support was provided to GRACE Marketplace, a low-barrier emergency shelter
- \$410,000 to support downpayment assistance for income-qualified first-time home buyers
- \$320,000 to support the rehabilitation of owner-occupied homes
- \$250,000 for Utility Debt Forgiveness
- \$100,000 for land acquisition for affordable housing

HOME Investment Partnerships Program American Rescue Plan (HOME-ARP)

Utilizing HOME Investment Partnerships Program-American Rescue Plan (HOME-ARP) funding, the City of Gainesville (City) intends to strategically increase access to short-term rental housing units for its most vulnerable populations, through the redevelopment of city-owned lots and construction of ADUs.

The approach included demolishing units on five (5) city-owned parcels, formerly used as relocation houses by the Department of Housing & Community Development (HCD) during the rehabilitation of client homes. Over time, these units became unsuitable for relocation as a result of wear and tear.

Each lot will be reconstructed with a house, an attached ADU and where possible, a separate ADU. Funding for this project will be provided using HOME-ARP dollars, and rented to qualifying populations.

The information below summarizes data and current activities for each address:

- **738 NW 7th Street (3 units):** Contractor hired by the City. Construction documents in final permitting phase. Has been granted a building permit and construction is slated to begin
 - Existing home renovation: permitted.
 - New Attached ADU: in permitting process.
 - New Detached ADU: in permitting process.
- **722 NW 7th Street (3 units):** Contractor selected and in procurement process with the City. Permitting process will begin once contractor is on contract with the City.
 - New Primary Home and Attached ADA: Construction documents ready to begin permitting process
 - New Detached ADU: Construction documents ready to begin permitting process

- **1106 NW 6th Avenue (2 units):** Design set issued for contractor bidding. Permitting process will begin once contractor has been selected and hired by the City.
 - New Primary Home: Construction documents ready to begin permitting process
 - New Detached ADU: Construction documents ready to begin permitting process
- **722 NW 7th Avenue (3 units):** In design development. Includes:
 - New Primary Home and Attached ADU
 - New Detached ADU
- **1105 NE 1st Street:** In preliminary design stages.

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

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

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

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

The City of Gainesville continues to identify, monitor, and address policy barriers which may affect the successful outcome of the Assessment of Fair Housing (AFH) study, which was adopted and implemented by the City Commission on December 7, 2018. In Partnership with Alachua County, the Gainesville Housing Authority and the Alachua County Housing Authority, the City continues to analyze the successes of its meaningful goals, recommendations, and metrics to overcome fair housing barriers.

As previously identified the City's 2023-2027 Consolidated Plan, many of the AFH's goals involved studying and implementing innovative strategies, increasing coordination between agencies, and increasing resources for affordable housing. These strategies includes, but are not limited to: 1) Continued engagement with citizens to determine area-appropriate affordable housing possibilities; 2) Ongoing and detailed discussions with Alachua County requesting increased State of Florida lobbying efforts to fully fund the State Housing Trust Fund (William E. Sadowski Affordable Housing Act); and, 3) Incorporation of policies based on 'source of income' in determining the validity of personal funds used to initiate, complete, and maintain home ownership, or qualify for rental housing. This ordinance has been adopted. 4) The Heartwood Subdivision is a mixed-income community that originated from the former Kennedy Homes apartment complex at 1717 Southeast 8th Avenue, built in 1968. Following a fire in 2003, and subsequent closure in 2007, the City of Gainesville cleared the site for The Gainesville Community Redevelopment Agency, now known as the Gainesville Community Reinvestment Area (GCRA), to build out thirty-four (34) lot single-family homes Through a partnership with the Department of Housing & Community Development, eleven (11) of the units were made affordable, for first-time homebuyers. During this reporting period, the construction of the eleven homes have been completed and occupied by these first-time homebuyers. Additionally, seven (7) of the remaining twenty-three (23) market-rate lots have been constructed and sold to new homeowners, bringing the total number of occupied homes within the Heartwood Subdivision to eighteen (18). There are sixteen (16) remaining lots to be built and sold.

The City of Gainesville ensures that it implements and supports all activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

Furthermore, the City of Gainesville agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code, and will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.



HEARTWOOD

2025

The City of Gainesville Office of Equity & Inclusion (OEI), a City of Gainesville charter office which requires an ordinance change to amend, processes fair housing complaints within the incorporated city limits. There were five (5) Fair Housing Formal Complaints filed with the City of Gainesville's Office of Equal Opportunity during PY24. The following information is related to these complaints:

- 1. Complaint of Discrimination EO-E-2024-06. a. David Arnold v Bella Vista Village Apartments b. Protected Class(es): Lawful Source of Income c. Result: No Cause Finding**
- 2. Complaint of Discrimination EO-E-2024-09 a. Camilla Ann Kruitbosch v Bivens Cove Apartments b. Protected Class(es): Disability c. Result: Successful Settlement**
- 3. Complaint of Discrimination EO-E-2024-14 a. Maria Johnson v. Karen D. Auer Revocable Trust, Karen Nunez b. Protected Class(es): Lawful Source of Income & Familial Status c. Result: Reasonable Cause Finding**
- 4. Complaint of Discrimination EO-E-2024-03-17 a. Williemeanor Bright v. College Manor Apartments & The Collier Companies b. Protected Class(es): Lawful Source of Income c. Result: Cause Finding**
- 5. Complaint of Discrimination EO-E-2024-08 a. Williemeanor Bright v. Frederick Gardens & The Collier Companies b. Protected Class(es): Lawful Source of Income c. Result: No Cause Finding**

As part of all CDBG and HOME funded initiatives, the City of Gainesville provides information to the public regarding discrimination on the basis of race, color, religion, age, sex, familial status, national origin, handicap, sexual orientation or gender identity via advertisements, applications, brochures, posters, etc. Additionally, the City of Gainesville is an Affirmative Action/Equal Opportunity/Drug Free Workplace Employer and is committed to a policy of nondiscrimination in all City programs, services, activities, and provides reasonable accommodations upon request for non-English speaking persons, disabled and hearing-impaired persons. The City continues to partner with public housing agencies, private developers, and social services agencies to expand and preserve affordable housing opportunities based upon available resources and conducts outreach (regular participation in housing expos and other local events) to receive citizen input and promote initiatives in attainment of affordable housing goals to overcome housing disparities and impediments. While a lack of financial resources continues to be one of the most significant barriers to being able to address the overwhelming need of affordable housing, progress in creative alternatives with the lack of resources continues to improve. Conversely, the reduced funding sources directly affect the total number of households that can be served. CONSTRUCTION COSTS: Notably, the increased cost of construction is another significant barrier found to impact the availability of affordable housing. The City of Gainesville continues to support the Affordable Housing Advisory Committee (AHAC), Incentive and Recommendation Report as it relates to regulatory and financial incentives to help produce affordable housing. Such incentives include an expedited permitting process, allowance of increased density levels, reduction of parking and setback requirements, and use of an established process to consider, prior to adoption, proposed land development code changes that may

have a significant impact on the cost of housing. Consistent with the State of Florida's statutory requirements for local governments to receive SHIP Funds, AHAC annually reviews these incentives are periodically reviewed in conjunction with the State of Florida statutory requirements of the State of Florida SHIP funding. Additionally, the AHAC reviews policies and procedures, ordinances, land development regulations and triennially submits a report to the State.

CR-40 - Monitoring 91.220 and 91.230

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

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

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

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

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

delineated above are implemented in order to meet City goals and objectives outlined in the Consolidated Plan.

The City of Gainesville has established policies and procedures to encourage and monitor small business outreach efforts via its Procurement Purchasing Department and Office of Equity & Inclusion (OEI).

NOTE: *The Office of Equity & Inclusion is the name of the Charter Office and requires a City of Gainesville ordinance change to amend.*

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

The goal of the City of Gainesville Small Business Program is to ensure local small (S/W/M/SDVBEs) businesses can participate in all aspects of the City's contracting and procurement. The program is also designed to accomplish the following objectives: **1.** Encourage and support the growth and development of the small business community through various small business efforts; **2.** Increase the supply of vendors to the City through the identification and certification of small businesses; **3.** Work to increase the amount of business the City awards to small businesses.

Current Service Offerings Education and Outreach – Each year, the Small Business Program offers close to thirty (30) outreach and community events. These events continue to draw the interest of many small businesses – each year, more successful than the last. The OEI department anticipates meeting and

exceeding the impacts of its outreach for the upcoming year. In addition to these efforts, the City-OEI regularly partners with other entities such as the University of Florida, Gainesville Chamber of Commerce, Small Business Administration, Small Business Development Center, Alachua County and more, for outreach efforts designed to support small businesses. Small Business Mentoring Program - The City's Mentoring Initiative contributes to the growth and development of local small businesses by enhancing their competitiveness for opportunities with the City and other organizations. The small business team recruits and partners small businesses with larger, more established businesses for training to improve all facets of their business operations (e.g. accounting, management, bonding, insurance, etc.). Internal Informational Training - The Small Business Team conducts quarterly in-reach activities to inform City Staff of the Small Business Program. One of the purposes of this training is to inform City staff of the vital role they play in helping the City meet the mission, goals, and objectives of the City Small Business Program. These sessions are done in collaboration with both Gainesville Regional Utilities (GRU) & General Government (GG) Procurement departments. Small Business Certification - The City offers an online certification for Small Businesses with the City of Gainesville, where OEI through the Small Business Program oversees the process of reviewing and processing applications received for Small Business Certification. There are various benefits associated with Small Business certification to help increase access to opportunities and initiatives designed to help grow and develop the local small business community.

OEI Integration into the City Bid Process - OEI currently does the following to keep local small business owners aware of potential opportunities to do business with the City of Gainesville: **A.** Disseminates bids received from the General Government Procurement Department as well as DemandStar to our S/W/M/SDVBEs contact listings and the State of Florida small business directory to ensure vendors are aware of potential business opportunities. **B.** Informs S/W/M/SDVBE regarding registering on DemandStar and GovSpend - the City contracted platforms, which handles the posting of bid information and provide the means whereby businesses may be informed of bidding opportunities and access to bid documents. **C.** Collaborate with Procurement Departments to obtain a forecast of procurement opportunities for the upcoming quarter for use in informing S/W/M/SDVBEs of upcoming opportunities with the City.

OEI continued its platforms of trainings throughout the year, with additional new trainings expected for the upcoming fiscal year. The department has also partnered on several other events throughout the community designed for the growth and support of local small businesses. Listed in the tables below are some of the events and initiatives the City hosted and/or participated in to help develop and grow small businesses during FY 2024-2025:

OFFICE OF EQUITY AND INCLUSION

**City of Gainesville FY 24-25 Education and Outreach Events
Education and Outreach Events Y-T-D**

Name of Events for FY2025	Date
Coffee or Tea	10/17/2024
Small Business Tax Preparation	11/15/2024
Disparity Study Town Hall Meeting	12/16/2024
Coffee or Tea	12/19/2024
2025 Business Mentoring Kickoff	12/19/2024
Coffee or Tea	12/19/2024
Coffee or Tea	1/16/2025
Coffee or Tea	2/20/2025
City of Gainesville Intro Virtual Sessions - Team Matchup	2/26/2025
UF/State of Florida Supplier Development Exchange	3/5/2025
Coffee or Tea	3/26/2025
Coffee or Tea	3/27/2025
Show Me The Money	3/27/2025
Coffee or Tea	4/17/2025
Structured for Success	4/23/2025
UF Opportunity Fair	4/30/2025
Coffee or Tea	5/15/2025
Info Session - OEI & GG	6/17/2025
Coffee or Tea	6/26/2025
Steps to Winning Contracts with the Federal Government	6/26/2025
Effectively Incorporating AI Into Your Business	7/23/2025
Coffee or Tea	7/24/2025
Coffee or Tea	8/21/2025
How to Startup Your Business	8/21/2025
City of Gainesville Business Matchmaker	9/3/2025
Coffee or Tea	9/18/2025
Team Building Strategies for Small Businesses	9/24/2025

Initiatives Promoting Utilization of Small Businesses

- 2025 Launch of Walk-In Wednesday On-Site Certification Assistance Initiative
- Supplier Diversity Roundtable with Partner Organizations
- Quarterly/Semi-Annually Internal Training of City Employees to promote increased utilization of Small Businesses
- Collaboration with City Manager's Team regarding review/update to City's Small Business Policies
- Development of Compliance Monitoring Tool for enhanced monitoring of Small Business Participation/utilization

City of Gainesville FY 24-25 Education and Outreach Events

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

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

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

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

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

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

Citizen Participation Efforts - Reasonable Notice and Opportunity to Comment

1. Official Notices to the public that solicits citizen comments - such notices typically generate more requests for information about particular forms of assistance, such housing rehabilitation, rather than comments about program performance. A Public Hearing Notice regarding this CAPER was published in the *Main Street Daily News* newspaper on November 19, 2025, the *Gainesville Sun* newspaper on November 21, 2025, and appeared on the City/HCD web page for the required 15-day comment period (from Monday, December 1, 2025 to Tuesday, December 16, 2025). The ad referenced equal opportunities and the availability of reasonable accommodations for non-English speaking persons and

persons with disabilities. Additionally, an in-person Public Hearing to discuss and receive citizen input on the PY24 CAPER was held on Tuesday, December 16, 2025. A comprehensive review of the CAPER was provided, and all citizen comments and feedback were welcomed. **Note:** *Any and all citizen comments will be included in the PY24 CAPER.*

2. Citizens Advisory Committee for Community Development (CACCD) - appointed by the Gainesville City Commission and typically a more effective approach to obtaining citizens comments. The CACCD is comprised of not less than nine (9) City of Gainesville citizens and makes annual CDBG and HOME funding recommendations to the City Commission. The CACCD also meets on a regular basis to consider other matters and to provide recommendations concerning the CDBG and HOME Programs during the course of the year from a citizenry perspective. Generally, the comments received by this group are best summarized as positive and supportive of the activities that are undertaken. 3. According to Chapter 420 of the Florida Statutes, in order to receive certain state affordable housing funds, the City must establish an Affordable Housing Advisory Committee (AHAC), and the City Commission must appoint AHAC members. According to the statute, to promote representation of diverse stakeholder groups, the AHAC members must fill certain categories. The primary purpose of the AHAC is to review the City's rules, regulations, plans, procedures, and policies that impact the costs of developing affordable housing. Based on that review, AHAC must develop an Incentives and Recommendations Report (IRR) and submit it to the City Commission for submission to the State.

CR-45 - CDBG 91.520(c)

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

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

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

Note: Under City Commission directive to reallocate fundings, the following GCRA housing programs sunset on or before September 30, 2024 and are therefore no longer active:

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

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

Previous program objectives, priorities and needs identified are still pressing concerns in our communities. The programs and strategies that the City has developed, and continue to build upon, are in response to addressing these needs. One of the valuable resources the supporting City efforts is the use of American Rescue Plan Act (ARPA) funding.

During Program Year 2024-25, some of the City's ARPA-funded activities have included the following programs:

- Funding to support the development of New Affordable Rental Housing. This includes the 144-unit Woodland Park - Phase II, and the 22-unit Jessie's Village. Both of those projects are currently

under construction

- Funding to support the development of five (5) New Affordable Owner-Occupied Housing Units for income-qualified first-time homebuyers. All five of these units have been built and sold
- Funding to support a Community Land Trust (CLT) Partner. CLT built homes remain affordable in perpetuity. The CLT has built and sold four (4) affordable homes to income-qualified first-time homebuyers. The CLT is working to build six (6) more
- Funding to support Down Payment Assistance to assist eleven (11) first-time homebuyer transition from renting into home ownership
- Funding to support the Rehabilitation of five (5) homes for income-qualified homeowners

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

No

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

CR-50 - HOME 24 CFR 91.520(d)

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

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

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

Inspections of HOME-Assisted Rental Properties

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

- **Issues/Status:** **CLOSED** Water leak, **CLOSED** door jamb/gap in door, stove burners inoperable, **CLOSED** Tenant filed CE case with Three Rivers Legal Services due to mold in her AC, landlord will not allow free mold inspection

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

- **Issues/Status:** **CLOSED** AC not working hot water heater leaking, refrigerator not cooling

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

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

The City of Gainesville conducts regular review of its Citizen Participation Plan, thereby ensuring that the CPP is consistent with current HUD rules, including HUD's rule regarding Affirmatively Furthering Fair Housing. The City of Gainesville's approved Citizen Participation Plan encourages input from the community and public participation. The CPP emphasizes involvement by low and moderate-income persons of the Gainesville community, particularly those living in the targeted areas. The plan also encourages comments and participation from all the City of Gainesville residents, including minorities, non-English speaking person, and persons with disabilities.

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

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

The City of Gainesville ensures that it implements and supports all activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

Furthermore, the City of Gainesville agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code, and will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

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

Any Program Income generated is re-invested in HOME program eligible program activities. \$16,730.31 in Program Income was receipted into IDIS in PY4, receipted into the Local Account in PY24 and also reflected in the PY24 PR-09 Report.

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

Use of Program Income for Project

Program Year 2024

IDIS # 1967 Pauline Spates DOWN PAYMENT ASSISTANCE: \$15,000. PROJECT DETAILS: Purchase of Home for First-time homebuyer. Project completed by City of Gainesville Down Payment Assistance (DPA) Program. BENEFICIARY DATA and ADDITIONAL INFORMATION: 1 Unit, 3 BEDROOMS, Owner-Occupied, Extremely Low Non-Hispanic, Black or African American, Homeowner Contributed \$1,000.00 toward the purchase of a \$251,712 house.

Note: Ms. Spates DPA was reported on the PY23 CAPER but is listed on the PR-09 for the period October 1, 2024, to September 30, 2025.

IDIS # 1979 Queen Thomas DOWN PAYMENT ASSISTANCE: \$1,730.31. PROJECT DETAILS: Purchase of Home for First-time homebuyer. Project completed by City of Gainesville Down Payment Assistance (DPA) Program.

Program Year 2024 Program Income Data

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

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

In addition to expanding funding alternatives, the City is implementing several regulatory actions to foster and maintain affordable housing. Those actions include the following: On September 19, 2024, the City adopted Ordinance #2024-263 which amended the City Land Development Code to provide more flexibility for single-family home development by reducing minimum lot size and building setback requirements. More specifically, it consolidated several residential single-family zoning districts into one single-family zoning district. The new single-family zoning district allows a 3,000 square foot minimum lot area and a 35-foot minimum lot width. Also on September 19, 2024, the City adopted an Inclusionary Zoning Ordinance. This ordinance applies to new multi-family projects with 50 or more units. In exchange for a 30% density bonus, the ordinance requires the project to make at least 10% of the units affordable for, and available to, households that earn less than 80% of the Gainesville Area Median Income (AMI). Other key provisions of the ordinance include allowances for the developer to pay a fee to avoid having to provide affordable units; or for the developer to receive a larger density bonus in exchange for providing additional affordable units, or units that are affordable to lower income households; and Since October 2022, the City has allowed new multi-family developments that meet certain criteria to be approved by staff, rather than being reviewed by a citizen advisory board. The criteria are that the project must contain 51 or more units, at least 15% of which are reserved for households with incomes of 80% AMI or less, and the project does not request any variances. This is important because many housing developers, including affordable housing developers, cite the delay and uncertainty of taking projects to review boards for approval as adding significant cost to the development process. Many such boards meet monthly and often have difficulty obtaining a quorum.

The City also continues its affordable housing support with the following funding sources: **American Rescue Plan Act (ARPA)**. This funding is used to subsidize the development of new affordable housing, housing rehabilitation, and down payment assistance. **State Housing Initiatives Partnership (SHIP)**. This funding is used to subsidize the development of new affordable housing, housing rehabilitation, down payment assistance, and mortgage foreclosure intervention. **ConnectFree**. A portion of this locally generated funding is used to subsidize the development of new affordable housing both rental and homeownership. **Other Local Sources**. This funding is used for down payment assistance, and homeowner

education.

The City of Gainesville ensures that it implements and supports all activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

Furthermore, the City of Gainesville agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code, and will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

CR-58 – Section 3 **Note:** *To Be Completed and Included with Final Report to HUD*

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

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

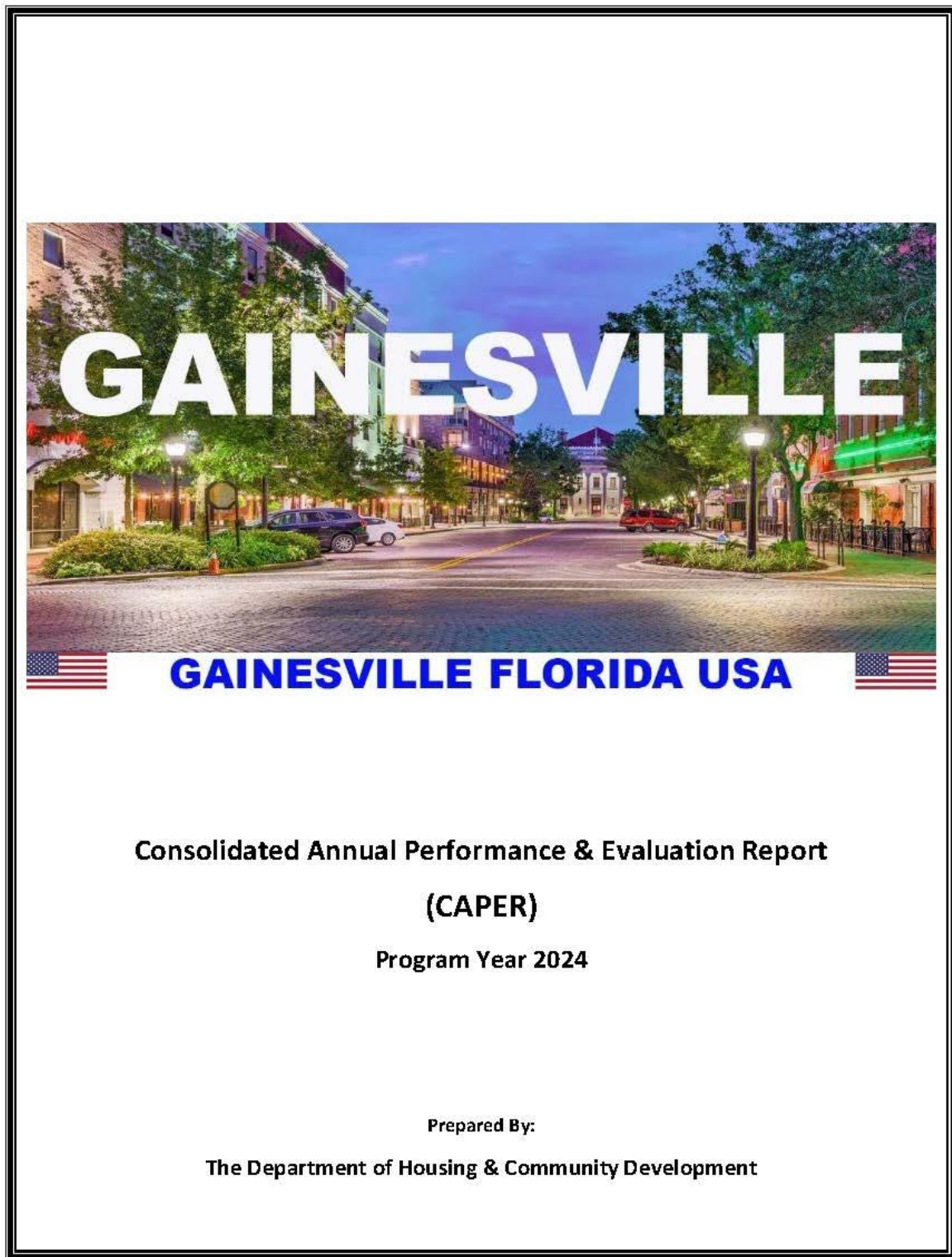
Table 14 – Total Labor Hours

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

Table 15 – Qualitative Efforts - Number of Activities by Program

Attachments

PY24 CAPER Cover Page



Published Public Hearing and Comment Period Notices



See Proof on Next Page

AFFIDAVIT OF PUBLICATION

Gainesville Mainstreet Daily News
100 NW 76th Drive #2, Gainesville, FL 32607
(352) 313-3150

I, C.J. Gish, of lawful age, being duly sworn upon oath, deposes and says that I am the Senior Editor of Gainesville Mainstreet Daily News, a publication that is a "legal newspaper" as that phrase is defined for the city of Gainesville, for county of Alachua, in the state of Florida, that this affidavit is 1 of 3 with the full text of the sworn-to notice set forth on the page(s) that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates.

Publication Dates:

- Nov 19, 2025

Affiant further says that the said Gainesville Mainstreet Daily News, LLC is a newspaper published in Alachua County, Florida, that complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Notice ID: aCSNXe4LIbph0thbPDFI

Notice Name: Display CAPER PY24

Publication Fee: \$396.00



Senior Editor

VERIFICATION

STATE OF FLORIDA
COUNTY OF ALACHUA

Signed or attested before me on this

19 day of November, A.D. 2025.



Notary Public

Neida Quinones Cruz



Display CAPER PY24 | Page 1 of 3



**PUBLIC NOTICE OF 15-DAY PUBLIC COMMENT PERIOD AND
PUBLIC HEARING TO BE HELD BY THE CITY OF GAINESVILLE
REGARDING SUBMISSION OF THE 2024-2025 CONSOLIDATED
ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER)
FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
AND HOME INVESTMENT PARTNERSHIPS PROGRAMS (HOME)**

The U.S. Department of Housing and Urban Development (HUD) awards the City of Gainesville (City) CDBG and HOME Program funds which benefit very low-, low-, and moderate-income persons residing within the Gainesville city limits. In order to receive CDBG and HOME Program funds, the City is required to prepare a five-year plan known as the Consolidated Plan (ConPlan). Subsequently, at the beginning of each year, the City prepares a one-year expenditure plan known as the Annual Action Plan (AAP) outlining the planned use of CDBG and HOME Program funds. At the conclusion of the fiscal year, the City must prepare a year-end report known as the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER discusses the City's progress in implementing projects and activities of the AAP with the CDBG and HOME funds that are received from HUD. The 2024-2025 CAPER covers the period of October 1, 2024, through September 30, 2025, and provides a summary of activities undertaken with CDBG and HOME funds during the report period.

Under the guidelines established by HUD, notice is hereby given that the City will hold a public comment period and public hearing regarding the submission of the City's 2024-2025 CAPER for the CDBG and HOME programs. The purpose of the public comment period and public hearing is to gain citizen input on the City's efforts in meeting its goals and objectives described in the HUD 2023-2027 Consolidated Plan and 2024-2025 Annual Action Plan. The City will hold a public hearing with the Citizens Advisory Committee for Community Development, to obtain additional public comments regarding the 2024-2025 CAPER on Tuesday, December 16, 2025, at 5:30 p.m., Thomas Center B – Room 201, 306 NE 6th Avenue, Gainesville, Florida 32601.

The Draft 2024-2025 CAPER is available for viewing and public comments beginning Monday, December 1, 2025, through Tuesday, December 16, 2025. A copy of the Draft CAPER will be available at the City of Gainesville's Department of Housing & Community Development, 306 N.E. 6th Avenue, Room 245, Gainesville, Florida 32601, between the hours of 9:00 a.m. and 5:00 p.m., Monday-Friday. The Draft CAPER will also be posted to the City's website: <https://www.gainesvillefl.gov/Government-Pages/Government/Departments/Housing-Community-Development>. To request a hard copy of the Draft CAPER, please e-mail the request to: coghousing@gainesvillefl.gov.

Comments on the Draft CAPER may be submitted until 6:30 p.m., on Tuesday, December 16, 2025. These comments may be mailed to: Citizen Comment, c/o City of Gainesville Housing & Community Development Department, 2024-2025 CAPER, P.O. Box 490, Station 22, 32627-0490; or emailed to coghousing@gainesvillefl.gov. Prior to submission, the City will incorporate received written comments into the final CAPER which will be sent to HUD no later than Monday December 29, 2025. The summary of comments also will be available at the City's Housing & Community Development Department after December 29, 2025.

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. The City will hold the public hearing in a location that is accessible to persons with disabilities. The City will make reasonable accommodations for individuals with disabilities, or persons with Limited English Proficiency requiring auxiliary aids or services. Persons needing a special accommodation to participate in any proceeding should contact the City's Office of Equity and Inclusion at (352) 334-5051 at least two business days in advance. TTY (Text Telephone/Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707. & Community Development Department after December 29, 2025.

FAIR HOUSING/EQUAL OPPORTUNITY/DISABILITY ACCESS JURISDICTIONS

Display CAPER PY24 | Page 2 of 3

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City of Gainesville Housing Activities

Housing Rehabilitation



Before



After

House Replacement



Before



After

ROOF REPLACEMENT



Before



After

Interdepartmental and Outside Agencies Activities and Achievements

COMMUNITY F.I.R.S.T.

Community F.I.R.S.T

Gainesville advances Community F.I.R.S.T. initiative to strengthen neighborhood connections

Building on its initial success in 2022, the City of Gainesville has rolled out the next phase of the Community F.I.R.S.T. initiative — Facilitative, Innovative, Responsive, Supportive, Timely — for seven neighborhoods. The effort brings City Hall directly to residents through regular outreach, responsive problem-solving and targeted services.

The initiative is housed within Gainesville Fire Rescue. It is led by Brandy Stone, director of Community Health Initiatives; Brittany Coleman, Gun Violence Intervention Program manager and supported by LaShundra Hale of the city's Communications Office, along with dedicated staff from the following city departments:

- Government Affairs and Community Relations
- Gainesville Fire Rescue
- Gainesville Police Department
- Parks, Recreation, and Cultural Affairs
- Housing & Community Development
- Sustainable Development
- Gainesville Community Reinvestment Area
- Public Works

Learn more about Community F.I.R.S.T.

Reach Out and Connect with Us

Email: colemanbj@gainesvillefl.gov
Telephone: **352-393-8388**
Website: www.gainesvillefl.gov/ImpactGNV

City of
Gainesville

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PR 26 Reports (CDBG and CDBG-CV)

Note: These reports will be included prior to submission to
HUD

PR26 – CDBG

Financial Summary Report

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PR26 – CDBG-CV

Financial Summary Report

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City of Gainesville