



County of Hernando
Procurement Department
Carla Rossiter-Smith, Chief Procurement Officer
15470 Flight Path Drive, Brooksville, FL 34604

RESPONSE DOCUMENT REPORT

RFP No. 24-RFPG00576/EK

Consulting Services for HUD/CDBG Citizen Participation Plan and 2024-2026 Consolidated Plan

RESPONSE DEADLINE: February 19, 2024 at 10:00 am

Report Generated: Tuesday, March 5, 2024

Florida Housing Coalition Response

CONTACT INFORMATION

Company:

Florida Housing Coalition

Email:

info@flhousing.org

Contact:

Amanda Rosado

Address:

1311 N Paul Russell Rd, B-201
Tallahassee, FL 32301

Phone:

(904) 502-1666

Website:

www.flhousing.org

Submission Date:

Feb 16, 2024 12:39 PM

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. Acknowledgement and Attestation*

Pass

By responding to this RFP, the respondent(s) certify that he/she has reviewed the sample contract, and its exhibits contained herein, and is familiar with their terms and conditions and finds them expressly workable.

We certify and declare that the foregoing is true and correct.

Please acknowledge below that you confirm the above statement:

Confirmed

2. Drug Free Workplace Certification

Pass

I have read and attest, in accordance with Florida Statute 287.087 (current version), that the Vendor/Contractor has implemented a drug-free workplace program that:

Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.

Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.

Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.

Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.

Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.

Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

Please Confirm that you have read and attest to Download Drug Free Workplace Certificate

Confirmed

3. Hernando County Employment Disclosure Certification Statement

AFFIDAVIT OF NON COLLUSION AND OF NON-INTEREST OF HERNANDO COUNTY EMPLOYEES*

Pass

Affidavit of Non Collusion and of Non-Interest of Hernando County Employees

Certification that Vendor/Contractor affirms that the bid/proposal presented to the Owner is made freely, and without any secret agreement to commit a fraudulent, deceitful, unlawful or wrongful act of collusion.

I have read and attest that I am the Vendor/Contractor in the above bid/proposal, that the only person or persons interested in said proposal are named therein; that no officer, employee or agent of the Hernando County Board of County Commissioners (BOCC) or of any other Vendor/Contractor is interested in said bid/proposal; and that affiant makes the above bid/proposal with no past or present collusion with any other person, firm or corporation.

Please confirm that you have read and attest to Affidavit of Non Collusion and of Non-Interest of Hernando County Employees

Confirmed

IS ANY OFFICER, PARTNER, DIRECTOR, PROPRIETOR, ASSOCIATE OR MEMBER OF THE BUSINESS ENTITY A FORMER EMPLOYEE OF HERNANDO COUNTY WITHIN THE LAST TWO (2) YEARS? *

Pass

No

IS ANY OFFICER, PARTNER, DIRECTOR, PROPRIETOR, ASSOCIATE OR MEMBER OF THE BUSINESS ENTITY A RELATIVE OR MEMBER OF THE HOUSEHOLD OF A CURRENT HERNANDO COUNTY EMPLOYEE THAT HAD OR WILL HAVE ANY INVOLVEMENT WITH THIS PROCUREMENT OR CONTRACT AUTHORIZATION?*

Pass

No

RELATIVES AND FORMER HERNANDO COUNTY EMPLOYEES - ROLES AND SIGNATURES

If you answered yes to the either of the two prior questions regarding relatives or Hernando employees, please download the below documents, complete, and upload.

- [Relatives and Former Hernan...](#)

No response submitted

4. Sworn Statement

SWORN STATEMENT SECTION 287.133 (3) (A)*

Pass

I have read and attest that I understand that a "public entity crime" as defined in section 287.133(1)(g), Florida Statutes (current version), means a violation of any state or federal law by a person with respect to and directly related to the transaction of business

with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid, proposal, reply, or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

I have read and attest that I understand that "convicted" or "conviction" as defined in Paragraph 287.133 (1)(b), Florida Statutes (current version), means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any Federal or State trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

I have read and attest that I understand that an "affiliate" as defined in Paragraph 287.133 (1)(a), Florida Statutes (current version), means:

- A. A predecessor or successor of a person convicted of a public entity crime; or
- B. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one (1) person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one (1) person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding thirty-six (36) months shall be considered an affiliate.

I have read and attest that I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes (current version), means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provisions of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

I have read and attest that based on information and belief, the statement which I have confirmed below is true in relation to the entity submitting this sworn statement:

_____ [attach a copy of the final order].

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH ONE (1) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31, OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT.

Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

IF YOU CHOOSE OPTION 3, PLEASE ATTACH A COPY OF THE FINAL ORDER

The entity submitting this sworn statement, or one (1) or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted Vendor/Contractor list

Please attach a copy of the final order

No response submitted

5. Vendor Information

VENDOR/CONTRACTOR INFORMATION*

Pass

Please Provide the following Information:

1. Respondent/Vendor Contractor Name
2. Vendor/Contractor FEIN
3. State of Incorporation
4. Address

RESPONSE DOCUMENT REPORT

RFP No. 24-RFPG00576/EK

Consulting Services for HUD/CDBG Citizen Participation Plan and 2024-2026 Consolidated Plan

5. Phone Number

6. Email Address

1. Florida Housing Coalition

2. 59-2235835

3. Florida

4. 1311 N. Paul Russell Road, B-201, Tallahassee, FL 32301

5. (850) 878-4219

6. info@flhousing.org

AUTHORIZED SIGNATURES/NEGOTIATORS *

Pass

Please provide the information to support the statement below:

The Vendor/Contractor represents that the following persons are authorized to sign and/or negotiate contracts and related documents to which the Vendor/Contractor will be duly bound:

Name(s)

Title(s)

Phone number(s)

Address(es)

Phone Number(s)

Email Address(es)

Ashon Nesbitt, CEO, (813) 476-4170, 1311 N. Paul Russell Road, B-201, Tallahassee FL 32301, nesbitt@flhousing.org

RESPONSE DOCUMENT REPORT

undefined - Consulting Services for HUD/CDBG Citizen Participation Plan and 2024-2026 Consolidated Plan

Page 7

TYPE OF ORGANIZATION *

Pass

Select your organization's type below

Corporation

W-9*

Pass

Please attach your W-9

W-9_-_October_2023.pdf

ACH ELECTRONIC PAYMENT *

Pass

An ACH electronic payment method is offered as an alternative to a payment by physical check.

Please check Option 1 if you accept the ACH electronic payment method.

(Recommended and Preferred)

Yes, ACH electronic payment method is acceptable.

E-VERIFY CERTIFICATION*

Pass

Vendor/Contractor shall utilize the U.S. Department of Homeland Security's E-Verify system, in accordance with the terms governing use of the system, to confirm the employment eligibility of:

All persons employed by the Vendor/Contractor during the term of the Contract to perform employment duties within Florida; and

All persons, including subcontractors, assigned by the Vendor/Contractor to perform work pursuant to the Contract with the department.

Confirmed

****VENDOR/CONTRACTOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES***

Pass

Section 287.135 (Current Edition), Florida Statutes, prohibits agencies from contracting with companies for goods or services of \$1,000,000.00 or more, that are on either the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector Lists which are created pursuant to s. 215.473 F.S. (Current Edition), or the Scrutinized Companies that Boycott Israel List, created pursuant to s. 215.4725 F.S. (Current Edition), or companies that are engaged in a boycott of Israel or companies engaged in business operations in Cuba or Syria.

As the person authorized to submit bids on behalf of respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List. I further certify that the company is not engaged in a boycott of Israel. I understand that pursuant to section 287.135 (Current Edition), Florida Statutes, the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs and does not have business operations in Cuba or Syria.

Confirmed

PROPOSAL PRINCIPALS *

Pass

Please name all persons or entities interested in the Proposal as principals.

Provide name, title, mailing address, email address and phone number.

- A. Ashon Nesbitt, CEO, 1311 N. Paul Russell Road, B-201, Tallahassee FL 32301, nesbitt@flhousing.org, (813) 476-4170.

- B. Amanda Rosado, COO, 1311 N. Paul Russell Road, B-201, Tallahassee FL 32301, rosado@flhousing.org, (904) 502-1666
- C. Carter Burton, Director of Housing and Community Development, 1311 N. Paul Russell Road, B-201, Tallahassee FL 32301, burton@flhousing.org, (407) 864-5424.

VENDOR/SUBCONTRACTOR'S LICENSE

Pass

The Proposer must be a registered to do business in the State of Florida. Provide license/registration information below for Proposer and all subcontractors identified herein.

Please upload all contractors and subcontractors license(s)/registration(s) required for this project.

FHC_Sunbiz_Business_Registration.pdf

ORGANIZATION CHART*

Pass

Proposer must provide an organization chart showing Proposer's team identifying specific responsibilities of Proposer and subcontractors.

Org_Chart.png

6. Proposal Format

The following information shall be submitted in all Proposer responses in the format as specified herein. Failure to submit the requested information in this format will result in a reduction in the evaluation points assigned to your Proposal.

STATEMENT OF INTEREST AND INTRODUCTION/LETTER OF TRANSMITTAL.*

Pass

Bidder must use this portion to upload their Letter of Transmittal and Introduction.

Letter_of_Transmittal_and_Introduction.pdf

PROJECT UNDERSTANDING & APPROACH

Pass

The proposal shall present a methodology, approach, and work plan that demonstrates the method or manner in which the firm proposes to satisfy the requirements of the RFP.

The language of the narrative should be straightforward and limited to facts, solutions to problems, and plans of action. The consultant shall include proposed dates to complete the Citizens Participation Plan, Consolidate Plan and Action Plan.

Project_Understanding_and_Approach.pdf

TEAM QUALIFICATIONS*

Pass

The proposal shall provide detailed information on the experience and qualifications of the firm's proposed team to perform the requirements of the RFP.

Team: One (1) member of the team should be identified as the firm's primary person (Consultant's Project Manager) responsible for the delivery of the project. By including their biographies, the consultant is committing the team members to support the project, should it be awarded.

The proposal shall detail the team's credentials, qualifications and years' experience as presented by resumes, education, and training.

Team_Qualifications.pdf

EXPERIENCE AND GOVERNMENT REFERENCES

Pass

The proposal shall provide overall relevant experience, work samples, and three (3) past performance case studies. Such case studies shall be no longer than one (1) page and summarize the project's context, objectives, approach, and impact achieved relevant to the proposal. These case studies should have been completed in the past three (3) years. The case study should include the name and contact information for a client representative who can speak to the scope, quality, and impact of the firm's work. Hernando County may or may not contact these references during the review process.

RESPONSE DOCUMENT REPORT

RFP No. 24-RFPG00576/EK

Consulting Services for HUD/CDBG Citizen Participation Plan and 2024-2026 Consolidated Plan

For evaluation purposes, only the first three (3) past performance case studies will be considered. Any additional past performance case studies submitted will not be evaluated.

Experience_and_Government_References.pdf

QUALITY/COST CONTROLS*

Pass

The proposal shall provide detailed information on the firm's quality control and budget methodology/cost control.

Quality-Cost_Controls.pdf

GRANT REQUIRED DOCUMENTS

Pass

Please download the below documents, complete, and upload.

- [Disclosure of Lobbying Acti...](#)
- [Certification for Disclosur...](#)
- [DBE-SUB Statement Form.pdf](#)
- [Assurances-of-Compliance-wi...](#)
- [Suspension Debarment Certif...](#)

Disclosure_of_Lobbying_Activities_Form.pdfCertification_for_Disclosure_of_Lobbying_Activities.pdfDBE-SUB_Statement_Form.pdfAssurances-of-Compliance-with-Title-VI-of-the-Civil-Rights-Act.pdfSuspension_Debarment_Certification.pdfRequired_Forms_Packet_-_Executed.pdf

7. Optional

OPTIONAL UPLOAD OF ADDITIONAL INFORMATION

Pass

Please upload any optional/additional information not requested elsewhere.

Respondent may supply a full pdf of their proposal here, this should be done in addition to responding above to questions 6.1 through 6.6.

Housing_Equity_Plan_Scope_of_Work.pdfFHC_Response_to_Hernando_County_-_24-RFPG00576-EK.pdfPricing_Proposal.pdf

8. VENDOR SURVEY

VENDOR/CONTRACTOR SURVEY *

Pass

Please provide information on where you received the knowledge of the bid/request for proposals (mark all that apply):

Purchasing and Contract Department Advertisement Board

Other

VENDOR/CONTRACTOR SURVEY (OTHER)

Pass

If you answered "Referred" or "Other" in the Survey, please specify:

County staff advised FHC of the RFP as our organization presented to Commission on the benefits of becoming a HUD Entitlement Community and the required process.

9. EXCEPTIONS

1. Proposers may take exception to certain requirements in this RFP. All exceptions shall be clearly identified in this section, with a written explanation of the exception and an alternate proposal (if applicable). The County, at its sole discretion, may reject any exceptions or specifications within the proposal.
2. The Contract that the County intends to use for award is attached for reference. Any exceptions to this standard Contract must be clearly indicated by return of the standard Contract with the Proposal, with exceptions clearly noted. The County has the right to

require the selected Proposer to sign the attached Contract or to negotiate revisions to the Contract language prior to execution of the Contract, at its sole discretion.

PROPOSER'S CERTIFICATION*

Pass

I have carefully examined the Request for Proposals (RFP), Instructions to Proposers, General and/or Special Conditions, Specifications, RFP Proposal and any other documents accompanying or made a part of this invitation.

I hereby propose to furnish the goods or services specified in the Request for Proposals at the prices or rates quoted in my Proposal. I agree that my RFP will remain firm for a period of up to one hundred and eighty (180) days in order to allow the County adequate time to evaluate the Proposals. Furthermore, I agree to abide by all conditions of the Proposal.

I certify that all information contained in this RFP is truthful to the best of my knowledge and belief. I further certify that I am a duly authorized to submit this RFP on behalf of the Consultant/Firm as its act and deed and that the Consultant/Firm is ready, willing and able to perform if awarded the Contract.

I further certify that this RFP is made without prior understanding, agreement, connection, discussion, or collusion with any person, firm or corporation submitting a RFP for the same product or service; no officer, employee or agent of the Hernando County BCC or of any other Proposer interested in said RFP; and that the undersigned executed this Proposer's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

I further certify that having read and examined the specifications and documents for the designated services and understanding the general conditions for Contract under which services will be performed, does hereby propose to furnish all labor, equipment, and material to provide the services set forth in the RFP.

I hereby declare that the following listing states any clarifications, any and all variations from and exceptions to the requirements of the specifications and documents. The undersigned further declares that the "work" will be performed in strict accordance with such requirements and understands that any exceptions to the requirements of the specifications and documents may render the Proposer's Proposal non-responsive.

NO EXCEPTIONS ALLOWED AFTER THE RFP IS SUBMITTED:

Please check one:

I take NO exceptions

EXCEPTIONS

If you selected "Exceptions" in the preceding question, please upload a document containing any exceptions to this RFP

No response submitted

10. Proposal Validity

PROPOSAL VALIDITY*

Pass

Any Proposals shall constitute an irrevocable offer (including pricing), for a period of one hundred eighty (180) days, to provide to the County the services set forth in this Request for Proposals, or until one (1) or more of the Proposals have been awarded.

Confirmed

PRICE TABLES

PLAN PRICING

Line Item	Description	Unit of Measure	Unit Cost
1	Citizen Participation Plan	Each	\$5,000.00
2	Consolidation Plan	Each	\$32,500.00

RESPONSE DOCUMENT REPORT

RFP No. 24-RFPG00576/EK

Consulting Services for HUD/CDBG Citizen Participation Plan and 2024-2026 Consolidated Plan

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Clarification and modification assistance with the Citizen Participation Plan and Consolidated Plans after submission to HUD.	5	Hour	\$0.00	\$0.00
TOTAL					\$0.00

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Florida Housing Coalition, Inc.</p> <p>2 Business name/disregarded entity name, if different from above</p> <p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____</p> <p>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p><input checked="" type="checkbox"/> Other (see instructions) ▶ Nonprofit corporation exempt under IRS Code Section 501(c)(3)</p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p>
	<p>5 Address (number, street, and apt. or suite no.) See instructions. 1311 N Paul Russell Road, B-201</p> <p>6 City, state, and ZIP code Tallahassee, FL 32301</p> <p>7 List account number(s) here (optional)</p>	<p>Requester's name and address (optional)</p>

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
or									
Employer identification number									
5	9	-	2	2	3	5	8	3	5

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶ 10/18/2023
------------------	----------------------------	--------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



[Previous On List](#) [Next On List](#) [Return to List](#)

Florida Housing Coalition

[Events](#) [Name History](#)

Detail by Entity Name

Florida Not For Profit Corporation

FLORIDA HOUSING COALITION, INC.

Filing Information

Document Number	765538
FEI/EIN Number	59-2235835
Date Filed	10/25/1982
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	07/22/2010
Event Effective Date	NONE

Principal Address

1311 N PAUL RUSSELL RD B201
TALLAHASSEE, FL 32301

Changed: 10/30/2019

Mailing Address

1311 N PAUL RUSSELL RD B201
TALLAHASSEE, FL 32301

Changed: 10/30/2019

Registered Agent Name & Address

Nesbitt, Ashon
1311 N PAUL RUSSELL RD B201
TALLAHASSEE, FL 32301

Chief Executive Officer
Ashon Nesbitt

Conference Manager and Board Liason
Johnitta Wells

Chief Operating Officer
Amanda Rosado

Chief Legal and Policy Officer
Kody Glazer

Administrative Coordinator
Pam Davis

Finance Director
Susan Pourciau

Communications Director
Will Campbell

Policy Analyst
Ryan McKinless

Finance Manager
Charlene Chen

Communications Assistant
Katherine Gray

Research Associate
Wis Benoit

Technical Advisor
Ali Ankudowich

Technical Advisor
Dayna Lazarus

Catalyst Program Director
Michael Chaney

Director of Ending Homelessness
Amanda Wander

Director of Housing and Community Development
Carter Burton

Director of Resilience and Disaster Recovery
CJ Reynolds

Director of Affordable Housing Development
Elissa Plancher

CLT Institute Manager
Matthew Wyman

Technical Advisor
Tamara West

Technical Advisor
Tiffany Adams

Technical Advisor
Crystal Harrison

Technical Advisor
Lauren Thornberg

Technical Advisor
Steve Kropp

Technical Advisor
Charles Knighton II



*Delivering Results for
Housing that's Affordable*

Florida Housing Coalition

1311 N. Paul Russell Road, B-201
Tallahassee, FL 32301

Phone | 850.878.4219

Website | FLhousing.org

TABLE OF CONTENTS

1. LETTER OF TRANSMITTAL AND INTRODUCTION.....	4
2. PROJECT UNDERSTANDING AND APPROACH	9
2.1 STATEMENT OF APPROACH	9
2.2 WORK PLAN	9
2.3 SCHEDULE OF MILESTONES	17
3. TEAM QUALIFICATIONS.....	20
3.1 CONSULTANT TEAM PROFILE AND EXPERIENCE	20
3.2 LIST OF QUALIFIED PROFESSIONAL TEAM MEMBERS	20
3.3 STAFFING PLAN	21
3.4 PROFESSIONAL SUMMARIES OF CONSULTANT TEAM	24
3.5 ORGANIZATIONAL CHART	28
4. EXPERIENCE AND GOVERNMENT REFERENCES.....	30
4.1 STATEMENT OF QUALIFICATIONS.....	30
4.2 APPLICABLE EXPERIENCE	30
4.3 RELATED WORK	35
4.4 WORK SAMPLES	37
4.5 REFERENCES	37
4.6 PAST PERFORMANCE CASE STUDIES	37
5. QUALITY/COST CONTROLS.....	42
6. PRICING PROPOSAL.....	44
APPENDIX A – SAMPLE WORK	
APPENDIX B – REQUIRED FORMS	

LETTER OF TRANSMITTAL AND INTRODUCTION

County of Hernando
Erin Kluis Briggs, Procurement Coordinator
Carla Rossiter-Smith, Chief Procurement Office
Procurement Department
TO: 15470 Flight Path Drive
Brooksville, FL 34604
Phone: (352) 754-4778
Email: ebriggs@co.hernando.fl.us

Florida Housing Coalition
Ashon Nesbitt, Chief Executive Officer
1311 N. Paul Russell Road, B-201
FROM: Tallahassee, FL 32301
Phone: (813) 476-4170
Email : nesbitt@flhousing.org

RE: Request for Proposal (RFP) # 24-RFPG00576/EK
Consulting Services for HUD/CDBG Citizen Participation Plan / 2024-2026 Consolidated Plan

DATE: February 19, 2024

Ms. Briggs and Ms. Rossiter-Smith:

The Florida Housing Coalition (the Coalition) is pleased to submit its response to the county's RFP for the development of the Citizen Participation Plan and 2024-2026 Consolidated Plan to meet HUD requirements for becoming an Urban County CDBG Entitlement. The Coalition has the experience and expertise to assist the county in meeting its federal requirements on time and with superior execution. The Coalition has a proven track record in HUD grant administration and regulatory planning and has helped numerous local governments maintain compliance with federal regulation. Since 2014, the Coalition has developed over 40 HUD regulatory planning documents helping 19 Florida Entitlements to secure over \$345 million in HUD funds. The Coalition exceeds requirements for citizen participation and stakeholder consultation, while developing goals, priorities, and recommendations supported by data and public feedback.

The Coalition has been a trusted partner of the county through the SHIP and Catalyst programs and recently provided county staff and leadership information on the benefits of becoming a HUD Entitlement and the process involved.

The Coalition is recognized as Florida's foremost authority on affordable housing and technical assistance. The Coalition provides consulting services nationwide for grantees of HUD programs including CDBG and CDBG-CV, HOME and HOME-ARP, ESG and ESG-CV, and HOPWA. Our professional staff has experience in all aspects of administering local government housing and community development programs and ensuring compliance with all program rules and cross-cutting federal requirements.

The Florida Housing Coalition team is committed to completing top quality deliverables on time and within budget. The Coalition is highly respected in the affordable housing and community development space, and we pride ourselves on having never missed a project deadline. We have deep experience completing the deliverables requested and have a long and successful history of partnering with local governments to develop effective, meaningful, and evidence-based planning documents and provide expert technical assistance and services to maintain grant compliance.

Coalition staff are active practitioners in HUD grant administration and strive to develop plans that can be utilized cross-departmentally towards housing and community development efforts. We produce regulatory planning documents that can be used as comprehensive housing needs assessments and/or primary resources for various community initiatives.

The Coalition is excited for the opportunity to provide services for this initiative and believes the county will find that we are uniquely qualified to serve as a trusted partner on this important project. For questions specific to this proposal, please do not hesitate to contact Carter Burton, Director of Housing and Community Development, at (407) 864-5424. We look forward to exceeding your expectations on this project.

Sincerely,



Ashon Nesbitt, President & CEO
Florida Housing Coalition

1. INTRODUCTION

1.1 ORGANIZATIONAL PROFILE

The Florida Housing Coalition (the Coalition), incorporated in 1982, is a nonprofit, statewide organization whose mission is to bring together housing advocates and resources so that all Floridians have a quality affordable home and suitable living environment. The administrative office of the Coalition is located in Tallahassee, FL with twelve offices located throughout the state.

The Coalition provides technical assistance nationwide for grantees of HUD Community Planning and Development (CPD) programs including the Community Development Block Grant (CDBG), CDBG Disaster Recovery (CDBG-DR), CDBG-CV, the HOME Investment Partnerships Program (HOME), HOME-ARP, the Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), and the Continuum of Care (CoC) program.

The Florida Housing Coalition has deep experience working with national, state, regional, and local governments, as well as with private for-profit and non-profit sectors. The Coalition's professional staff have collectively assisted over 30 communities in 10 states with planning documents required for HUD's programs—including Consolidated Plans, Annual Action Plans, and Analyses of Impediments to Fair Housing Choice.

The Coalition is commonly recognized as Florida's foremost authority on affordable housing training and technical assistance. We work under contract with national, state, regional, and local governments, as well as with the private for-profit and nonprofit sectors. We have served as Florida's affordable housing training and technical assistance provider through the Catalyst program and the Predevelopment Loan Program for approximately twenty years. The Coalition has provided training or technical assistance to local government staff in every jurisdiction that receives State Housing Initiatives Partnership (SHIP) funds (67 counties and 52 cities) to enhance housing programs that serve local communities. We have also served as the Department of Economic Opportunity's statewide technical assistance provider for homeless service providers and their partners.

The Coalition has also earned its reputation nationally with HUD and national technical assistance providers. We are the sole subcontractor for the National Association for Latino Community Asset Builders (NALCAB) in Florida. Additionally, the Coalition is a subcontractor for Training and Development Associates (TDA) to provide technical assistance on the Disaster Recovery Grant Reporting (DRGR) system and other HUD programs.

We have a team consisting of twelve full-time professional consultants on staff and the support of four full-time administrators. Our professional staff has experience in all aspects of administering local government housing and community development programs, from preparing needs assessments, market analyses, Consolidated Plans and Annual Action Plans using the eCon Planning Suite, conducting Analyses of Impediments to Fair Housing Choice, to compliance with national objectives and cross-cutting requirements.

Our team of consultants consists of a highly skilled and geographically dispersed network of professional staff providing technical assistance in all areas of affordable housing and community development

planning, finance, and development. Our professional technical assistance team also includes the expertise of our 25-member Board of Directors.

1.2 SERVICES

The Coalition offers affordable housing and related services with an expert team on staff available to assist in various aspects of local government planning. Detailed services related to the requested scope of work are presented below. For a comprehensive list of services, please visit www.flhousing.org.

- ✓ HUD Grant Administration
- ✓ HUD Regulatory Document Preparation
 - Consolidated Plans
 - Fair Housing Plans
 - Annual Action Plans
 - Citizen Participation Plans
 - Consolidated Annual Performance and Evaluation Reports (CAPER)
 - Environmental Reviews
 - Residential Anti-Displacement and Relocation Assistance Plans
 - HOME Recapture/Resale Guidelines
- ✓ IDIS Training
- ✓ eCon Planning Suite Training
- ✓ Performance Measurement Training
- ✓ Technical Assistance

PROJECT UNDERSTANDING AND APPROACH

2. PROJECT UNDERSTANDING AND APPROACH

2.1 STATEMENT OF OUR APPROACH

At the Coalition, we recognize the necessity of superior local government planning. To address a wide range of pressing issues facing communities across Florida, local jurisdictions must maximize their return on investment. It is only through effective planning and efficient deployment of resources that local governments can ensure all residents enjoy a rewarding, secure and productive future.

This belief in planning forms the core of our approach to every engagement. While we always meet basic federal requirements, we also make sure the signature characteristics of superior planning – robust citizen and stakeholder input, identification of evidence-based needs, tracking of valid outcome measures – are brought to bear for all our clients.

The Coalition firmly believes that the preparation of HUD documents should go beyond meeting obligatory federal requirements and should be produced in a manner to be used community wide when planning and implementing housing and community development initiatives. When done correctly, the Consolidated Plan and fair housing plans should be looked to as primary data resources for affordable housing efforts and will support interagency collaboration, coordination of community goals, and consistency in the production of housing plans.

The Coalition offers a depth of knowledge in the successful coordination and delivery of the products requested in the scope of work. The team’s planning process ensures a thorough identification of the populations to be studied and the needs to be addressed. We continue to broaden our outreach efforts to conduct meaningful needs assessment activities. Extensive experience working with HUD Community Planning and Development (CPD) has equipped our consultants with the tools needed to expertly gather and analyze data. These processes allow for thorough, detailed final products for our clients. Our tenured consultants know the full extent of actions and documentation necessary to enhance Consolidated Planning efforts.

2.2 WORK PLAN

2.2.1 Citizen Participation Plan

The Consultant Team will develop a Citizen Participation Plan (CPP) to comply with the provisions at 24 CFR 5.158, Part 91 for program participants. The Citizen Participation Plan will act as a framework for instituting clear, meaningful, and effective community participation processes and/or policies. As a guiding framework, the CPP will provide the foundation for how the County of Hernando will engage its neighbors, housing and community development partners, and other stakeholders and productively work together under clear processes and guidelines for reaching better-informed and community-supported government decisions.

The CPP will be developed with the goal of ensuring that the County of Hernando adopts, adheres to, continuously maintains, and improves the transfer of information pertaining to federal grant programs. The CPP will be developed in an intentional and inclusive manner that aligns with HUD requirements while meeting established standards for providing meaningful and effective

community participation. As such, the CPP will provide a significant foundation for improving internal government processes and/or policies with respect to community information flow and participation in government problem-solving.

The Consultant Team will be sure to incorporate language that complies with HUD’s new guidance on non-traditional methods of outreach, virtual engagement, and additional outreach methods for encouraging engagement by marginalized populations. The Consultant Team will also ensure the Citizen Participation Plan contains language for carrying out activities or conducting outreach in relation to the receipt of HUD special allocation funding to avoid the need to amend the CPP under these circumstances (ex. CARES Act funding).

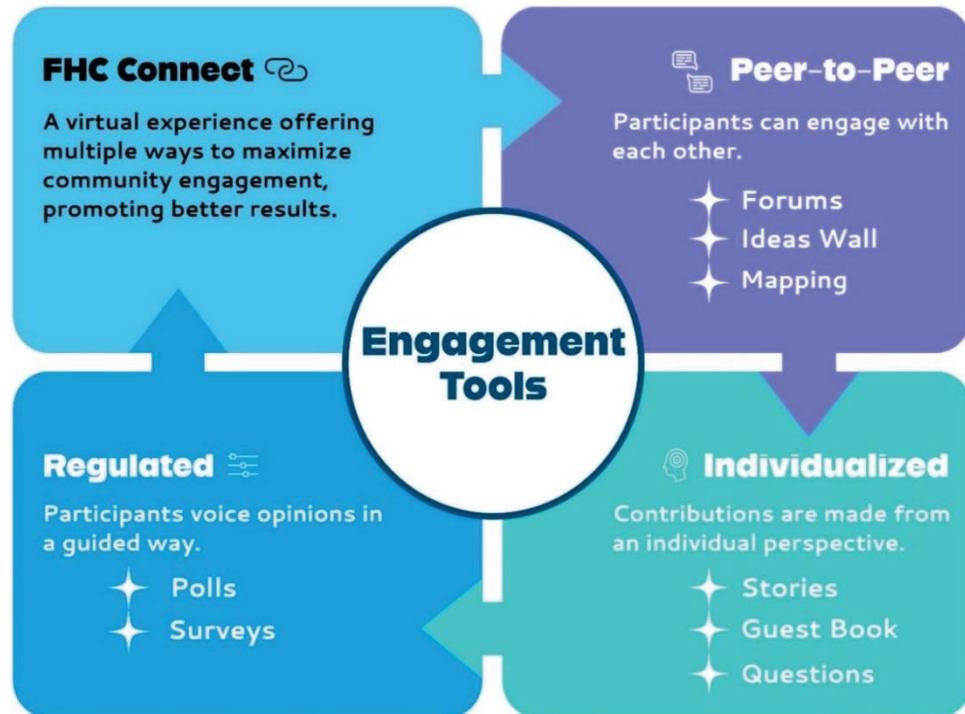
The Citizen Participation Plan will be made available for public review to provide citizens with an opportunity to comment.

2.2.2 Consultation and Citizen Participation

The Florida Housing Coalition offers robust citizen participation and utilizes a hybrid approach to meet both the physical and technological needs of community residents and stakeholders. The Coalition recognizes that community outreach has changed, particularly since the pandemic, and now provides progressive outreach methods to maximize citizen participation. All qualitative data received through community engagement will undergo analysis and be incorporated into regulatory documents.

1. The Coalition conducts outreach and facilitates engagement activities in a manner to ensure all state or federally required target populations, community—based organizations, local, state, or federal agencies, and all other stakeholders are given the opportunity to participate in the planning process and provide input on funding recommendations.
2. The Consultant Team will facilitate up to three (3) virtual/onsite community stakeholder meetings in addition to generating meaningful public input via targeted stakeholder interviews and direct agency consultation. The Team will assist with the preparation of public notices and materials for county staff to participate in one public hearing with the county commission.
3. The Coalition carries out all engagement efforts with inclusive intentions. To ensure participation by underserved populations, specifically individuals with disabilities, the Consultant Team will utilize the *Online Suite for Effectively Engaging Individuals with Disabilities*, hosted on the Florida Housing Coalition’s Elevate platform. The Online Suite houses accessible planning checklists, forms, and templates for use during consultation efforts to ensure inclusive planning.
4. The Coalition will provide a unique virtual experience through our *FHC Connect* platform, which conforms with requirements to broaden outreach and engagement efforts. *FHC Connect* is an all-in-one community engagement platform offering a set of comprehensive tools and widgets to collect resident and stakeholder input. Through this platform the county will have a webpage dedicated to each project that features multiple ways to engage in one convenient

location. The platform has been proven to increase citizen participation and significantly streamline the consultation process.



5. In accordance with public notification requirements, the Consultant Team will assist the with preparing public notices and meeting announcements that will be published in newspapers of general circulation, posted on the web, at libraries, other government offices, and public places, or used for television or radio spots. The Consultant Team will prepare materials for staff to participate in one public hearing with the commission including a public hearing notice and presentation.
6. To further encourage participation by marginalized populations, the Consultant Team will employ non-traditional methods of outreach in accordance with new HUD guidance on citizen participation. These methods may include using a hybrid approach of on-site and virtual engagement, utilizing social media, distributing a data collection form to service providers, using list serves or online portals for information sharing, and including Support Coordinators from the Agency for Persons with Disabilities.
7. Meetings may be virtual or on site and will be determined prior to contract execution. The Coalition will comply with all social distancing requirements and our internal COVID policy when determining attendance at on-site meetings.

(Please Note: Our proposed fee schedule is based on the county providing the legally required advertising of the public meetings and other required postings, procuring, or arranging ADA-compliant space for the meetings, and assisting with public outreach.)

2.2.3 Five-Year Consolidated Plan and Annual Action Plan

The Consultant Team will prepare the 2024-2026 Consolidated Plan and 2024-2025 Annual Action Plan according to the requirements of 24 CFR Part 91 and eCon Planning Suite guidelines. The Consultant Team will partner with the county in the identification, development, scheduling, and implementation of activities designed to complete a HUD acceptable Consolidated Plan and Action Plan. The Scope of Work for this task will be as follows:

1. Develop a Three-Year Consolidated Plan according to HUD’s specified process:

A. Executive Summary and Process:

As an introduction to the Consolidated Plan, the Consultant Team will detail the required content of the Executive Summary to include a summary of the objectives and outcomes identified in the needs assessment overview, evaluation of past performance, a summary of the citizen participation and consultation process, and a summary of public comments.

In addition, the Consultant Team will identify the lead agency, detail community outreach and methods used, provide dates of community meetings and public hearings, summarize coordinating efforts, and acknowledge participants.

B. Needs Assessment and Market Analysis:

Determining Needs: The Consultant Team will prepare narratives, data tables, and maps for the Needs Assessment (NA) and Market Analysis (MA) sections of the Consolidated Plan. Variables to be considered include, but are not limited to:

- Household demographics (household size and composition, race and ethnicity, income category)
- Details on housing stock, including tenure, age, price, number of units in structure, vacancy rates, and lead-based paint hazards
- Income trends and demographic breakdown
- Poverty trends and demographic breakdown
- Substandard housing issues (overcrowding, cost burden, incomplete kitchen, or plumbing facilities) by demographic
- Public housing data, including number of Housing Choice Vouchers, project-based vouchers, Veterans Supportive Housing (HUD-VASH) vouchers,

demographics of beneficiaries, household income and source, and number of households on waiting lists for accessible and non-accessible units

- Homeless data, including number of persons experiencing homelessness (sheltered, unsheltered, chronic) on a given night and each year, number days of experiencing homelessness per year, number of people entering and exiting homelessness each year, number of year-round and seasonal shelter beds, and number of transitional housing and permanent supportive housing beds. This data will be further broken down by demographic, HIV/AIDS diagnoses and veteran status
- Data on non-homeless special needs populations, including elderly, people with HIV/AIDS, people with substance abuse disorders, and people with disabilities
- Data on non-housing community development needs and assets, including infrastructure, community facilities (including facilities for people with special needs), transportation, business and employment dynamics, commute times, and educational attainment among the workforce
- Community development needs including housing, neighborhood development, and economic development
- Barriers to fair and affordable housing

C. Strategic Plan:

Setting Priorities: The Consultant Team will assist with determining priority needs, based on the data and other information gathered from the Needs Assessment, Market Analysis, and citizen participation.

Determining Resources: The Consultant Team will work with staff to quantify the Anticipated Resources (including CDBG and other public and private resources leveraged by HUD funds) and assess the Institutional Delivery Structure for investing these resources in housing and community development.

Setting Goals: The Consultant Team will assist staff in developing goals for each identified Priority Need, considering the strengths and limitations of the Institutional Delivery Structure. The Team and staff will follow the recommendations of the *Consolidated Plan in IDIS Desk Guide* and eCon Planning Suite Guidance in developing goals that are specific, measurable, action-oriented, realistic, and time-bound.

2. Develop the First-Year Action Plan:

The Consultant Team will develop the 2024-2025 Action Plan, based upon the information gathered for the Five-Year Consolidated Plan. As outlined in 24 CFR 91.220, the Action Plan will include, but not be limited to, the following components:

- A. *Annual Goals and Objectives*: this component will briefly summarize each goal, identifying the priority needs that it addresses, the geographic area to be served, and the funding amount and outcome indicators.
- B. *Projects*: this component will identify and describe specific projects to be funded during the program year and will explain the basis for identifying priorities and allocating funding.
- C. *Geographic Distribution*: this component will identify the locations of specific projects and will explain the basis for selecting projects in various geographic areas of the county.
- D. *Affordable Housing*: this component will provide numerical targets for affordable housing activities, including construction, acquisition, and rehabilitation of rental and ownership housing; assistance to households that are homeless or at risk of homelessness; assistance to special needs households; and direct assistance to homebuyers.
- E. *Public Housing*: this component will describe how the local Housing Authority will address the needs of public housing residents, encourage their involvement, and promote self-sufficiency and homeownership.
- F. *Homeless and Other Special Needs Activities*: this component will describe specific actions that the county and its partners will undertake to reduce and prevent homelessness and serve special needs populations.
- G. *Barriers to Fair and Affordable Housing*: this component will identify regulatory, financial, land use, and knowledge barriers to fair and affordable housing access for low- and moderate-income households and propose remedies to these barriers. The Consultant Team will incorporate information from the current Analysis of Impediments.
- H. *Other Actions*: this component will address other actions to be taken during the program year such as addressing lead-based paint hazards, reducing the number of families in poverty, improving the institutional structure for service delivery, and enhancing coordination between public and private housing and social service agencies.
- I. *Program-Specific Requirements*: this component will describe the county's policies and procedures for fulfilling specific requirements of the CDBG program.

2.2.4 Integrated Disbursement and Information System (IDIS) Input

The Consultant Team will enter the Consolidated Plan, Annual Action, and all related maps or attachments into the IDIS Consolidated Plan Template (eCon Planning Suite). This is also where the plans will be submitted to HUD. Revisions as requested by HUD will be made and the contract will not conclude until HUD approval.

2.2.5 New Housing Equity Plan

The Coalition will prepare a Housing Equity Plan in accordance with HUD's new Affirmatively Furthering Fair Housing (AFFH) proposed rule and related Housing Equity Plan. The Consultant Team will use information gathered from the review of existing plans and documents, HUD-provided data and maps, information gathered through the community participation process, and local data and knowledge from county staff and community stakeholders to assess fair housing issues in the county. The scope of this work would be as follows:

1. Assemble Fair Housing Information:
 - A. The Consultant Team will identify and collect the information needed to develop a comprehensive Housing Equity Plan including data on:
 - B. Demographics
 - C. Segregation and Integration
 - D. Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)
 - E. Access to Community Assets
 - i. Education
 - ii. Employment
 - iii. Transportation
 - iv. Low-poverty neighborhoods
 - v. Environmentally healthy neighborhoods
 - vi. Other community assets
 - F. Access to Affordable Housing Opportunities
 - G. Access to Homeownership and Economic Opportunity
 - H. Local and State Policies and Practices Impacting Fair Housing
2. Develop the Housing Equity Plan:
 - A. The Consultant Team will prepare narratives and maps to identify and analyze the fair housing issues impacting protected class members in the county. A wide array of issues will be examined to identify and address impediments to fair housing choice. The fair housing issues include, among others:
 - i. Local and regional segregation and integration patterns and trends based on race, color, religion, sex, familial status, national origin, and disability within the county (levels of segregation, identification of areas with high segregation, location of owner-occupied housing in relation to segregation patterns, and discussion of trends, policies, or practices that could lead to higher levels of segregation).
 - ii. Racially or ethnically concentrated areas of poverty (R/ECAPs) within the county (identification of R/ECAPs, identification of protected classes disproportionately residing in R/ECAPs, and identification of trends).

- iii. Disparities in access to opportunity for any protected classes within the county (exposure to various opportunity indicators including education, employment, transportation, low poverty exposure, environmentally healthy neighborhoods, and geographic disparities in access to opportunity).
- iv. Disproportionate housing needs for any protected classes within the county (disproportionate housing needs by protected class groups, identification of areas experiencing the greatest housing burdens, identification of needs of families with children related to the available housing stock, and differences in rates of renter and owner-occupied housing by race/ethnicity).

3. Fair Housing Recommendations Strategy Session

Once impediments from each fair housing category have been identified, the Consultant Team will facilitate a strategy session with county staff to prioritize impediments to fair housing. During this session, the Consultant Team will provide evidence-based recommendations for mitigating fair housing issues and advise on best practices for implementing proposed activities. The strategy session will result in a course of action for Affirmatively Furthering Fair Housing (AFFH).

2.2.6 Closing the Gap Equity Profile (OPTIONAL)

The Florida Housing Coalition Center for Racial Equity is the manifestation of an organizational commitment to advance racial equity in Florida. The Center for Racial Equity serves as a composite platform for the Coalition’s efforts focused on race and equity in the public and private investments, regulations, and legal and policy frameworks that shape Florida’s neighborhoods, cities, and regions.

The Coalition encourages local governments to commit to racial equity in housing by embarking in a comprehensive, systems-change effort towards closing the racial gap in homeownership. This work involves developing an Equity Profile to identify historical patterns of discrimination and present strategies for furthering racial equity efforts.

The Consultant Team will develop an Equity Profile, to be incorporated into the Consolidated Plan and Analysis of Impediments, which includes the following components:

- A. History of Injustice: Investigates the written and oral history of the county’s racial homeownership gap to identify key points providing insight into the inequality that exists today.
- B. Legacy of Inequality: Provides an analysis of available data related to causing gaps in Black homeownership including homeownership rates, income, cost burden, credit profiles, lending practices, housing market, land use & zoning, federal, state, and local policies, heirs’ properties, redlining and segregation maps.

- C. Strategies for success: Trends revealed will inform the selection of high impact strategies to be implemented to close the racial gap in homeownership. Strategies will be evidence-based and will provide actionable steps for leading with equity.

2.3 SCHEDULE OF MILESTONES

The schedule outlined below is estimated based on receiving a fully executed contract by March 2024. The final schedule of milestones will be discussed and agreed upon prior to contract execution. Any modifications will be discussed and agreed to by both parties.

Schedule	
Milestone	Timeline
Citizen Participation Plan and Consolidated Plan	
Citizen Participation Plan Content Development	March - April 2024
Consultation and Citizen Participation	March – May 2024
Conduct Research and Analysis	April – May 2024
Needs Assessment /Market Analysis Content Development	March – April 2024
Strategic Plan Content Development	April – May 2024
FY 24-25 Annual Action Plan Content Development	April – May 2024
Consolidated Plan /Annual Action Plan Review Ready	June 2024
30-Day Public Comment Period	July 2024
Commission Adoption	August 2024
Submit Consolidated Plan and Action Plan to HUD	August 15, 2024
Housing Equity Plan	
Consultation and Citizen Participation	March – May 2024
Conduct Research and Analysis	May – June 2024
Housing Equity Plan Review Ready	Late June 2024

30-Day Public Comment Period	July 2024
Closing the Gap: Homeownership Equity Profile	
Neighbor Engagement	September – October 2024
Content Development	October- December 2024
Final Draft	December 2024



TEAM QUALIFICATIONS

3. TEAM QUALIFICATIONS

3.1 CONSULTANT TEAM PROFILE AND EXPERIENCE

Coalition staff are proficient in all areas related to the scope of work including HUD grant administration, consolidated planning, and fair housing planning and is including an expert partner for this proposal for the provision of HOME underwriting services. Together we offer a full consultant team that will be lending their expertise on the stated projects. Staff will work collectively under the Project Director and Project Manager (see staffing plan) to complete tasks associated with the scope of work. The Project Director and Project Manager are responsible for overseeing contract services.

Coalition staff are seasoned experts in their respective roles in the housing and community development fields. Staff offers over 30 years of experience in areas such as HUD grant administration, consolidated planning, fair housing, state and federal regulatory planning, land use regulations, homelessness, affordable housing development, pre-development loans, Community Land Trusts, data management, Arc GIS, transportation planning, and more. Our experts have completed numerous HUD regulatory documents for over 19 Florida Entitlements including Consolidated Plan, Fair Housing Plans, Action Plans, CAPERs, and HOME-ARP Allocation Plans. Under the Housing and Community Development arm of the Coalition, staff provide HUD grant administration services and technical advice daily.

Our staff is a diverse, well-rounded group of experts responsible for the transfer of information and for assisting local governments implement best practices for housing and community revitalization efforts. Coalition team members have committed to providing exceptional services to our partners through continuous professional development, meaningful connections, and building trust.

The following professional summaries indicate the consultant team for this project and demonstrate staff experience and capabilities in carrying out the services requested in the scope of work. Please see the staffing plan below which indicates management members that will supervise the project. Management professional summaries are also included in section 3.3.

3.2 LIST OF QUALIFIED PROFESSIONAL TEAM MEMBERS

Florida Housing Coalition realizes our responsibility to provide staff capacity and the necessary resources to successfully complete the required scope. Tasks are divided equally among team members; however, the Project Manager assumes primary responsibility for project work. The Coalition has assembled a staff of extremely talented, competent, and capable consultants. The consultants at Florida Housing Coalition have always met the challenges placed before them and provide the highest quality services to clients.

The consultant team dedicated to this project has extensive experience administering HUD programs, facilitating robust community engagement techniques, developing high impact strategic plans that support housing and community development initiatives, and ensuring compliance with local, state, and federal regulations.

Team Member	Title	Relevant Experience
Florida Housing Coalition		
Ashon Nesbitt	Chief Executive Officer	15 Years
Carter Burton	Director of Housing and Community Development	21 Years
Amanda Wander	Director of Ending Homelessness	18 Years
Elissa Plancher	Director of Affordable Housing Development	18 Years
Tamara West	Technical Advisor	23 Years
Wis Benoit	Research Manager	7 Years
Kody Glazer	Chief Legal and Policy Officer	6 Years
Dayna Lazarus	Technical Advisor	6 Years
Crystal Harrison	Technical Advisor	11 Years
Ali Ankudowich	Technical Advisor	7 Years

3.3 STAFFING PLAN

While the Florida Housing Coalition is headquartered out of Tallahassee Florida, the location of our expert consultants covers nearly every corridor of the state. The Coalition maintains nearly 20 offices from the pan handle down to Miami, ensuring that team members are available to the county for on-site interactions including training, technical assistance, presentations, and facilitating public meetings. Travel pertaining to lump sum items is included in the price and is not considered a reimbursable cost.

Please see the staffing plan below which indicates the individuals performing the required services and the work to be performed by each team member to carry out essential functions of the RFP.

Team Member	Project Role	Project Duties	Location
Ashon Nesbitt CEO	Project Director	<ul style="list-style-type: none"> ■ Oversee the Consultant Team in carrying out the scope of services requested in the scope of work. ■ Manage Consultant Team for effectiveness. ■ Delegate project roles. 	Tallahassee
Carter Burton HCD Director	Project Manager	<ul style="list-style-type: none"> ■ Primary contact for administration of project. ■ Monitor progress to ensure accountability for deliverables. ■ Lead meetings ■ Prepare timeline for project milestones. ■ Conduct public meetings for community and stakeholder feedback. ■ Incorporate community feedback into regulatory documents. ■ Conduct research and analysis of HUD, Census, local, regional, and state data. ■ Make and coordinate funding recommendations to be included in regulatory documents. ■ Draft sections of regulatory documents. ■ Make revisions to proposed plans. ■ Data entry into IDIS/eCon Planning Suite. ■ Lead Environmental Review tasks. 	Ocala
Amanda Wander Director of Ending Homelessness	HUD Grant Specialist Homeless Specialist	<ul style="list-style-type: none"> ■ Conduct research and analysis of HUD, Census, local, regional, and state data. ■ Draft sections of regulatory documents. ■ Document editor. ■ Make revisions to proposed plans. ■ Assist with coordinating funding recommendations for CDBG, HOME, and ESG. 	Tallahassee
Elissa Plancher Technical Advisor	Homeless Specialist Development Specialist	<ul style="list-style-type: none"> ■ Conduct research and analysis of HUD, Census, local, regional, and state data. ■ Draft sections of regulatory documents. ■ Document editor. ■ Make revisions to proposed plans. ■ Assist with recommendations for housing development projects. ■ Assist with Environmental Review tasks. 	Miami

<p>Tamara West Technical Advisor</p>	<p>Community Development Specialist SHIP Specialist</p>	<ul style="list-style-type: none"> ■ Conduct research and analysis of HUD, Census, local, regional, and state data. ■ Draft sections of regulatory documents. ■ Align and coordinate funding recommendations with state funding programs, when applicable. 	<p>Lakeland</p>
<p>Wis Benoit Research Manager</p>	<p>Community Engagement Specialist Equity Specialist Data & Policy Analyst/ArcGIS</p>	<ul style="list-style-type: none"> ■ Assist with community engagement and consultation. ■ Assist with build-out and management of FHC Connect. ■ Conduct research and analysis of HUD, Census, local, regional, and state data. ■ Analyze data and develop content for racial/ethnic equity plans. ■ Prepare, using ArcGIS, mapping relevant to regulatory documents. 	<p>Tallahassee</p>
<p>Kody Glazer Chief Legal and Policy Officer</p>	<p>Attorney Land Use Specialist Policy Specialist Fair Housing Specialist</p>	<ul style="list-style-type: none"> ■ Review local land use regulations including zoning ordinances, housing codes, regulations for subdivisions, and building codes. ■ Interpret fair housing law. ■ Assist with recommendations for mitigating fair housing issues. ■ Review environmental review regulations and ensure compliance. 	<p>Tallahassee</p>
<p>Dayna Lazarus</p>	<p>Community Engagement Specialist Transportation Planner Environmental Planner</p>	<ul style="list-style-type: none"> ■ Assist with community engagement and consultation. ■ Assist with build-out and management of FHC Connect. ■ Conduct research and analysis of HUD, Census, local, regional, and state data. ■ Draft sections of regulatory documents ■ Prepare, using ArcGIS, mapping relevant to regulatory documents. ■ Prepare Environmental Review documents. 	<p>Tampa</p>
<p>Crystal Harrison</p>	<p>HUD Grant Specialist PHA Liaison Homeless Specialist</p>	<ul style="list-style-type: none"> ■ Conduct research and analysis of HUD, Census, local, regional, and state data. ■ Draft sections of regulatory documents. ■ Leads direct consultation with the CoC and PHAs. ■ Assist with coordinating funding recommendations for ESG. 	<p>Crestview</p>

Ali Ankudowich	Land Use Specialist Planning Specialist	<ul style="list-style-type: none"> ■ Review local land use regulations including zoning ordinances, housing codes, regulations for subdivisions, and building codes. ■ Conduct research and analysis of HUD, Census, local, regional, and state data. 	Tampa
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3.4 PROFESSIONAL SUMMARIES OF CONSULTANT TEAM



ASHON NESBITT is the President and CEO of the Florida Housing Coalition. A respected community and nonprofit leader, Mr. Nesbitt was previously Chief Programs Officer and Technical Advisor with the Coalition where he has led the Community Land Trust Institute as well as the Center for Racial Equity. During his tenure at the Coalition, Nesbitt has championed an expansion and professionalization of Community Land Trusts throughout the state, overseeing the development of nationally recognized and first of its kind the Community Land Trust Certification Program, which in 2021, led to six nonprofits receiving their Certification. Mr. Nesbitt is the author of the Coalition’s innovative guidebook: *Eyesore to Asset: A Guidebook for Adaptive Reuse of Vacant Retail*, designed to aid local governments and business leaders in their search for new models for local economic development Mr. Nesbitt has two master’s degrees from the University of Florida; a Master’s in Urban and Regional Planning and a Master’s in Real Estate. He also holds a Bachelor of Science in Architectural Studies from Florida A&M University. As CEO, Mr. Nesbitt leads all of the Coalition’s housing affordability production and preservation initiatives.



CARTER BURTON is the Director of Housing and Community Development at the Florida Housing Coalition, has 21 years of experience administering HUD Community Planning and Development (CPD) programs specifically the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs. Carter is a former CDBG Program Manager for the Arizona Department of Housing and former Grant Administrator for the State of New York Small Cities program where she administered nearly \$70 million in CDBG funds. Burton specializes in HUD consolidated planning and has developed numerous Consolidated Plans, Annual Action Plans, Analyses of Impediments to Fair Housing Choice, and Consolidated Annual Performance and Evaluation Reports for Entitlements throughout Arizona, California, Connecticut, Florida, Georgia, New York, and Texas. Prior to joining the Florida Housing Coalition Burton worked for two State agencies, then transitioned to consulting for HUD Entitlement Communities. Burton is a licensed Realtor in Florida and a member of the Florida Realtors and National Association of Realtors. Carter holds a Master’s in Social Sciences from Binghamton University.



AMANDA WANDER is the Florida Housing Coalition’s Ending Homelessness Team Director. In this role, Wander works closely with Continuums of Care (CoC), local governments, nonprofits, faith-based organizations, service providers, and other stakeholders working to prevent and end homelessness in their communities. Knowing that homelessness is solvable, Wander provides training, technical assistance, and consulting to ensure communities have an effective housing crisis

response system. Wander is also a HUD technical assistance provider to Continuums of Care throughout the United States helping to build capacity and navigate complex funding sources. Prior to working with the Coalition, Wander lead an 8 County Continuum of Care and has worked in various behavioral health, and homeless and housing programs including coordinated entry, Homeless Management Information System (HMIS), permanent supportive housing, and street outreach. As a strong advocate for housing first and with a passion to resolve and prevent chronic homelessness through utilizing data, Wander has dedicated the past 15 years of her career to implementation of solutions ending homelessness. Wander holds a bachelor's degree from Florida State University and has served as a HMIS Administrator, Technical Advisor and Trainer as well as a CoC Executive Director.



ELISSA PLANCHER has years of hands-on experience in the homelessness and housing sector administering a variety of housing projects and programs for people experiencing homelessness. She is focused on developing and implementing effective solution-oriented strategies to help enrich the lives of individuals who are experiencing homelessness or reintegrating into the community by making decent, safe, and affordable housing opportunities accessible to these vulnerable residents. In her most recent role as Housing & SOAR/Entitlements Coordinator at the Broward Behavioral Health Coalition, Elissa strategically developed and launched the Behavioral Health/Homeless Systems Integration, implemented the SOAR initiative in Broward County, and was responsible for PATH oversight. Over the last 12 years, Elissa has served disadvantaged populations in South Florida and Colorado by providing direct services, training, technical assistance, and system development/implementation. Her primary experience relates to administering HUD, state, and locally funded subsidized housing programs for the Colorado Coalition for the Homeless, Boulder County Department of Housing and Human Services, Boulder County Housing Authority, and Broward County Housing Authority. Elissa has also worked in case management as well as directly working with consumers in homeless shelters. She graduated from Florida State University in 2004 with her Bachelor of Science, majoring in International Affairs with a minor in Political Science.



TAMARA WEST is a Technical Advisor at the Florida Housing Coalition and provides training and advice to local governments and nonprofit organizations in Florida. Tamara has 22 years of experience administrating and implementing state, federal and local housing grants awarded to local governments. Tamara has expertise in budgeting, housing, and community development to include CDBG, HOME, ESG and ERA. She's knowledgeable of SHIP program implementation and working with local governments to be successful. She has previously worked for the Polk County BoCC and as a Finance & Grants Manager for Hillsborough County. Tamara is a graduate of the University of South Florida and graduated with her Master's in Public Administration from Troy University.



WIS BENOIT is the Research Manager at the Florida Housing Coalition. In this role, Wis works across teams providing technical assistance in the areas of data analysis, community engagement, and urban planning. Primarily, his work revolves around the Center for Racial Equity, where he works on multiple projects whose aim is to close the racial disparities found in within the housing sector and work to support communities of practice and organizational allies in partnership initiatives. Prior to

joining the Coalition, Wis worked with the Department of Economic Opportunity to produce the State of Florida's CDBG Mitigation Action Plan, then subsequently providing comprehensive plan amendment review for Osceola, Orange, Brevard, and Seminole County as well as administering the Community Planning Technical Assistance Grant. Wis has a passion found his passion in grassroots neighborhood organizing and urban infill development.



KODY GLAZER is the Chief Legal and Policy Officer at the Florida Housing Coalition. He graduated Magna Cum Laude from the Florida State University College of Law and has experience with local and state governmental affairs, fair housing, land use, and environmental law. Prior to joining the Coalition, Kody clerked for the National Fair Housing Alliance in Washington D.C. where he gained valuable insight into federal funding mechanisms and discrimination laws that affect affordable housing and opportunity. Kody has also clerked for the Leon County Attorney's Office and Hopping Green & Sams P.A. where he specialized in land use and environmental law focusing on the land development process of various local governments and other processes that affect the makeup of the human environment. Kody was a member of the Florida State University Law Review, the Journal of Land Use & Environmental Law, and in 2019, was chosen to represent the FSU College of Law as an outstanding law student by the City, County and Local Government Section of the Florida Bar.



DAYNA LAZARUS is a Technical Advisor at the Florida Housing Coalition. Dayna has over a decade of experience in community organizing and a Master's in Urban and Regional Planning from USF. At USF, she won several professional and academic fellowships and scholarships, earned graduate certificates in Sustainable Transportation and Community Development, and produced a thesis on achieving transportation equity through the urban planning process. Soon after, she had the opportunity to build on her thesis work and co-produce a first-of-its-kind Nondiscrimination and Equity Plan for a Florida TPO. She designed an innovative public engagement approach to oversample underserved communities, an approach that has been highly-regarded by national equity-planning experts. She believes in centering those who are most impacted by policy decisions in decision-making processes, and has dedicated her career to pushing for social equity through housing affordability, transportation equity and climate resiliency.

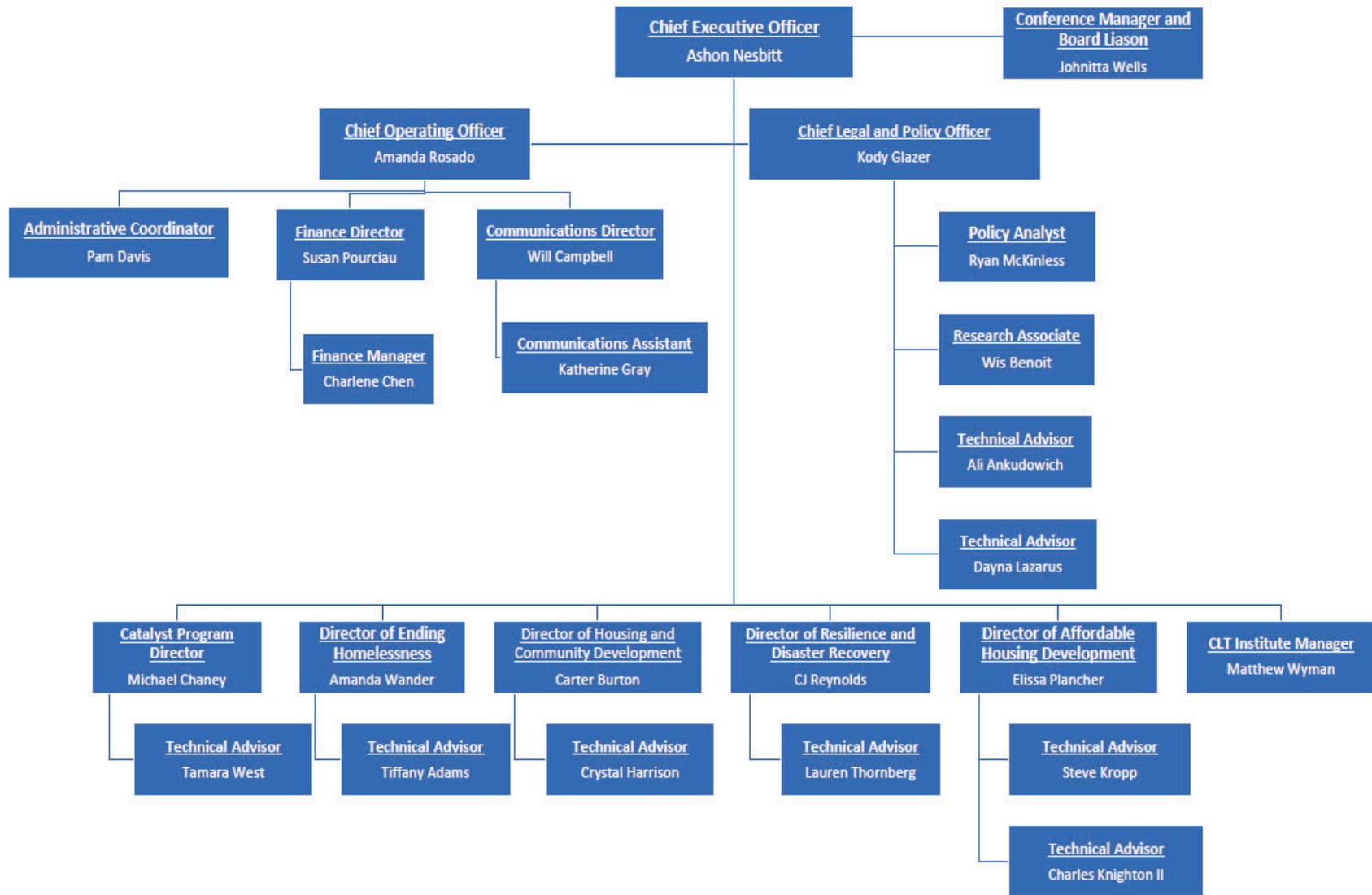


CRYSTAL HARRISON is the Housing and Community Development Technical Advisor at the Florida Housing Coalition. Crystal performs data research and analysis on housing, homeless, community development, and economic development issues for HUD regulatory documents including Consolidated Plans and Fair Housing Plans. Crystal serves as the liaison for direct consultation with local organizations serving low-income and vulnerable populations including the Continuum of Care lead agency and Public Housing Authorities. She previously served as the Executive Director for the Okaloosa Walton Homeless Continuum of Care and as the Operations Director for the local housing authorities.



ALI ANKUDOWICH is a Land Use and Planning Technical Advisor at the Florida Housing Coalition. Immediately prior to Ali's employment with the Florida Housing Coalition, she served for six years as a Senior Planner in Community Planning & Design with Benesch Tampa office, (formerly Tindale Oliver), a national full-service engineering and design firm. During her tenure she specialized in comprehensive plans and land development code amendments; conducted case study research, policy analysis, fieldwork, public outreach/communications for plans and supporting documents (related to redevelopment, parks, affordable housing, comprehensive plans, small area, public finance, transportation). Her expertise included project management, including budgeting, scoping, scheduling, and managing engagements with the public and private sector. She volunteers with the Tampa Bay group of CNU Florida and the Suncoast Chapter of the American Planning Association. Ali is a graduate of Smith College (Magna Cum Laude) and received her Master's in Urban and Regional Planning from the University of California, Los Angeles. Email her at ankudowich@flhousing.org.

3.5 ORGANIZATIONAL CHART



EXPERIENCE AND GOVERNMENT REFERENCES



4. EXPERIENCE AND GOVERNMENT REFERENCES

4.1 STATEMENT OF QUALIFICATIONS

The Coalition is Florida’s premier provider for HUD grant administration services including regulatory document preparation such as consolidated plans, action plans, citizen participation plans, performance reports, and fair housing plans. We help our local government partners to leverage their resources, apply the most effective strategies to meet local needs, and improve the quality and availability of affordable housing in their jurisdiction. We take great pride in excelling. We are a mission driven organization; and when we are providing consulting services for local government our mission is to help that local government achieve all its goals.

The Coalition spearheads extensive public consultation processes to meet and exceed requirements for community input. Additionally, the Coalition team draws upon our extensive knowledge of regulations and best practices to help each community maintain grant compliance and develop plans that are data-driven, reflect local priorities, and meet federal objectives.

The Coalition also offers expertise using HUD required systems such as the eCon Planning Suite to prepare consolidated plan, action plans, and CAPERs and utilizes alternative data sources to develop strategies based on the most current data. The Coalition has extensive experience in identifying and prioritizing needs, developing goals and specific objectives, and identifying meaningful and impactful projects that can be carried out with federal resources and through effective leverage of additional state and local funding sources.

4.2 APPLICABLE EXPERIENCE

The Coalition and has demonstrated experience related to the RFP in the following areas:

- 4.2.1 Citizen Participation Plans:** Review of the local government’s adopted Citizen Participation Plan is the Coalition’s standard practice when developing HUD regulatory planning documents. Revisions are made to reflect any new or updated regulations or to ensure compliance when new program funding is introduced, such as the CARES Act or HOME-ARP funds. The Coalition also includes its Chief Legal and Policy Officer in the review to determine if language or content should be added or revised to better support housing partnerships. The Coalition is skilled at coordinating with the local government to determine internal procedures that align best with current local policy while offering transparency to the public and stakeholders and maintaining compliance with HUD requirements for citizen participation.
- 4.2.2 Consolidated Plans:** The Coalition offers over 20 years of experience in consolidated planning and has completed over thirty Consolidated Plans, many for Florida Entitlements. Our approach aims to alter the perception of the Consolidated Plan as an obligatory document only necessary to receive federal funding. The Coalition facilitates a comprehensive process from start to finish and intends for the Consolidated Plan to be utilized cross departmentally and community wide as a primary resource and needs assessment for important community initiatives. The Coalition has elevated the consolidated plan process with innovative methods of engagement and data

manipulation beyond the scope of HUD regulation. The Coalition also maintains communications with HUD representatives to ensure best practices are being implemented that align with HUD preferred methods, such as goal setting.

Recently, the Coalition completed consolidated planning contracts for the City of Cape Coral, the City of Gainesville, Hillsborough County, Palm Beach Gardens, Pompano Beach, Seminole County, the City of Tallahassee, and Volusia County. The Coalition also previously completed Consolidated Plans for the City of Gainesville and City of Tampa in 2018, Cities of Miami Gardens and Port Orange in 2016 and Cities of West Palm Beach and Hialeah in 2015. Other examples of relevant work for local governments by consultant team members include Con Plans and Annual Action Plans in several other communities: Glendale, AZ; Delano, CA; Town of Jupiter, FL; Marion County, FL; North Miami, FL; Ocala, FL; Palm Beach County, FL; New Rochelle, NY; Troy, NY; Garland, TX, and Williamson County, TX. Coalition staff also completed two State Agency Consolidated Plans and four Annual Action Plans for the States of Arizona and New York.

- 4.2.3 Annual Action Plans:** The Coalition has produced first-year Annual Action Plans as part of the consolidated planning process and as standalone documents to comply with program years 2-5 of the consolidated plan period. The Coalition ensures that Annual Action Plans are developed consistent with consolidated plan priority needs identified and reflect activities that align with consolidated plan goals. The Consultant Team is sure to use best practices in identifying resources and developing goals and projects that are tied to the Strategic Plan to better address affordable housing, special needs housing, non-housing community development needs, and homelessness.

In addition to the first-year Annual Action Plans developed for the Entitlements mentioned above under “Consolidated Plans”, the Coalition recently developed three plans for the City of Gainesville, including a substantial amendment to include CDBG-CV funds. The Coalition has also developed subsequent HUD Annual Action Plans for Collier County, FL; Town of Jupiter, FL; Ocala, FL; Troy, NY; the State of Arizona; and the State of New York.

- 4.2.4 Fair Housing Plans:** The Coalition consistently tracks and reviews any changing requirements surrounding fair housing planning and is sure to develop any fair housing plans in accordance with the most recent guidance. The Coalition has developed numerous fair housing plans in various forms including Analyses of Impediments, Assessments of Fair Housing, and Housing Equity Plans. The Coalition provides Entitlements with information on current rules and coordinates with the local government to determine which format works best. The Coalition’s current standard approach to producing a fair housing plan aligns with HUD’s Affirmatively Furthering Fair Housing proposed rule using the Housing Equity Plan template.

Most recently the Coalition completed a Housing Equity Plan for the City of Deltona and is working on another for the City of Gainesville. The Coalition is also developing an Analysis of Impediments for the City of Miami.

Previous fair housing plan work for Florida Entitlements includes an Assessment of Fair Housing for the City of Gainesville and Analyses of Impediments for the City of Pompano Beach, the City

of Tallahassee, Seminole County, Lake County, City of Daytona Beach, City of Miami Gardens, City of Tampa, City of Hialeah, and Hillsborough County.

Analysis of Impediments were also developed for Maricopa County, AZ; Mesa, AZ; Meriden, CT; Schaumburg, IL; Saginaw, MI; Missoula, MT; Fremont, NE; Goldsboro, NC; Troy, NY; Dallas, TX; and Williamson County, TX.

Coalition staff also prepared two State level Analysis of Impediments for the State of Arizona and the State of New York.

- 4.2.5 Consolidated Annual Performance and Evaluation Report:** Coalition staff has prepared over thirty Consolidated Annual Performance and Evaluation Reports (CAPERs) for local government and state agencies. The Coalition takes a very organized approach to gathering data from the local government, sub-recipients, and IDIS reports to properly complete required CAPER tables. The Coalition also coordinates with local finance departments to ensure the most accurate data is reported to HUD. Our team is experts in analyzing IDIS reports, financials, and accomplishment data and incorporating results into the CAPER to demonstrate program performance and compliance with federal regulations. Our staff ensures that the CAPER highlights initiatives in support of HUD's objectives towards affordable housing, community revitalization, and economic development.

The Coalition has completed CAPERs for Florida communities including Collier County and the City of Ocala. Other Entitlements Coalition staff has produced CAPERs for include Troy, NY; Meriden, CT; Maricopa County, AZ; Mesa, AZ; Norwich, CT; State of NY; and State of AZ.

- 4.2.6 Program Policies and Procedures:** As a premier provider of HUD related technical assistance, the Coalition has helped Entitlements develop various policies and procedures to help guide their HUD programs. Coalition standards require that our Technical Advisors continuously review state and federal regulations and participate in relevant training for professional development. This allows our staff to develop policies and procedures that align with best practices while complying with federal regulations. The Coalition also coordinates cross-departmentally when developing policy to ensure local guidelines are followed and incorporated into program materials.

The Coalition has developed HUD grant administration manuals, HOME Recapture/Resale Guidelines, Housing Rehabilitation Guidelines, Residential Anti-displacement and Relocation Assistance Plans, inclusionary zoning policy, accessory dwelling unit policy, and more. The Coalition is also tasked with producing publications under the Catalyst program, sponsored by the Florida Housing Finance Corporation. Coalition staff have authored numerous guidebooks on various policy issues.

- 4.2.7 Needs Assessments:** The Coalition has partnered with many Florida communities to develop housing needs assessments in support of affordable housing initiatives. These needs assessments have taken form as NRSA's, HOME-ARP Allocation Plan Needs Assessments, Housing Action Plans, Equity Profiles, and Housing Blueprints. Most recently Coalition staff completed homeless needs assessments for the City of Gainesville and Seminole County. In 2022, the Coalition completed

historical needs assessments for the City of West Palm Beach and City of Fort Pierce in support of efforts to promote equity in homeownership. The Coalition previously completed housing needs assessments for Alachua County's Inclusionary Zoning Study, the City of Gainesville's Affordable Housing Blueprint, and City of Sarasota Workforce Housing Action Plan. The Coalition also completes a statewide housing needs assessment annually for our HOME Matters Report distributed to all Florida communities. Needs assessments have also been completed by the Coalition as part of the many Consolidated Plans developed across the State of Florida.

- 4.2.8 Knowledge of HUD Rules, Regulations, and Policies:** Our project team members routinely provide grant administration services on projects subject to applicable Federal, State and local regulations. Our extensive experience has built a skilled familiarity with CDBG, CDBG-CV, CDBG-DR, HOME, HOME-ARP, ESG, ESG-CV, HOPWA, and CSBG. This experience has been gained through exclusive positions, held by our team members, in various housing and community development organizations. Staff members have administered over 70 federal grants providing a vast knowledge of regulations, specifically 24 CFR Part 570, Part 91, and the Fair Housing Act. In addition, Coalition staff have been at the forefront providing technical assistance for the new CDBG-CV, HOME-ARP, and ESG-CV funds.
- 4.2.9 Diverse Stakeholder Consultations:** Coalition staff always coordinate with the client to ensure maximum outreach to all relevant stakeholders. Consultation efforts are targeted to agencies, organizations, or groups including neighborhood associations, community development organizations, key departments in the grantee's jurisdiction, neighboring jurisdictions, housing providers, non-profit organizations representing underserved populations (low- and moderate-income persons, Non-English speaking persons, persons with disabilities, public housing residents, special needs population, and persons experiencing homelessness). To gather input on fair housing issues, the Coalition also targets fair housing organizations including nonprofit organizations that focus on fair housing problems, advocacy groups, banks and other financial institutions, as well as realtors. The Coalition also directly invites stakeholders to topic-oriented stakeholder sessions. Stakeholder interviews may also be conducted by telephone to reach more agencies.
- 4.2.10 Public Meetings:** The preparation of consolidated plans and fair housing plans requires grantees to consult with stakeholders and gather feedback from residents during the preparation of the plans. The Coalition prides itself on its use of various outreach techniques beyond traditional methods. While the Coalition does adhere to each grantee's Citizen Participation Plan, the Consultant Team prefers to conduct a minimum of two public meetings during the preparation of the plan in addition to the two required public hearings. The meetings are advertised in newspapers of general circulation, on the grantee's website, through email announcements, on social media, and using local television.
- 4.2.11 Obstacles, Practices, and Issues that Impact Fair Housing:** The Coalition has been making the connection between affordable housing and fair housing for many years. We offer training and technical assistance and publish reports on issues impacting the development of affordable housing, patterns of segregation, and land use tools for promoting mixed income housing. Our

staff has been publishing and training nationally on inclusionary housing policies for the past twenty years. Examples of our publications addressing issues that impact fair housing include our annual Home Matters for Florida reports, local Home Matters reports for four Florida communities, an annually updated guidebook on combatting Not In My Back Yard (NIMBY) resistance to affordable housing developments, and a compilation of Rural Capacity Building technical assistance provided for Collier County to advance affordable housing development in Immokalee.

4.2.12 Conducting Comprehensive Research: The Coalition specializes in conducting research utilizing primary and secondary sources of data and is currently creating an inventory of data sources specifically for consolidated planning and fair housing planning. It is standard practice for the Coalition to create web-based surveys and tools to gather input from residents and community stakeholders. The Coalition also collects data from various sources including HUD, U.S. Census Bureau, Federal Financial Institutions Examination Council (FFIEC), and local data through the Florida Housing Data Clearinghouse. The Coalition uses GIS and online mapping tools such as HUD CPD Maps to gather and present information about market conditions and demographics as well as to map community resources. The Coalition is continuously seeking out new and innovative ways to gather information to enhance the consolidated planning and fair housing planning processes and to ensure that the most recent and accurate data is being used.

4.2.13 Technical Assistance: The Coalition has over 20 years of experience helping Entitlements maintain compliance with federal regulations and providing training and technical assistance related to HUD Community Planning and Development (CPD) Programs. Through our role as the states Catalyst technical assistance provider, the Coalition has provided grant training to nearly every HUD Entitlement in Florida. The Coalition is an active practitioner in the housing and community development fields and through first-hand knowledge our experts have authored numerous guidebooks, articles, and publications. The Coalition is skilled at developing and publishing all required notices for HUD regulatory planning and in assisting Entitlements with developing content for presentations to the public and elected officials. In addition, the Coalition is the premier facilitator of housing and community development webinars and training state-wide, reaching tens of thousands of participants annually.

The Coalition also provides technical assistance through site visits with SHIP and HUD grantees which includes all staff training, cross-departmental training, and one-on-one guidance. Coalition staff are consistently invited as the experts to facilitate and present at roundtables, housing forums, summits, workshops, and Commission meetings.

4.2.14 Substantial Amendments: The Coalition is well versed in regulations that trigger substantial amendments to regulatory plans and has assisted several Florida Entitlements in meeting these obligations. Recently, the Coalition amended Annual Action Plans for the City of Gainesville to include CDVG-CV funds received through the CARES Act. The Coalition is sure to comply with all federal regulations when preparing a substantial amendment including citizen participation and public notice requirements.

4.3 RELATED WORK

4.3.1 HUD Consolidated Plans and Annual Action Plans

CONSOLIDATED PLANS AND ACTION PLANS DEVELOPED BY CONSULTANT TEAM		
STATE OF FLORIDA		
CLIENT	DELIVERABLE	DATE
City of Gainesville	Consolidated Plan & 1 st Yr Action Plan	2023
Hillsborough County	Consolidated Plan & 1 st Yr Action Plan	2021
Volusia County	Consolidated Plan & 1 st Yr Action Plan	2020
Seminole County	Consolidated Plan & 1 st Yr Action Plan	2020
City of Pompano Beach	Consolidated Plan & 1 st Yr Action Plan	2020
City of Palm Beach Gardens	Consolidated Plan & 1 st Yr Action Plan	2020
City of Cap Coral	Consolidated Plan & 1 st Yr Action Plan	2020
City of Tallahassee	Consolidated Plan & 1 st Yr Action Plan, NRSA Plan	2020
City of Gainesville	Consolidated Plan & 1 st Yr Action Plan	2018
Collier County	Action Plan	2017
City of Tampa	Consolidated Plan & 1 st Yr Action Plan	2017
City of Miami Gardens	Consolidated Plan & 1 st Yr Action Plan	2016
City of Port Orange	Consolidated Plan & 1 st Yr Action Plan	2016
City of West Palm Beach	Consolidated Plan & 1 st Yr Action Plan	2015
City of Hialeah	Consolidated Plan & 1 st Yr Action Plan	2015
Town of Jupiter	Action Plan	2015
City of North Miami	Consolidated Plan & 1 st Yr Action Plan	2015
Marion County	Consolidated Plan & 1 st Yr Action Plan	2014
City of Ocala	Consolidated Plan & 1 st Yr Action Plan	2014
Town of Jupiter	Action Plan	2014
West Palm Beach	Action Plan	2013
Palm Beach County	Action Plan	2011
Palm Beach County	Consolidated Plan & 1 st Yr Action Plan	2010
OUT-OF-STATE		
CLIENT	DELIVERABLE	DATE
Glendale, AZ	Consolidated Plan & 1 st Yr Action Plan	2015
Troy, NY	Consolidated Plan & 1 st Yr Action Plan	2015
Garland, TX	Consolidated Plan & 1 st Yr Action Plan	2015
Williamson County, TX	Consolidated Plan	2014
Troy, NY	Consolidated Plan & 1 st Yr Action Plan	2010
Delano, CA	Consolidated Plan & 1 st Yr Action Plan	2008

CONSOLIDATED PLANS AND ACTION PLANS

DEVELOPED BY CONSULTANT TEAM

New Rochelle, NY	Consolidated Plan & 1 st Yr Action Plan	2008
State of Arizona	Consolidated Plan & 1 st Yr Action Plan	2006
State of New York	Consolidated Plan & 1 st Yr Action Plan	2003

4.3.2 Affirmatively Furthering Fair Housing

**FAIR HOUSING PLANS
DEVELOPED BY CONSULTANT TEAM**

STATE OF FLORIDA		
CLIENT	DELIVERABLE	DATE
City of Deltona	Housing Equity Plan	2023
Seminole County	Analysis of Impediments	2020
City of Pompano Beach	Analysis of Impediments	2020
City of Tallahassee	Analysis of Impediments	2020
City of Gainesville, Gainesville Housing Authority, Alachua County, Alachua County Housing Authority	Joint Assessment of Fair Housing	2018
Lake County	Analysis of Impediments	2018
City of Deltona	Analysis of Impediments	2018
Hillsborough County, City of Tampa, Tampa Housing Authority	Regional Analysis of Impediments	2018
City of Miami Gardens	Analysis of Impediments	2016
City of Daytona Beach	Analysis of Impediments	2016
City of Hialeah	Analysis of Impediments	2015
OUT-OF-STATE		
CLIENT	DELIVERABLE	DATE
Maricopa County, AZ	Analysis of Impediments	2014
Williamson County, TX	Analysis of Impediments	2014
Mesa, AZ	Analysis of Impediments	2014
Troy, NY	Analysis of Impediments	2012
Meriden, CT	Analysis of Impediments	2010
Troy, NY	Analysis of Impediments	2009
State of Arizona	Analysis of Impediments	2006
State of New York	Analysis of Impediments	2003

4.4 WORK SAMPLES

Refer to the end of Section 4 to see a work sample of a CPP and Consolidated Plan as requested in the RFP.

4.5 REFERENCES

Refer to the end of section 4 for client reference surveys from the past years (3) years whose scope is of a similar nature to this RFP.

4.6 PAST PERFORMANCE CASE STUDIES

City of Gainesville: Consolidated Plan and Analysis of Impediments

The Coalition recently contracted with the City of Gainesville to complete the 2023-2027 Consolidated Plan, a Housing Equity Plan, and a Closing the Gap Equity Profile. The Coalition developed all components of the Consolidated Plan in accordance with HUD regulations. The Coalition is currently working on developing the fair housing plan in accordance with HUD's Affirmatively Furthering Fair Housing proposed rule.

The Coalition previously contracted with the City of Gainesville to develop the 2018-2022 Consolidated Plan. The Consultant Team ensured a comprehensive citizen engagement and consultation process by conducting four public meetings and reaching out to over 100 stakeholders to participate in the process and provide feedback. The Coalition provided extensive research and analysis of HUD, state, and local data to be included in the Consolidated Plan and incorporated input received from residents, service providers, and stakeholders. The Consultant Team developed a strategic plan that identified appropriate metrics in accordance with the housing, community development, and economic development needs determined throughout the Consolidated Planning process.

In lieu of the AFH Rule suspension, the City contracted with the Coalition to convert the previous Joint Assessment of Fair Housing (AFH) to an Analysis of Impediments specific to the City of Gainesville. The Consultant Team developed a hybrid Analysis of Impediments that incorporated components suggested in the Fair Housing Planning Guide with important elements previously required of the Assessment of Fair Housing. This hybrid document allows for a more comprehensive Fair Housing Plan that the city can utilize to support and implement housing strategies and incentives and to mitigate factors impeding fair housing.

Seminole County: Consolidated Plan and Analysis of Impediments

The Florida Housing Coalition developed the county's 2020-2024 HUD approved Consolidated Plan during the pandemic. FHC provided technical assistance on HUD waivers initiated because of COVID-19 and seamlessly continued the Consolidated Plan process while incorporating new regulations including virtual community engagement strategies to comply with social distancing. FHC conducted extensive research and analysis, updated pre-populated tables with the most recent available data, and participated in funding strategy sessions with the county. Other contracted work includes the upcoming 2025-2029 Consolidated Plan, Analysis of Impediments, CSBG Needs Assessment, HOME-ARP Allocation Plan, Closing the Gap Equity Profile.

City of Cape Coral: Consolidated Plan

The Coalition partnered with the City of Cape Coral to develop the 2020-2024 Consolidated Plan. FHC worked with city staff in creating a stakeholder list to be used for community engagement and facilitated multiple public meetings virtually to accommodate social distancing requirements of COVID-19. The Coalition conducted comprehensive research and analysis data and updated tables with the most current census data to ensure accurate representation of community needs. All components of the consolidated plan were developed in accordance with HUD regulation resulting in a HUD approved plan with no revisions.

Volusia County: Consolidated Plan

The Florida Housing Coalition partnered with Volusia County to develop the 2020-2024 Consolidated Plan. FHC carried out processes in accordance with HUD regulations, conducted extensive research and analysis, updated pre-populated tables with the most recent available data, and participated in funding strategy sessions with the county. The Coalition also facilitated multiple community engagement meetings and provided extensive direct consultation with local organizations and housing partners, particularly the Public Housing Authority's serving the county.

City of Tallahassee: Consolidated Plan, Analysis of Impediments, and Neighborhood Revitalization Strategy Area (NRSA) Plan

FHC developed the city's 2020-2024 Consolidated Plan including a Neighborhood Revitalization Strategy Area Plan. Our expert knowledge enabled us to provide TA on HUD regulations, conduct extensive research and analysis, and provide strategic direction on the best use of HUD funds specifically to benefit the city's low-income and vulnerable populations. The Coalition facilitated several community engagement meetings and met with leadership to share information and provide education on the consolidated planning and fair housing planning process and how federal programs impact affordable housing.

City of Tampa: Consolidated Plan and Regional Analysis of Impediments

The Coalition prepared the FY 2017-2021 Consolidated Plan and Annual Action Plan for the City of Tampa covering the CDBG, HOME, HOPWA, and ESG programs. The Consultant Team coordinated the Consolidated Planning process including citizen participation, agency consultation, research and analysis, and data entry into the eCon Planning Suite.

The Coalition also prepared a Regional Analysis of Impediments for the City of Tampa, Hillsborough County, and the Tampa Housing Authority. Elements of the Regional AI were incorporated into the Consolidated Plan including the identification of targeted geographic areas for coordinated investment of public and private resources and the selection of goals, strategies and projects that aligned with the goals of the fair housing plan.

City of Miami Gardens: Consolidated Plan and Analysis of Impediments

The Coalition completed its contract with the City of Miami Gardens to prepare the City's 2016-2020 Consolidated Plan for CDBG and update the City's Analysis of Impediments. The contract included preparation of the Annual Action Plan and IDIS entry. The Consultant Team completed deliverables for

the city such as: a Kickoff Meeting, review of the City's housing and community development documents, a final Analysis of Impediments, and final Consolidated Plan/ Action Plan. The Consolidated Planning process included two Stakeholder meetings, two Citizens meetings and an electronic public survey (in English and Spanish). These efforts resulted in almost 250 comments and suggestions which, in concert with housing and demographic data, helped determine the city's funding priorities.

City of Hialeah: Consolidated Plan and Analysis of Impediments

The Coalition developed the 2015-2019 Consolidated Plan for CDBG, HOME, and ESG for the City of Hialeah, including the Strategic Plan and Annual Action Plan. The Coalition managed the public consultation effort that exceeded the requirements of 24 CFR Part 91 and included one public meeting for citizens and one for community stakeholders, and an online survey in English and Spanish. These opportunities for citizen and stakeholder participation were advertised through the city website, social and print media, public service announcements, postcards, and targeted e-mail outreach.

The Consultant Team also updated the City's Analysis of Impediments for 2015. The Coalition managed the citizen participation process, which included a public meeting, a stakeholder meeting, and an online survey available in English and Spanish. The AI analyzed Home Mortgage Disclosure Act (HMDA) reporting data, high-cost loans, Community Reinvestment Act (CRA) compliance by lending institutions operating in Hialeah, and fair housing complaints and lawsuits. Additionally, the Analysis of Impediments reviewed the City's land use planning policies and regulations; HOME fair housing marketing procedures; and Hialeah Housing Authority procedures for marketing, reasonable accommodation, and admission and continued occupancy. The Analysis of Impediments concludes with a variety of recommendations, including public education about fair housing standards, updating City policies to reflect new federal and local fair housing requirements, and improving the process for collecting and sharing data about local fair housing complaints.

Lake County: Analysis of Impediments

Lake County contracted with the Coalition from 2017-2018 to conduct a comprehensive process resulting in an Analysis of Impediments to Fair Housing Choice (AI), as required by HUD. Over six months, the Consultant Team reviewed existing local plans, including the County's Comprehensive Plan, relevant to housing policy, directed an outreach strategy to solicit input from community residents and stakeholders, facilitated stakeholder meetings, analyzed public and private data to assess fair housing barriers in the County, and developed specific strategies and measurable goals to mitigate those barriers.

City of Port Orange: Consolidated Plan

The Coalition prepared the FY 2016-2020 Consolidated Plan and FY 2016-2017 Action Plan for the City of Port Orange. The Consultant Team held a Kickoff Meeting where a timeline for the development of the plans was finalized, a citizen participation and consultation strategy was developed, and information was gathered in the form of reports and studies relevant to housing and community development needs in the city. Public meetings were held and an online survey for residents and stakeholders provided over 700 responses.

City of West Palm Beach: Consolidated Plan

The Coalition developed the 2016-2020 Consolidated Plan for CDBG, HOME, and HOPWA for the City of West Palm Beach. The Coalition spearheaded an extensive public consultation effort that exceeded the requirements of 24 CFR Part 91, including two meetings each for members of the public and stakeholders, and an online survey in both English and Spanish. These opportunities for citizen and stakeholder participation were advertised through the city website, social and print media, public service announcements, postcards, and targeted e-mail outreach. Over 160 residents and stakeholders provided comments and input that enabled the city to set funding priorities.

City of Daytona Beach: Analysis of Impediments

The Coalition completed its contract with the City of Daytona Beach to update the City's Analysis of Impediments. As part of this contract, the Coalition prepared a hybrid Analysis using the AFFH Assessment Tool in combination with typical Analysis of Impediments requirements such as a list of impediments, recommended actions to address the impediments, and a Fair Housing Plan which included measurable objectives and a timeframe to implement the recommended actions. While it was not statutorily required that we use HUD's new AFFH approach, we incorporated this additional level of analysis in our Analysis of Impediments as an added value to the city. The Coalition submitted the Analysis of Impediments including a demographic profile, a review of issues relating to segregation/integration, racially or ethnically concentrated areas of poverty (R/ECAPs), disparities in access to opportunity, disproportionate housing needs, publicly supported housing, fair housing enforcement, and outreach. The Coalition also managed the public consultation effort including two public meetings for citizens and community stakeholders, and an online survey.

Reference Questionnaire Case Study

Solicitation: Hernando County - 24-RFPG00576/EK	
Reference Questionnaire for: Florida Housing Coalition	
(Name of Company Requesting Reference Information) Carter Burton, Director of Housing and Community Development	
(Name of Individuals Requesting Reference Information)	
Name: Vian Cockerham-Guinyard, HCD Supervisor (Evaluator completing reference questionnaire) <i>VCA</i>	Company: City of Gainesville (Evaluator's Company completing reference)
Email: CockerhamFV@cityofgainesville.org FAX: 352-334-3166	Telephone: 352-393-8864

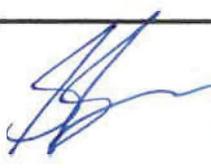
The Name of the Company listed in the Subject above has listed you as a client for which they have previously performed work. Please complete the survey. Please rate each criteria to the best of your knowledge on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the firm/individual again) and 1 representing that you were very unsatisfied (and would never hire the firm/individual again). If you do not have sufficient knowledge of past performance in a particular area, leave it blank and the item or form will be scored "0."

Project Description: HUD Regulatory Planning & Technical Assistance: Consolidated Plans, Analyses of Impediments, Annual Action Plans, Citizen Participation Plan, HOME-ARP Allocation Plan Completion Date: PY 2018 - Current

Current Project Budget: Con Plan and AI \$75,000 Project Number of Days: 1-Year

Item	Criteria	Score (must be completed)
1	Ability to manage the project costs (minimize change orders to scope).	10
2	Ability to maintain project schedule (complete on-time or early).	10
3	Quality of work.	10
4	Quality of consultative advice provided on the project.	10
5	Professionalism and ability to manage personnel.	10
6	Project administration (completed documents, final invoice, final product turnover; invoices; manuals or going forward documentation, etc.)	10
7	Ability to verbally communicate and document information clearly and succinctly.	10
8	Ability to manage risks and unexpected project circumstances.	10
9	Ability to follow contract documents, policies, procedures, rules, regulations, etc.	10
10	Overall comfort level with hiring the company in the future (customer satisfaction).	10
TOTAL SCORE OF ALL ITEMS		100

Reference Questionnaire Case Study

Solicitation: Hernando County - 24-RFPG00576/EK		
Reference Questionnaire for: Florida Housing Coalition		
g		
(Name of Company Requesting Reference Information)		
Carter Burton, Director of Housing and Community Development		
(Name of Individuals Requesting Reference Information)		
Name: Stacey Smithwick, Community Development Manager (Evaluator completing reference questionnaire)	Company: Seminole County (Evaluator's Company completing reference)	
Email: ssmithwick@seminolecountyfl.gov FAX: N/A	Telephone: 407-665-2362	

The Name of the Company listed in the Subject above has listed you as a client for which they have previously performed work. Please complete the survey. Please rate each criteria to the best of your knowledge on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the firm/individual again) and 1 representing that you were very unsatisfied (and would never hire the firm/individual again). If you do not have sufficient knowledge of past performance in a particular area, leave it blank and the item or form will be scored "0."

Project Description: HUD Regulatory Planning & Technical Assistance: Consolidated Plans, Action Plans, Analyses of Impediments, Citizen Participation Plan, HOME-ARP Allocation Plan

Completion Date: PY 2019 - Current

Current Project Budget: Con Plan, AI, CSBG Needs Assessment, Equity Profile \$158,000

Project Number of Days: 2 -Years

Item	Criteria	Score (must be completed)
1	Ability to manage the project costs (minimize change orders to scope).	10
2	Ability to maintain project schedule (complete on-time or early).	10
3	Quality of work.	10
4	Quality of consultative advice provided on the project.	10
5	Professionalism and ability to manage personnel.	10
6	Project administration (completed documents, final invoice, final product turnover; invoices; manuals or going forward documentation, etc.)	10
7	Ability to verbally communicate and document information clearly and succinctly.	10
8	Ability to manage risks and unexpected project circumstances.	10
9	Ability to follow contract documents, policies, procedures, rules, regulations, etc.	10
10	Overall comfort level with hiring the company in the future (customer satisfaction).	10
TOTAL SCORE OF ALL ITEMS		100

Reference Questionnaire Case Study

Solicitation: 24-RFPG00576/EK		
Reference Questionnaire for: Florida Housing Coalition		
(Name of Company Requesting Reference Information)		
Carter Burton, Director of Housing and Community Development		
(Name of Individuals Requesting Reference Information)		
Name: Amy Yearsley, Planning Manager (Evaluator completing reference questionnaire)	Company: City of Cape Coral (Evaluator's Company completing reference)	
Email: ayearsle@capecoral.gov	FAX: 239-574-0594	Telephone: 239-573-3182

The Name of the Company listed in the Subject above has listed you as a client for which they have previously performed work. Please complete the survey. Please rate each criteria to the best of your knowledge on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the firm/individual again) and 1 representing that you were very unsatisfied (and would never hire the firm/individual again). If you do not have sufficient knowledge of past performance in a particular area, leave it blank and the item or form will be scored "0."

Project Description: HUD Regulatory Planning & Technical Completion Date: PY 2020
Assistance: Consolidated Plan

Project Budget: Consolidated Plan \$37,500 Project Number of Days: 1 -Year

Item	Criteria	Score (must be completed)
1	Ability to manage the project costs (minimize change orders to scope).	10
2	Ability to maintain project schedule (complete on-time or early).	10
3	Quality of work.	10
4	Quality of consultative advice provided on the project.	10
5	Professionalism and ability to manage personnel.	10
6	Project administration (completed documents, final invoice, final product turnover; invoices; manuals or going forward documentation, etc.)	10
7	Ability to verbally communicate and document information clearly and succinctly.	10
8	Ability to manage risks and unexpected project circumstances.	10
9	Ability to follow contract documents, policies, procedures, rules, regulations, etc.	10
10	Overall comfort level with hiring the company in the future (customer satisfaction).	10
TOTAL SCORE OF ALL ITEMS		100

Gainesville.

Citizen centered

People empowered

2018-2022

CITIZEN PARTICIPATION PLAN



City of Gainesville, Florida
CITIZEN PARTICIPATION PLAN
2018-2022

Gainesville.
Citizen centered
People empowered

1. Introduction

In accordance with 24 CFR Section 91.105, the City of Gainesville Housing and Community Development (HCD) Division has prepared a Citizen Participation Plan to provide for and encourage citizen participation in the process of preparing and implementing plans related to programs funded by the U. S. Department of Housing and Urban Development (HUD).

The Citizen Participation Plan provides a guide for citizens and organizations to participate in an advisory role in assisting with the development of the Consolidated Plan, Annual Action Plan, and Fair Housing Plan, and in the review of the Consolidated Annual Performance Evaluation Report (CAPER). The Plan sets forth policies and procedures for citizen participation, which are designed to maximize the opportunity for engagement in the community development process. Special emphasis has been placed on encouraging participation by persons of low and moderate incomes, residents of blighted neighborhoods, residents of areas where community development funds are utilized, residents of predominantly low- and moderate-income neighborhoods identified by the City of Gainesville, minorities, non-English speaking persons, and persons with disabilities.

The Consolidated Plan establishes the City of Gainesville's long-range strategy and five-year investment plan for community development, housing, and homeless services. The Plan allocates federal resources from the Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME). The Fair Housing Plan, including the Analysis of Impediments to Fair Housing Choice (AI) and/or Assessment of Fair Housing (AFH), analyzes fair housing data, housing issues and contributing factors to housing discrimination, which limit housing opportunity and choice. The Fair Housing Plan identifies goals and priorities to address these issues and encourages collaboration with other entities (public housing authorities, participating jurisdictions, in the area). The CAPER is a summary of progress toward achievement of the goals and objectives of the Consolidated and Action plans.

Citizens are encouraged to participate in all phases of the CDBG and HOME programs and will be provided full access to program information. However, final responsibility and authority for the development and implementation of the CDBG and HOME programs, and related plans, will lie with the City of Gainesville.

2. Purpose

Section 508 of the Housing and Community Development Act of 1987 reinstated the requirement for a written citizen participation plan. The purpose of this plan is to meet HUD's requirements and to spell

out the elements of the City's Citizen Participation Plan to encourage citizen input, particularly for the City's program-eligible populations.

The City of Gainesville's Citizen Participation Plan serves as the foundation for developing stronger citizen relationships in the City. The City supports and encourages full participation of citizens, community groups, and other interested agencies in both the development and evaluation of programs and activities covered in the preparation and implementation of the Five-Year Consolidated Plan, Annual Action Plan, Fair Housing Plan, Substantial Amendments, Consolidated Annual Performance Evaluation Report (CAPER), and other HUD-related plans.

3. Citizen Participation Contact

The Neighborhood Planning Coordinator is designated as the Citizen Participation Coordinator and will serve as the contact person for all matters concerning citizen participation activities. This person shall be responsible for overseeing citizen participation throughout the community development process and the implementation of all citizen participation activities and functions, except those which may be specifically delegated to other parties by this Plan.

The specific duties and responsibilities of the Citizen Participation Coordinator shall include, but not necessarily be limited to: disseminating information concerning proposed projects and the status of current project activities; coordinating various groups which may be participating in the community development process; receiving written comments; serving as a vehicle by which ideas, comments, and proposals from local residents may be transmitted to local officials and/or program staff; and, monitoring the citizen participation process and proposing such amendments to the Citizen Participation Plan as may be necessary.

The Citizen Participation Coordinator may be contacted at (352) 393-8565 during regular business hours. All questions concerning citizen participation in the community development process should be addressed to the Citizen Participation Coordinator.

4. Citizen Advisory Committee Structure

Increasing citizen and community involvement is an important component of gaining a better understanding of the needs in the city and developing appropriate strategies to address those needs. This is evidenced by the creation of a Citizen's Advisory Committee in 1974. The Citizen's Advisory Committee for Community Development (CACCD) consists of up to 15 members, and is devoted to activities related to the CDBG, HOME, and SHIP programs. The CACCD is used as a primary vehicle for citizen input for the City's federally and state-funded programs. The City of Gainesville is committed to a meaningful citizen participation process, and therefore, to the continued use of the CACCD.

The primary responsibility of the City Commission-appointed CACCD is to make recommendations to the City Commission on the annual distribution of the CDBG and HOME project funds based upon the objectives stated in the Consolidated Plan. The CACCD establishes program guidelines that assist them in recommending funding priority of housing, community development, and home activities.

The CACCD is a critical component of the public participation process. The CACCD is a resident advisory committee that works with the HCD Division of the City of Gainesville. The Advisory committee reviews and evaluates all housing development and public services applications; performs site visits to the agencies, hears presentations from each applicant; then, makes recommendation to the City Commission for final approval.

5. Public Participation Process

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

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

Public Hearings/Meetings

Local governments applying for federal funds must comply with citizen participation regulations outlined in 24 CFR 570.486. Prior to submitting their application for federal funds, the local government applicant must provide sufficient opportunity for affected citizens to gain an understanding of the proposed project activities and the amount of federal funds being sought.

The number of public hearings required depends on the type of plan, amendment process, or performance report considered, but communities are generally encouraged to engage citizens at the onset of the project's planning process.

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

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

The table below summarizes the public hearing, meeting/workshop, notification, comment period, and submittal requirements by type of plan, amendment process or performance report considered:

Public Participation Table					
TYPE OF SUBMITTAL:	Consolidated Plan (including Year 1 Annual Action Plan)	Annual Action Plan	Fair Housing Plan AI / AFH	Substantial Amendments	Consolidated Annual Performance and Evaluation Report (CAPER)
<i>Description</i>	Once every five (5) years, the City of Gainesville must develop a Consolidated Plan that identifies goals and strategies for providing affordable and decent housing, a safe and suitable living environment and adequate economic opportunities for program-eligible populations. The Consolidated Plan includes the Year 1 Annual Action Plan.	Each program year, the City of Gainesville must develop an Annual Action Plan that identifies sources of funding and projects to be completed during the program year to implement the Consolidated Plan. The Year 1 Annual Action Plan is included in the Consolidated Plan process. The remaining Year 2 thru Year 5 Annual Action Plans are developed subsequently.	Once every five (5) years, the City of Gainesville must develop a Fair Housing Plan (Analysis of Impediments or Assessment of Fair Housing) to identify fair housing issues and related contributing factors in the jurisdiction and region. The Fair Housing Plan must set goals to overcome fair housing issues and contributing factors identified and those goals must inform subsequent housing and community development planning processes.	A substantial change in the proposed use of program funds requires that amendments to the Consolidated Plan and/or Annual Action Plan be submitted to HUD. Amendments to the Fair Housing Plan are required when there is a material change that impacts the circumstances in the City which may include natural disasters, significant demographic changes, new significant contributing factors, and civil rights findings and/or causes alterations to the Plan's analyses, contributing factors, priorities, and/or goals.	Each program year, the City will issue a Consolidated Annual Performance and Evaluation Report (CAPER) showing how the Consolidated Plan and Annual Action Plan were implemented. The CAPER includes a description of the resources available and investment of those resources in terms of geographic distribution and populations assisted.
<i>Public Hearings</i>	Minimum of two (2) public hearings to encourage citizen participation, the first to be held early in the planning process and the second to be held at the conclusion of the 30-day comment period.	Minimum of one (1) public hearing at the conclusion of a 30-day public comment period.	Minimum of one (1) public hearing during the development of the Plan.	Consolidated Plan/Fair Housing Plan Amendments: Same as for the Consolidated Plan Action Plan Amendments: Same as for the Annual Action Plan.	Minimum of one (1) public hearing at the conclusion of a 15-day public comment period.
<i>Public Meetings/ Workshops</i>	Minimum of two (2) public meetings/workshops with neighborhoods and/or stakeholder groups, to be held early in the planning process	At the discretion of the City Commission and/or CACCD to encourage citizen participation.	Same as for the Consolidated Plan	Consolidated Plan/Fair Housing Plan Amendments: Same as for the Consolidated Plan Action Plan Amendments: Same as for the Annual Action Plan.	Public meetings are not required by HUD regulation for the preparation of the CAPER. The City, at its discretion, may decide to hold a public meeting in addition to the one (1) required public hearing.

Public Participation Table

TYPE OF SUBMITTAL:	Consolidated Plan (including Year 1 Annual Action Plan)	Annual Action Plan	Fair Housing Plan AI / AFH	Substantial Amendments	Consolidated Annual Performance and Evaluation Report (CAPER)
<i>Published Notice of Plan Availability for Review/ Comment</i>	Minimum of one (1) notice of plan availability for public review and comment, including a summary of the plans and locations and hours of availability; published in a newspaper of general circulation and any smaller publications serving program-eligible populations; and published at the start of the 30-day comment period.	Same as for Consolidated Plan.	Same as for Consolidated Plan.	Same as for Consolidated Plan.	Minimum of one (1) notice of CAPER availability for public review and comment; including a summary of the CAPER; locations and hours of availability; published in a newspaper of general circulation and any smaller publications serving program-eligible populations; and published at the start of the 15-day comment period.
<i>Comment Period</i>	The City will make a draft of the plans available for a 30-day comment period. Copies of the draft plans will be made available for review at the Clerk of the Commission's office, HCD Division offices and public libraries serving program-eligible populations. The plans will also be posted to the City's website and a reasonable number of additional copies will be provided to citizens upon request.	Same as for Consolidated Plan.	Same as for Consolidated Plan.	Same as for Consolidated Plan.	The City will make a draft of the CAPER available for a 15-day public comment period. Copies of the draft CAPER will be made available for review at the Clerk of the Commission's office, HCD Division offices and public libraries serving program-eligible populations. The CAPER will also be posted to the City's website and a reasonable number of copies will be provided to citizens upon request.
<i>Submission of the Plan</i>	Submitted to HUD no later than 45 days prior to the start of the program year, including all HUD-required forms and certifications.	Same as for Consolidated Plan.	Same as for the Consolidated Plan.	Consolidated Plan/Action Plan Substantial amendments may be submitted up to six (6) times per program year.	Submitted to HUD by December 30th or within 90 days of the close of the program year. The City of Gainesville's program year begins on October 1st and ends on September 30th.

Public hearings and meetings/workshops will be held in buildings accessible to all persons, and at times and locations convenient to stakeholders and potential beneficiaries of each federally funded program. These public hearings and meetings/workshops will address the needs of the community, particularly those of program-eligible populations.

Public hearings, meetings and/or workshops are held during the regularly scheduled CACCD meetings to hear and review proposals for funding amendments, new funding proposals, and submission to HUD of the Consolidated Plan, Annual Action Plan, CAPER, and other plans and reports, as applicable. CACCD meets at least once a month, except in July and August when meetings are held on an as-needed basis. Additionally, the CACCD meetings provide an opportunity to receive citizen feedback regarding activities being funded through CDBG, HOME, and other sources, as applicable.

Public Comment

All residents, particularly those low and moderate income residents of neighborhoods targeted for the use of CDBG, HOME, or Section 108 funds, will be afforded opportunities to participate in discussions on these programs. Residents have the opportunity to make comments by (1) communicating directly with the Citizen Participation Coordinator or; (2) attending meetings of the CACCD; and (3) attending meetings of the City Commission when such items are being considered. Any citizen or citizen's group desiring to comment or object to any phase of the planning, development or approval of the application for CDBG or HOME funds, to the implementation of any CDBG or HOME program, performance reports, or to any substantial amendments to the Consolidated Plan or Fair Housing Plan should submit such comments or objections either in person, by telephone, or in writing.

Citizen comments are received during regular office hours of the City by calling (352) 334-5026, or writing the Department of Neighborhood Improvement, Housing & Community Development Division, City of Gainesville, P.O. Box 490, Station 22, Gainesville, FL 32627-0490. Likewise, comments to the City Commission are addressed to the City Commission by calling (352) 334-5015, or writing to the City Commission, City of Gainesville, P.O. Box 490, Station 19, Gainesville, FL 32627-0490.

All meetings of the CACCD and City Commission are open to the public in compliance with the Florida Government-in-the-Sunshine Law. Each group sets its own agenda and rules for addressing the group, and allows for public discussion.

CACCD members serve in an additional role of hearing citizen comments through personal contact with friends and neighbors. Depending on their involvement or representation in other community groups, they may also serve in a formal or informal liaison role with these groups.

Notification Procedures

The City of Gainesville will give adequate notice of public hearings and meetings/workshops related to federal programs. As required by HUD, documentation of these notices must be submitted with the respective application for federal funds. To reach the broadest audience possible, the City places meeting notices in various media outlets and in a variety of languages, when applicable.

Residents are notified of City Commission and CACCD public hearings and meetings/workshops in the following manner:

- Clerk of the Commission’s Weekly Notice of Meetings;
- City of Gainesville Bi-Weekly newsletter;
- City of Gainesville website (www.cityofgainesville.org); and
- Gainesville Sun (newspaper of general circulation)

In addition, when public meetings/workshops are held in targeted neighborhoods, any one or a combination of means may be used to publicize the events, including: display ads in the Gainesville Sun and minority newspapers; distribution of flyers or handouts; and announcements on the radio, television or the City’s website (www.cityofgainesville.org). Notifications of the availability of federal funds may be made in a like manner.

Notice of all regularly scheduled CACCD meetings will be published at least seven (7) days in advance. Every effort will be made to hold these meetings at locations that are convenient to residents of targeted neighborhoods and accessible to the disabled.

Notice of all public hearings will be published in a newspaper of general circulation at least 10 days in advance of the event. Notice of public meetings/workshops will be published in a like manner.

Information about public hearings and meetings/workshops can also be accessed by calling the HCD Division at (352) 334-5026.

6. Development of the Consolidated Plan and Fair Housing Plan

The policies and procedures in this Citizen Participation Plan relate to specific stages of action mandated by Housing and Urban Development (US HUD) and the entitlement program guidelines in the consolidated planning and fair housing processes.

Development of the Consolidated Plan

The stages for the development of the Consolidated Plan include:

- Needs Assessment Stage - The identification of housing and community development needs.
- Plan Development Stage – The preparation of a draft use of funds for the upcoming year. This process may include the development of a proposed new five-year Strategic Plan depending on the cycle.

Development of the Fair Housing Plan

The steps in the fair housing planning process will lead to a Fair Housing Plan that includes strategies to address policies, practices, programs, and activities that restrict fair housing choice and access to opportunity. The City of Gainesville will follow the process and procedures described below in the development of the Fair Housing Plan.

- Community Participation Stage - The City will make the HUD - data and any other data to be included in the Plan, available to the public and provide reasonable opportunities for public involvement during the development of the Fair Housing Plan.
 - The data or links to the data will be posted on the City’s website as soon as feasible after the start of the public participation process.
- Fair Housing Plan Development Stage – The identification and discussion of the fair housing issues affecting protected class members as well as the identification and prioritization of significant contributing factors for the fair housing issues, and development of goals to overcome the effects of the contributing factors.

7. Substantial Amendments

Citizens will be given reasonable notice and an opportunity to comment on substantial amendments to the Consolidated Plan, Annual Action Plan, and Fair Housing Plan. Public notice and public comment requirements will be implemented in accordance with the public participation process described in Section 5 of this CPP (also refer to the public participation process table in Section 5).

Consolidated Plan and Annual Action Plan

The Consolidated Plan or Annual Action Plan can be amended to provide for changes in the purpose, location, scope or beneficiaries of an activity. Substantial amendments are triggered by the following actions:

- The addition or elimination of an activity differing from the ones originally described in the Consolidated Plan or Annual Action Plan.
- A change in the purpose, scope, location, or beneficiaries of an activity.
- Budget changes to any activity that is equal to at least fifteen (15) percent of the annual entitlement grant.
- Any use of HUD Section 108 financing that was not described in the Consolidated Plan.

A substantial amendment does not apply for the correction of an inadvertent omission of any data or funding details that were available for public comment, and subsequently approved by the Gainesville City Commission. Documents may be amended to correct such oversights without implementing the Substantial Amendment Process.

Fair Housing Plan

The City will revise its Fair Housing Plan under the following circumstances:

- A material change occurs. A material change is a change in circumstances in the City that affects the information on which the Plan is based to the extent that the analysis, the fair housing contributing factors, or the priorities and goals of the Plan no longer reflect actual circumstances. A material change includes, but is not limited to:

- Presidentially declared disasters, under title IV of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 et seq.), in the City that are of such a nature as to significantly impact the steps the City may need to take to affirmatively further fair housing;
 - Significant demographic changes;
 - New significant contributing factors in the City; and
 - A civil rights finding, determination, settlement (including Voluntary Compliance Agreements), or court order.
- Upon HUD's written notification specifying a material change that requires the revision.

8. Annual Performance Report

Every year, the City must submit to HUD the Consolidated Annual Performance Evaluation Report (CAPER), within 90 days of the close of the program year. In general, the CAPER describes how funds were actually spent and the extent to which these funds were used for activities that benefited low and moderate income people. The Annual Performance Report shall be made available for review and comment. Public notice and comment requirements will be implemented in accordance with the procedures described Section 5 of this CPP.

9. Availability of Program Information

The City of Gainesville uses the annual planning process to provide for accountability in the administration of the CDBG and HOME programs. Prior to the adoption of Consolidated Plans or Annual Action Plans, city staff shall make information regarding the program available to citizens, public agencies, and other interested parties. City staff will address concerns and provide an opportunity for all comments to be addressed.

The City shall provide the public notice of anticipated receipt of grant funds, including an estimate of the amount of CDBG, HOME, and program income expected in the following year along with a description of the range and types of activities that can be funded with these resources. Also, the notice will provide an estimate of the amount of these funds that will benefit low and moderate income people. The City will also provide the public with its plan to minimize displacement of persons (see section 10 for the anti-displacement plan). Contact information will be included in the notice so that interested persons can obtain additional information.

10. Access to Program Information

Full access to HCD Division program information, documents, and schedules of meeting times and publication dates will be provided to the public. Program records and information, consistent with state and local laws regarding privacy and obligations of confidentiality, are available for citizen review at the office of the HCD Division located at 306 N. E. 6th Avenue, Thomas Center "B", 2nd Floor, Room 245, Gainesville, Florida. The HCD Division office may be reached by telephone at (352) 334-5026 or by fax at (352) 334-3166 during normal business hours of 8:00 a.m. – 5:00 p.m., Monday through Friday.

Information is also available on the City's website (www.cityofgainesville.org). Upon request, the City of Gainesville will provide copies of standard documents at no charge to the general public.

Key documents of the HCD Division are placed on file for public inspection in its offices and at the Alachua County Library. All documents which are reviewed by the City Commission are also on file in the offices of the Clerk of the Commission. Key documents include, but are not limited to:

- The Consolidated Plan;
- The Annual Action Plan;
- The Fair Housing Plan;
- The Consolidated Annual Performance and Evaluation Report (CAPER); and
- Other HUD Reports, as applicable.

Other information and records relating to the City's use of various federal and state program funds may be reviewed by the public in the offices of the HCD Division in compliance with the Florida Public Records Law and applicable HUD regulations.

11. Technical Assistance

Upon request, the City's HCD Division will provide technical assistance to groups representing the needs of program-eligible populations, especially those groups representative of persons of low or moderate income, as may be required to adequately provide for citizen participation in the planning, implementation and assessment of the CDBG, HOME, and other federally funded programs.

Such technical assistance is intended to increase citizen participation in the community development decision making process and to ensure that such participation is meaningful. Technical assistance shall also be utilized to foster public understanding of federal program requirements.

Technical assistance shall be provided on request and may include, but not necessarily be limited to: interpreting the CDBG and HOME program rules, regulations, procedures and/or requirements; providing information and/or materials concerning the CDBG or HOME programs; and, assisting low and moderate income citizens, and residents of blighted neighborhoods to develop statements of views, identify their needs, and to develop activities and proposals for projects which, when implemented, will resolve those needs.

Technical assistance for developing proposals will be limited to guidance in completing applications for funding, providing information on deadlines and project eligibility, and providing technical assistance concerning HUD regulations. City staff members will neither prepare applications, nor appear as advocates for or against specific project proposals.

12. Encouraging Public Participation

The City of Gainesville provides this Citizen Participation Plan for the purposes of providing for and encouraging public participation, emphasizing the involvement of low- and moderate-income people, especially those living in designated revitalization areas or slum and blighted areas, and neighborhoods

identified as low- and-moderate income. The City of Gainesville will make every reasonable effort to encourage the participation of minorities, non-English speaking persons, limited English proficiency persons, and persons with disabilities.

Low and Moderate Income Persons

The public participation process outlined herein is designed to promote participation by low and moderate income citizens, as well as residents of blighted neighborhoods and CDBG or HOME project areas. The City may take additional steps to further promote participation by such groups, or to target program information to these persons should officials feel that such persons may otherwise be excluded or should additional action be deemed necessary. Activities to promote additional participation may include: posting of notices in blighted neighborhoods and in places frequented by low and moderate income persons, and holding public hearings in low and moderate income neighborhoods or areas of existing or proposed CDBG or HOME project activities.

Persons with Disabilities

Persons with special needs who require assistance to participate in public hearings or meetings/workshops are requested to notify the City's Office of Equal Opportunity at (352) 334-5051 (voice) or (352) 334-2069 (TDD), at least two business days in advance of the event. The Office of Equal Opportunity will inform the Citizen Participation Coordinator.

The City will consult with local disability advocacy groups to identify the most effective ways to reach persons with different types of disabilities, and if willing, use their communication networks to provide notice of upcoming events of interest to the disability community. The locations of all public hearings as described herein shall be made accessible to persons with disabilities. The City shall provide a sign language interpreter whenever the Citizen Participation Coordinator is notified in advance that one or more deaf persons will be in attendance. The City shall provide reasonable accommodations whenever the Citizen Participation Coordinator is notified in advance that one or more hearing or visually impaired persons will be in attendance at a meeting or workshop. Additionally, the City shall provide reasonable accommodations whenever the Citizen Participation Coordinator is provided reasonable advance notification that one or more persons with mobility or developmental disabilities will be in attendance.

Limited English Proficiency

The City will make all reasonable efforts to accommodate non-English speaking citizens expected to participate in a public hearing or meeting/workshop of the CACCD or City Commission. Printed notices of such meetings will be prepared in the language of the non-English speaking citizens and the City will employ the services of an interpreter to assist in translating the event for the benefit of the non-English speaking citizens.

Stakeholders

Federal regulations require the City of Gainesville to consult with public and private agencies when developing and implementing the Consolidated Plan and Fair Housing Plan. The City of Gainesville will

encourage the participation of local and regional institutions, Continuums of Care, businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations in the process of developing and implementing the Consolidated Plan and Fair Housing Plan.

Public Housing Agencies

The City of Gainesville will encourage, in conjunction with consultation with public housing agencies, the participation of residents of public and assisted housing developments (including any resident advisory boards, resident councils, and resident management corporations) in the process of developing and implementing the Consolidated Plan and Fair Housing Plan, along with other low-income residents of targeted revitalization areas in which the developments are located. The City will provide information to the Gainesville Housing Authority (GHA) about Consolidated Plan, Fair Housing Plan, and AFFH activities related to its developments and surrounding communities so that the GHA can make this information available at the annual public hearing(s) required for the PHA Plan.

13. Anti-Displacement

It is the policy of the City of Gainesville to make all reasonable efforts to ensure that activities undertaken with federal or state program funds will not cause unnecessary displacement. The City will continue to administer these programs in such a manner that careful consideration is given during the planning phase to avoid displacement. Displacement of any nature shall be reserved as a last resort action necessitated only when no other alternative is available and when the activity is determined necessary in order to carry out a specific goal or objective that is of benefit to the public.

If displacement is precipitated by activities that require the acquisition (whole or in part) or rehabilitation of real property directly by the City of Gainesville, all appropriate benefits as required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and amendments, the “Uniform Act”, or the City’s Residential Anti-Displacement and Relocation Assistance Plan under Section 104(d) shall be provided to the displaced person or persons. Information about these programs will be provided to all persons who may potentially be displaced in the form of informational brochures on these programs and detailed explanations by City staff.

These policies are more specifically outlined in the City’s Displacement Relocation Policy which details the Residential Anti-Displacement and Relocation Assistance Plan. This document is available for public review at the office of the HCD Division located at 306 N. E. 6th Avenue, Thomas Center “B”, 2nd Floor, Room 245, Gainesville, Florida.

14. Comment, Grievance, and Complaint Procedure

The City of Gainesville will consider any comments or views of citizens received in writing, or orally, at public hearings and meetings/workshops. A summary of all comments or views, as well as how they were addressed in the relevant document, will be included in the final Consolidated Plan, Annual Action Plan, Fair Housing Plan, substantial amendments to the plans, or performance reports.

The City of Gainesville will provide citizens with timely responses to grievances or complaints. Citizens may submit a written grievance or complaint to the City Manager at City of Gainesville, P.O. Box 490, Station 6, Gainesville, FL 32627-0490. The City will make reasonable effort to issue a written response to every written grievance or complaint within 15 working days of receipt. When this is not possible the City shall, within 15 working days of receipt, issue a letter indicating the status of the response and approximate anticipated date of a final determination.

15. Use of the Citizen Participation Plan

The City of Gainesville will use this Citizen Participation Plan when preparing and implementing plans related to programs funded by HUD.

If there are changes because of legislative authority or HUD causes changes in rules, regulations or guidelines which impact its federal programs, such changes will supersede the provisions contained in this Citizen Participation Plan.

In addition to the HCD Division office address and phone numbers referenced herein, inquiries and comments regarding federal programs may also be directed to HUD's Community Planning and Development Division located at the Charles Bennett Federal Building, 400 W. Bay Street, Suite 1015, Jacksonville, FL 32202, or by calling (904) 232-2627.

City of Gainesville



2023-2027 Consolidated Plan

What's Inside:
Needs Assessment
Market Analysis
Strategic Plan
Annual Action Plan

Prepared by: Florida Housing Coalition

Table of Contents

Executive Summary.....	4
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	4
The Process	12
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	12
PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l).....	13
PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)	20
Needs Assessment	30
NA-05 Overview	30
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)	31
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2).....	40
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	44
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2).....	48
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	50
NA-35 Public Housing – 91.205(b)	52
NA-40 Homeless Needs Assessment – 91.205(c).....	57
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	63
NA-50 Non-Housing Community Development Needs – 91.215 (f)	68
Housing Market Analysis.....	72
MA-05 Overview	72
MA-10 Number of Housing Units – 91.210(a)&(b)(2).....	74
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	78
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a).....	81
MA-25 Public and Assisted Housing – 91.210(b)	85
MA-30 Homeless Facilities and Services – 91.210(c).....	88
MA-35 Special Needs Facilities and Services – 91.210(d).....	91

MA-40 Barriers to Affordable Housing – 91.210(e)	94
MA-45 Non-Housing Community Development Assets – 91.215 (f)	95
MA-50 Needs and Market Analysis Discussion.....	105
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2).....	110
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3).....	113
Strategic Plan	116
SP-05 Overview	116
SP-10 Geographic Priorities – 91.215 (a)(1).....	117
SP-25 Priority Needs - 91.215(a)(2).....	121
SP-30 Influence of Market Conditions – 91.215 (b).....	124
SP-35 Anticipated Resources– 91.215 (a)(4), 91.220 (c)(1,2)	126
SP-40 Institutional Delivery Structure – 91.215(k)	130
SP-45 Goals Summary – 91.215(a)(4)	137
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	140
SP-55 Barriers to affordable housing – 91.215(h).....	142
SP-60 Homelessness Strategy – 91.215(d).....	145
SP-65 Lead based paint Hazards – 91.215(i).....	147
SP-70 Anti-Poverty Strategy – 91.215(j)	149
SP-80 Monitoring – 91.230	153
Expected Resources	155
AP-15 Expected Resources – 91.220(c)(1,2)	155
AP-20 Annual Goals and Objectives.....	159
AP-35 Projects – 91.220(d)	162
AP-38 Project Summary –	164

AP-50 Geographic Distribution – 91.220(f).....	182
Affordable Housing	184
AP-55 Affordable Housing – 91.220(g)	184
AP-60 Public Housing – 91.220(h).....	185
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	187
AP-75 Barriers to affordable housing – 91.220(j)	190
AP-85 Other Actions – 91.220(k)	193

Executive Summary

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

Introduction

As a recipient of federal grant funds from the U. S. Department of Housing and Urban Development (HUD), the City of Gainesville receives funds on an annual basis to address priority community needs locally identified through a comprehensive analysis and extensive community engagement process. To receive funds, the City must submit a strategic plan — the Consolidated Plan — every five years that assesses the housing, homeless, social service, community revitalization, and economic development needs of the community and outlines strategies for how these needs will be addressed. This Consolidated Plan is for October 1, 2023, through September 30, 2028.

Since the last Consolidated Plan, the Gainesville community was impacted by the COVID-19 pandemic exacerbating housing and community development needs. The nation also experienced an unprecedented housing market that has not fully corrected itself post pandemic, creating the need for significant intervention to keep low income and vulnerable households stably housed and healthy during the recovery phase of the pandemic. The City’s Consolidated Plan for Program Years (PY) 2023 – 2027 provides data on these trends and other conditions related to the current and future affordable housing and community development needs. The analysis of this data is used to establish priorities, strategies, and actions that the City will undertake to address these needs over the next five years.

The City of Gainesville will commit HUD funding over the next five years towards activities that address the most pressing housing and community development needs and in a manner that promotes equity. This approach will align economic development, housing, and public services to address the needs of Gainesville residents.

Purpose of the Plan

The Consolidated Plan is part of a larger grants management and planning process that can be divided into four phases: (1) determining needs, (2) setting priorities, (3) determining resources, and (4) setting goals. The Consolidated Plan is designed to help the City of Gainesville assess affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding. The Consolidated Plan is guided by three overarching goals that are applied according to a community’s needs. The goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.

- To provide a suitable living environment through safer, more livable and accessible neighborhoods, greater integration of low- and moderate-income residents throughout the city, increased housing opportunities, and reinvestment in aging neighborhoods.
- To expand economic opportunities through job creation, homeownership opportunities, façade improvement, development activities that promote long-term community viability and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

Consolidated Plan Block Grant Programs

The city receives annual allocations under the following federal block grants which are included in this plan:

- Community Development Block Grant (CDBG): The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income levels. Funds can be used for activities that address needs such as infrastructure, economic development projects, public facilities installation, community centers, housing rehabilitation, public services, clearance/acquisition, microenterprise assistance, code enforcement, and homeowner assistance.
- HOME Investment Partnerships Program (HOME): The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.

The city anticipates receiving the following allocations for the PY 2023-2027 Consolidated Plan period; however, allocations are subject to change dependent on the federal budget.

- CDBG: \$6,785,970
- HOME: \$3,181,745

Focus of the Plan

As required by HUD, the identification of needs and the adoption of strategies to address those needs must focus primarily on low- and moderate-income individuals and households. The Consolidated Plan must also address the needs of marginalized or vulnerable populations such as the elderly, individuals with disabilities, large families, single parents, homeless individuals and families, and public housing residents.

Plan Components

The Consolidated Plan consists of five components: a description of the planning process and community outreach; a housing and community development needs assessment; a housing market analysis; a strategic plan that identifies strategies and details how HUD resources will be allocated over the next five years; and an annual action plan that details CDBG and HOME allocations for one program year.

This plan was formulated using HUD's eCon planning suite, which dictates the plan's structure and provides a series of pre-populated tables. The city updated or supplemented the HUD-provided tables with more accurate or relevant data when possible and as data was made available.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview.

The City of Gainesville identified three priority needs areas to be addressed during the PY 2023-2027 Consolidated Plan. The priority needs identified below meet the HUD National Objectives of providing decent housing, creating a suitable living environment, or providing economic opportunity. Priority needs, objectives, outcomes, and indicators projected for the 5-Year period include:

Priority Need: Affordable Housing

National Objective: Low/Moderate Housing

Objective: Decent Housing

Outcome: Accessibility/ Availability

Indicators:

- Homeowner Housing Rehabilitated: 140 Households Assisted
- Direct Financial Assistance to Homebuyers: 12 Households Assisted
- Homeowner Housing Added: 30 Units Constructed

Activities: Housing rehabilitation, homeowner assistance, new construction.

Priority Need: Public Services

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

Objective: Create a Suitable Living Environment

Outcome: Accessibility/ Availability

Indicator:

- Public Service Activities Other Than Low/Moderate Income Housing Benefit: 4,100 Persons Assisted

Activities: Essential services for low-income and limited clientele populations, special needs populations, and the homeless.

Priority Need: Planning and Administration

National Objective: N/A

Objective: Create or Sustain a Suitable Living Environment

Outcome: Sustainability

Indicator: N/A

Activities: Management and operation of tasks related to administering and carrying out the City's CDBG and HOME programs.

Evaluation of past performance

The city regularly monitors and evaluates its past performance to ensure meaningful progress is made toward its goals identified in its previous PY 2018-2022 Consolidated Plan. Below summarizes progress made on each goal identified in that Consolidated Plan as of publication of the city's PY 21 Consolidated Annual Performance and Evaluation Report (CAPER). It is to be noted that the pandemic delayed the start of PY 20 so accomplishments for that program year will be reported in the PY 22 CAPER and are not reflected in the numbers shown below.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Code Enforcement	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	5200	1985	38.17%			
Economic Development	Job Creation & Retention	CDBG: \$	Jobs created/retained	Jobs	0	0				
Homeowner Assistance	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0				
Homeowner Assistance	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	15	21	140.00%	3	7	233.33%
Housing Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0				
Housing Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	125	75	60.00%	25	17	68.00%

Summary of citizen participation process and consultation process.

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

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

The city began its citizen participation process in May 2023 and reached out to nearly 200 individuals considered to be relevant stakeholders for the consolidated planning process. Public meetings and public hearings were held and conducted in accordance with 24 CFR Part 91 and the city's Citizen Participation Plan. Stakeholder input was recorded and incorporated into this Consolidated Plan.

Concurrently, the city solicited public feedback through newspapers, local media outlets, official governmental websites, social media, and an online survey. Meetings were conducted to ensure inclusion of all residents, target areas, beneficiaries of federal resources awarded through the public awards process, and public and private agencies operating in the city. The city received nearly 300 responses to its Community Needs Survey.

On May 5, 8, 9, 10, and 11, 2023 community meetings were held to solicit input from stakeholders on housing and community development priority needs. The Citizens Advisory Committee for Community Development held a meeting on July 11, 2023, to hear funding presentations from agencies seeking funding under the PY 2023-2024 Annual Action Plan.

The city solicited comments on the draft Consolidated Plan and Annual Action Plan from July 10, 2023, through August 8, 2023. The city also held a public hearing on August 3, 2023, to solicit comments on the Consolidated Plan and for the City Commission to adopt the plan.

Summary of public comments.

<u>Category</u>	<u>Friday, May 5; Zoom</u>	<u>Monday, May 8; Holy Faith Church</u>	<u>Tuesday, May 9; Long Gallery</u>	<u>Wednesday, May 10; Sr. Rec Center</u>	<u>Thursday, May 11; GTEC</u>
Housing	<ul style="list-style-type: none"> • Access to affordable home ownership • Help to obtain mortgages • Help to weatherize homes 	<ul style="list-style-type: none"> • Location close to workplace and conveniences • Increase choice for appropriate house size • Increased paths to homeownership, (including homeownership training) 	<ul style="list-style-type: none"> • Leverage for existing funds for more funds <ul style="list-style-type: none"> ○ Increase efficiency • Homeownership (DPA) • Permanent Supportive Housing (Homeless & Special Needs) • House Rehab (preserves housing stock) 	<ul style="list-style-type: none"> • Youths aging out of special programs, such as foster care • More units for senior housing, including but not limited to Assisted Living Facilities • Housing for homeless, including more units, & units with “wrap around” services • Shared housing <ul style="list-style-type: none"> ○ Can coordinate with HCV ○ Can be similar to student housing model • Streamline Development Process <ul style="list-style-type: none"> ○ Friendly to innovative ideas & processes (e.g. printed houses & container houses) • Workforce housing • Rental Assistance • Rehab existing buildings 	<ul style="list-style-type: none"> • Homeless (shelter beds) • Homes for Veterans • Senior Housing • Rental assistance • Deposit assistance • Utilities assistance • Homeownership • Rehab, including weatherization, insulation, and maintenance • Shared housing • Incentives for power companies • Incentives for landlords to accept HC Vouches • Inspection incentives for affordable housing
Public Facilities & Infrastructure	<ul style="list-style-type: none"> • Facilities that serve youth • Community centers • Focus on infants and 16 to 24 year olds 	<ul style="list-style-type: none"> • Broadband/Internet/wireless • Electric/Power needs (sustainable, affordable, efficient) 	<ul style="list-style-type: none"> • Community Centers • Street Lighting • Stormwater Management (pollution prevention) 	<ul style="list-style-type: none"> • Street improvements including resurfacing, widening, sidewalks, roundabouts for new development, and more & better bus stops; • Bus stations and transfer stations 	<ul style="list-style-type: none"> • Multi-purpose Community Centers, including healthcare, youth, seniors, safe, ballfields, courts • Bus stops and stations • Police & fire stations & sub-stations

				<ul style="list-style-type: none"> • Senior Centers (Possibly Eastside and SW Archer Road) • Tree mitigation and landscaping • Public Safety (more ambulance & EMS, ADA improvements including sidewalks) 	
Public Services	<ul style="list-style-type: none"> • Affordable housing • Transportation • Youth services Coordination with the School District 	<ul style="list-style-type: none"> • Financial Management Training • Housing Counseling • Transportation, RTS (connectivity & convenience, particularly for seniors & non-drivers) 	<ul style="list-style-type: none"> • Youth Programs (Recreational, Night-time, ex. Midnight basketball) • Childcare • Homeless • Elderly 	<ul style="list-style-type: none"> • Public transportation (better bus routes, focus on under-served areas, reducing headways) • Senior centers • “Wrap around” homeless services • Housing counseling • Youth services • Drug & alcohol treatment and counseling 	<ul style="list-style-type: none"> • Youth services • Fair housing services
Economic Development	<ul style="list-style-type: none"> • Affordable Housing 	<ul style="list-style-type: none"> • More industries (more diverse, more than medical) • Construction/Contractors Trades <ul style="list-style-type: none"> ○ Apprenticeships ○ Keep local • Work with SFC & ACSB • UF, SFC, & local gov need to coordinate to keep graduates local 	<ul style="list-style-type: none"> • Employment training • Reduce food deserts 	<ul style="list-style-type: none"> • Technical assistance training & apprenticeships • Need to keep nurses & CNAs • Training for trades • Job training with local retention incentives 	<ul style="list-style-type: none"> • More high paying jobs • Training • Communications between public and private • Job opportunities at army reserve, including suppliers & vendors • Long-term master • Master housing plan • Youth symposiums

Additional comments received, if any, will be included upon conclusion of the 30-day public comment period.

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

There were no comments, opinions, or statements rejected during the public comment period, survey collection, stakeholder forums, publicly available meetings, or public hearings.

Summary

The Consolidated Plan and First-Year Annual Action Plan are formal documents that detail how the City of Gainesville plans on utilizing its CDBG and HOME funds to serve the community and address priority needs. Through the Consolidated Plan process, the City of Gainesville engaged the community, both in the process of developing and reviewing the proposed plan, and as partners and stakeholders in the implementation of Housing and Community Development programs. By consulting and collaborating with other public and private entities, the city can better align and coordinate housing and community development programs and resources to achieve greater impact.

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

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	City of Gainesville	Office of Housing and Community Development
CDBG Administrator	City of Gainesville	Office of Housing and Community Development
HOME Administrator	City of Gainesville	Office of Housing and Community Development

Table 1 – Responsible Agencies

Narrative

As lead agency, the Office of Housing and Community Development (HCD) is responsible for the implementation of Consolidated Plan strategies utilizing CDBG and HOME program funds. This responsibility includes overall planning, general management, oversight, and coordination of all activities. Other city departments are active stakeholders in community development projects and improvements, including the Department of Doing (DoD), Gainesville Police Department (GPD), Gainesville Regional Utilities (GRU), Parks and Recreation, Public Works, Office of Strategic Planning, and Emergency Management.

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

Consolidated Plan Public Contact Information

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City of Gainesville
Department of Housing & Community Development
P.O. Box 490 Box 22
Gainesville, FL 32627-0490
Office: (352) 393-8314
Email: HarrisCJ@cityofgainesville.org

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

Introduction

In accordance with its adopted Citizen Participation Plan (CPP), the City of Gainesville reached out to and consulted with citizens, neighborhood groups, nonprofits, professional housing and community development partners, and governmental agencies to determine community needs and establish Consolidated Plan priorities. The city's CPP encourages involvement from all city residents, particularly low income and vulnerable populations of the Gainesville community living in underserved areas and marginalized populations such as minorities, individuals with limited English proficiency, and individuals with disabilities.

As a city policy, all weekly notices of meetings are available on the city's website and broadcasted on Cox Cable's Government Access Channel 12 between scheduled programming. Revisions to notice of meeting may occur at any time permissible and updated on the official bulletin board, the city website, and Cox Channel 12. All notices are published in at least one publication of general circulation, the Gainesville Sun and/or the Gainesville Guardian. The city also posts official notifications on the first-floor bulletin board in the lobby of City Hall (200 East University Avenue).

The citizen participation process began in May 2023 with the printed media public Notice of Funding Availability for PY23 CDBG/HOME program funding and notice of the upcoming Consolidated Plan submission. The city held a virtual webinar for non-profit community partners and hosted four in-person public meetings to solicit input from interested citizens and stakeholders. An online community needs survey was also available from May – July 2023 to encourage maximum participation from neighbors and professional housing and community development partners.

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

The draft PY 2023-2027 Consolidated Plan and PY 2023 Annual Action Plan were available for public comment for 30 days from July 10, 2023, through August 8, 2023. A notice was published in the *Gainesville Sun* and announcements were posted on the city's website and social media accounts. A final public meeting held before the Board of City Commissioners on August 3, 2023, provided another opportunity for public comment on draft plans.

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

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

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

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

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

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

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

The City of Gainesville coordinates with the United Way of North Central Florida (UWNCFL), which is the local Continuum of Care (CoC) lead agency. Through the CoC, the city coordinates with a network of partner agencies serving the homeless and individuals and families at risk of homelessness. As part of this partnership, the city assists with drafting the CoC's Action Plan; actively participates on the CoC's Governance Board and on the CoC's Grants and Housing Committees; and directly funds low barrier emergency shelter and other homeless services.

Consultation with UWNCFL was conducted through multiple interactions, including direct engagement, participation in stakeholder meetings, and review of the City of Gainesville/Alachua County 10-Year Plan to End Homelessness, point-in-time (PIT) homeless counts, housing inventory counts, and populations and subpopulations report. The CoC lead agency was also requested to review and approve data presented in the Consolidated Plan Needs Assessment. In addition, many CoC member agencies serving homeless and at-risk populations participate in consolidated planning outreach efforts and provide input that informs funding allocations.

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

The City of Gainesville does not receive or administer an Emergency Solutions Grant (ESG). As the lead agency for the CoC, UWNCFL is responsible for submitting the Unified Grant for ESG, Challenge and TANF grant funds that is submitted to the Florida Department of Children and Families (DCF). This grant is used to determine the amount of funding the CoC will receive for the Emergency Solutions Grant (ESG) funds that are allocated to the State. Grant funding requests are based on need, which is determined from the data collected during the annual Point-in-Time Count and from other HMIS assessments and reports that are submitted to HUD or the State of Florida.

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

the HUD performance standards. Those that are not meeting the standards receive coaching or training from the CoC staff.

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

Agency
United Way of North Central Florida
City of Gainesville
Communities that Care Community Land Trust
Alachua County
Alachua Habitat for Humanity
Center for Independent Living North Central Florida
University of Florida Health Shands Hospital
Aces in Motion
Florida Credit Union
Girls Place
Vukas Capital
ElderCare of Alachua County
National Association for the Advancement of Colored People (NAACP)
Gainesville Area Community Tennis Association
Gainesville Harvest
Girls to Young Ladies
Gainesville Family Promise
Vystar Credit Union
Institute for Workforce Innovation

Grace Market Place
Alachua County Housing Authority
Gainesville Housing Authority
St. Francis House
Gainesville Alachua County Association of Realtors
Peaceful Paths
Rebuild Together North Central Florida
Community Spring
Gainesville Vineyard
Salvation Army
Central Florida Community Action Agency

Table 2 – Agencies, groups, organizations who participated.

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care Strategic Plan	United Way of North Central Florida	UWNCFL organizational mission overlaps with the City of Gainesville's Strategic Plan and Action Plan goals through enhanced coordination between public and private social service providers, as well as community outreach on issues related to homelessness.
Local Housing Assistance Plan	City of Gainesville	The City of Gainesville Housing Assistance Plan (LHAP) includes goals related to homeownership and rental housing, both of which are identified as priority needs in this Consolidated Plan, particularly in terms of expanding the supply of affordable housing.
Comprehensive Plan	City of Gainesville	The Housing Element of the city's Comprehensive Plan identifies goals in support of affordable housing activities that align with housing needs and priorities of the Consolidated Plan.
PHA Five-Year Plan	Gainesville Housing Authority	The PHA annual plans include increasing access to affordable housing and supporting services to achieve self-sufficiency as goals which aligns with the city's affordable housing priorities.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Analysis of Impediments to Fair Housing Choice	City of Gainesville	Analyzes fair housing data, issues and factors contributing to housing discrimination and then identifies goals and priorities to address these issues, including collaboration with other entities.
Affordable Housing Action Plan	City of Gainesville	Provides strategies to help increase affordable units, diversify the housing stock, and promote equitable housing choice which aligns with the affordable housing priority need in the Consolidated Plan.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I)).

The city consulted with a variety of public entities in the development of this plan including, but not limited to, the Alachua County Health Department, the Florida Department of Health, the Gainesville Housing Authority, the Alachua County Housing Authority, and Alachua County. The city actively partners with many local non-profit community agencies and works with city and county committees to support the goals of the provision of affordable, safe, and sanitary housing; a suitable living environment, and expanded economic opportunities for low and moderate-income persons. Through the State Housing Initiatives Partnership (SHIP) program, the city coordinates with the Florida Housing Finance Corporation on carrying out affordable housing efforts which often directly align with Consolidated Plan priority needs. In addition, SHIP dollars are often leveraged with federal HOME and CDBG dollars requiring coordination with this state agency.

At a minimum, implicit in these goals is the city’s commitment to providing coordinated community, housing, and supportive services to its low-income residents. These services are provided through partnerships with government and quasi-government agencies, as well as respective planning efforts. The City of Gainesville will continue to encourage building partnerships between governments, lenders, builders, developers, real estate professionals, and advocates for low-income persons. The City of Gainesville will continue to work with the building industry, banking industry, real estate industry, social service providers and other community groups to promote the development of affordable housing and related housing services.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

The city considers qualitative data equally important to quantitative data when determining funding strategies and setting goals. Conducting qualitative research through citizen participation provides a more detailed and valid perspective on community needs directly from resident and stakeholder experiences. The city uses this data to inform funding strategies and to set practical and measurable goals.

The city conducts qualitative research in accordance with 24 CFR Part 91 and the Citizen Participation Plan, and ensures inclusion of all neighbors, target areas, beneficiaries of federal resources, and local public and private agencies. The city advertised public meetings in newspapers of general circulation and consulted directly with stakeholders. The citizen participation process included:

Public Meetings

The city facilitated seven (6) meetings and two public hearings during the development of the Consolidated Plan. The public meetings informed residents and stakeholders about the PY 2023-2027 Consolidated Plan and PY 2023-2024 Annual Action Plan, described the process, and solicited input on priority community needs. The city considered times convenient for residents and stakeholders and offered a hybrid approach of on-site and virtual meetings. Meeting dates, times, and virtual platforms are detailed below.

Engagement Opportunities		
1	Partner / Stakeholder Meeting	May 5, 2023 10:00 AM Zoom
2	Community Meeting	May 8, 2023 6:00 PM
3	Community Meeting	May 9, 2023 6:00 PM
4	Community Meeting	May 10, 2023 6:00 PM
5	Community Meeting	May 11, 2023 6:00 PM
6	Citizen’s Advisory Committee for Community Development (CACCD)	July 11, 2023 6:00 PM

7	Public Hearing	August 3, 2023 5:30 PM
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Online Survey

The city developed an on-line survey to maximize engagement. The survey gathered information related to priority needs in the county, including housing needs, homeless needs, public infrastructure/facility needs, economic development needs, and public service needs. English and Spanish versions of the survey were made available.

Goals were developed in accordance with high priority needs identified through community input, the needs assessment, and market analysis. Community input helped prioritize needs and goals to be incorporated into the Consolidated Plan and informed activities to be funded to address need within the city’s regulatory and funding frameworks.

Direct Agency Consultation

Partner agencies and stakeholders were invited to participate in any of the public meetings held throughout the process and two virtual meetings were held specifically for partner agencies and organizations. During these specialized meetings, partners were given the opportunity to provide input on priority community needs and the specific needs of their clientele. Additionally, city staff and the CACCD conducted interviews with applicants and pertinent stakeholders to gather input or information for the Annual Action Plan.

Efforts to Broaden Participation

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

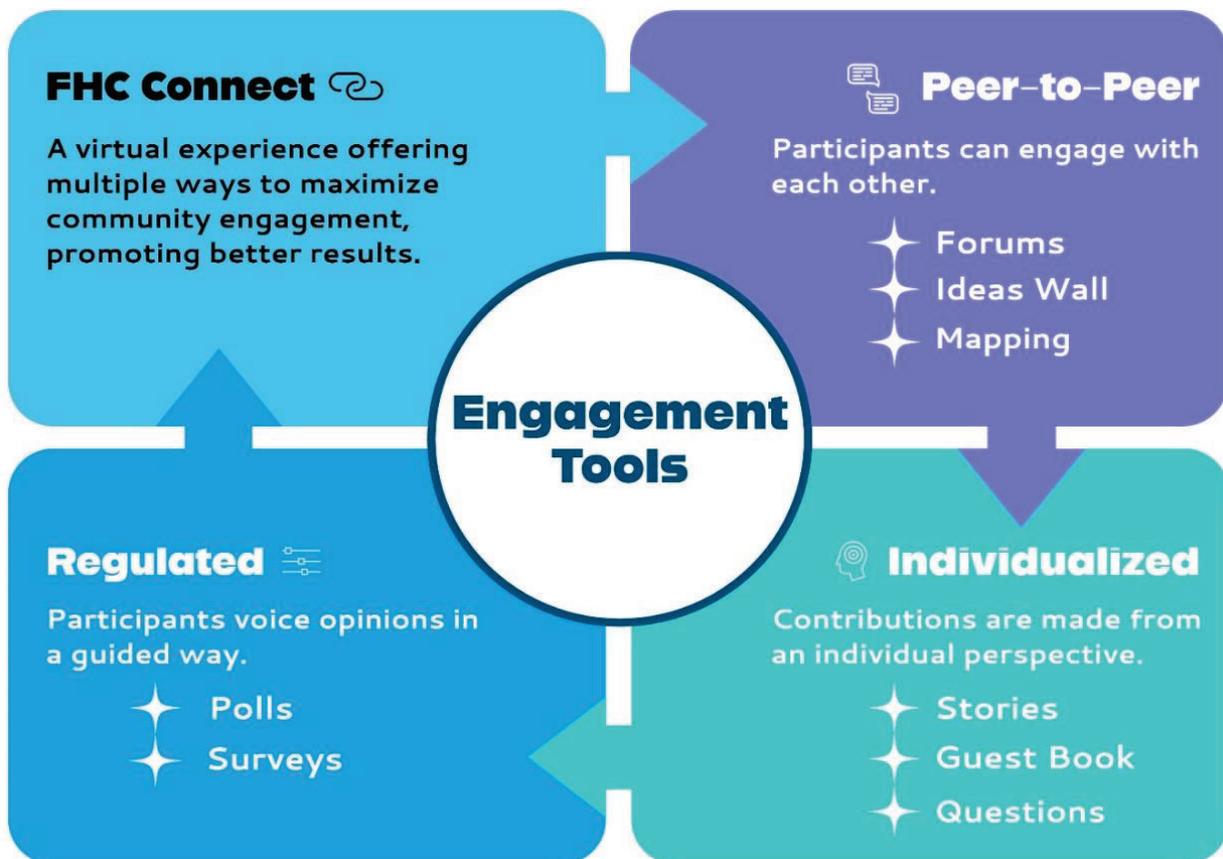
Public Notices and other advertisements were distributed at physical locations and electronically to stakeholders including organizations representing populations that are typically underrepresented in the planning process such as persons who reside in target areas, persons who are limited English proficient (LEP), and individuals with disabilities.

The city also recognizes that traditional methods of outreach often unintentionally exclude underserved populations and is committed to making changes to its planning process with the intention of eliminating barriers to participation. While the city complied with federal citizen participation regulations, a key effort made to broaden participation was launching the *FHC Connect* virtual experience in addition to holding meetings at a physical location.

FHC Connect utilizes current technology to meet the increasing demand for a virtual presence. Outreach has changed, particularly since the pandemic, and *FHC Connect* is a progressive outreach method for maximizing citizen participation. This unique virtual experience is an all-in-one community engagement platform offering a set of comprehensive tools and widgets to collect stakeholder input and data.

The platform allowed partners and stakeholders to participate in a service specific survey and allowed residents the opportunity to comment on the draft Consolidated Plan and Annual Action Plan during the 30-day comment period. The platform complies with Web Content Accessibility Guidelines (WCAG), offers convenience, and the ability to engage at a comfortable pace. These features often increase participation by marginalized populations.

Available features of *FHC Connect* include:



Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Virtual Stakeholder Meeting <u>May 5, 2023</u>	Minorities Non-English Speaking - Specify other language: Not Applicable Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Not Applicable	2 Attendees	Refer to summary of comments in the Executive Summary of this plan.	All accepted	Zoom

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting <u>May 8, 2023</u>	Minorities Non-English Speaking - Specify other language: Not Applicable Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	2 Attendees	Refer to summary of comments in the Executive Summary of this plan.	All accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting <u>May 9, 2023</u>	Minorities Non-English Speaking - Specify other language: Not Applicable Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	4 Attendees	Refer to summary of comments in the Executive Summary of this plan.	All accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting <u>May 10, 2023</u>	Minorities Non-English Speaking - Specify other language: Not Applicable Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Not Applicable	4 Attendees	Refer to summary of comments in the Executive Summary of this plan.	All Accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting <u>May 11, 2023</u>	Minorities Non-English Speaking - Specify other language: Not Applicable Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Not Applicable	5 Attendees	Refer to summary of comments in the Executive Summary of this plan.	All Accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing / CACCD Meeting July 11, 2023	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Not Applicable</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Not Applicable</p>		CACCD reviewed and finalized Program Year 2021-2022 funding recommendations for subsequent City Commission review and requested approval	All Accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	Minorities Non-English Speaking - Specify other language: Not Applicable Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing City Commissioners	The city of Gainesville presented the proposed PY 2023-2027 Consolidated Plan and the PY 2023-2024 Annual Action Plan to the City Commission. During the presentation, city staff presented the overall funding amounts, steps taken to solicit public feedback, and answered questions from Commissioners and attendees. CACCD chairperson also presented committee funding recommendations	N/A	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Consolidated Plan Needs Assessment is an example of the City of Gainesville’s needs for affordable housing, community development and redevelopment, homelessness, and non-homeless special needs. This Needs Assessment is the basis of the Strategic Plan and will assist the City of Gainesville in targeting limited housing and community development resources. The following Needs Assessment sections provide a concise summary of the estimated housing needs projected for the ensuing 5-year period of 2023-2027.

Housing Needs Assessment – Data identifies the most common problem is that of housing cost burden, and severe housing cost burden and specifically impacts extremely low-income household and renters at the greatest level. Reviewing the housing needs of low- and moderate-income households by race and ethnic group indicates that Black/African American households experience disproportionately greater housing needs. Black/African American households have greater housing needs, when compared to White households across Gainesville.

Public Housing – As of 2022, the GHA owns and operates a total of 635 public housing units in eight developments. These units range from single-family homes, to duplexes, to apartment units. The GHA administers 1,379 housing vouchers comprising 1,209 Section 8 Housing Choice Vouchers (HCV), and 170 HUD-Veteran Affairs Supportive Housing (HUD-VAS) vouchers.

Homeless Needs Assessment –The Continuum of Care (CoC) is responsible for coordinating homelessness related activities in the City of Gainesville. The CoC has identified a total of 1,242 persons experiencing homelessness on a given night, of those, 440 are sheltered and 802 are unsheltered.

Non-Homeless Special Needs Assessment – The City of Gainesville has identified several special-needs populations that require supportive services. These populations include the elderly, persons with disabilities, persons suffering from substance abuse, persons with mental health needs, and victims of domestic violence.

Non-Housing Community Development Needs - Non-Housing needs discussed in this plan include the categories of public facilities, public improvements, and public services.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The housing needs tables below provide data on housing needs by income level, family type, households type, and tenure. Housing needs are estimated by the number of households experiencing a housing problem. HUD defines housing problems as substandard housing, overcrowding, and housing cost burden.

- Substandard housing means a housing unit lacking complete plumbing or kitchen facilities.
- Overcrowded means a household having more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Severely overcrowded means a household has more than 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Cost-burdened means a household's total gross income spent on housing costs exceed 30% of household income; and
- Severely cost-burdened means a household's total gross income spent on housing costs exceeds 30% of household income.

Demographics

Demographics	Base Year: 2016	Most Recent Year: 2021	% Change
Population	128,610	138,741	7.88%
Households	47,922	53,503	11.65%
Median Income	\$32,716	\$40,937	25.13%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2016 Census (Base Year), 2017-2021 ACS (Most Recent Year), Table DP05 (Population), Table S1101 (Households), Table S1901 (Median Income)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	13,130	7,235	7,810	4,024	16,795
Small Family Households	2,335	1,450	2,015	1,230	6,505
Large Family Households	250	125	190	160	845
Household contains at least one person 62-74 years of age	860	1,280	1,130	650	3,289
Household contains at least one person age 75 or older	505	615	710	360	1,379

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Households with one or more children 6 years old or younger	750	460	680	365	1,105

Table 6 - Total Households Table

Data 2013-2017 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	160	90	15	55	320	70	10	0	0	80
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	80	85	55	20	240	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	65	80	90	4	239	0	0	25	0	25
Housing cost burden greater than 50% of income (and none of the above problems)	7,075	2,025	420	45	9,565	890	505	335	15	1,745

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	550	2,175	2,375	405	5,505	185	575	590	280	1,630
Zero/negative Income (and none of the above problems)	2,860	0	0	0	2,860	480	0	0	0	480

Table 7 – Housing Problems Table

Data 2013-2017 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	7,380	2,280	580	120	10,360	960	515	360	15	1,850
Having none of four housing problems	1,010	2,995	4,730	2,135	10,870	435	1,445	2,140	1,749	5,769
Household has negative income, but none of the other housing problems	2,860	0	0	0	2,860	480	0	0	0	480

Table 8 – Housing Problems 2

Data 2013-2017 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,420	915	720	3,055	285	255	345	885
Large Related	125	105	60	290	65	10	30	105
Elderly	425	515	240	1,180	385	535	275	1,195
Other	5,855	2,910	1,835	10,600	415	280	300	995
Total need by income	7,825	4,445	2,855	15,125	1,150	1,080	950	3,180

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,280	285	65	1,630	275	130	100	505
Large Related	125	30	0	155	65	0	0	65
Elderly	330	310	25	665	265	265	110	640
Other	5,525	1,470	335	7,330	365	110	130	605
Total need by income	7,260	2,095	425	9,780	970	505	340	1,815

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	115	90	85	24	314	0	0	25	0	25

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	10	0	0	4	14	0	0	0	0	0
Other, non-family households	49	74	59	0	182	0	0	0	0	0
Total need by income	174	164	144	28	510	0	0	25	0	25

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present				4,149				4,561

Table 12 – Crowding Information – 2/2

Data Source: 2017-2021 ACS, Table B25012 (Housing units with related children under 18).

Describe the number and type of single person households in need of housing assistance.

According to the 2021 ACS, there are 56,513 households in Gainesville of which 41.1% or 23,227 households are households living alone. This is an 8.4% reduction in the number of households living alone since 2016. Most single person households are female with 13,126 or 56.5 % of the total households living alone, while 10,102 males live alone. Male single person households have a median income of \$26,998 while female single person households report less of a median income at \$26,697, a difference of \$301. There are 2,392 (10.3%) single persons households who are age 65 or older.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

There are a total of 13,153 individuals living with a disability within the city of Gainesville. 62.6% of them are reliant on non-labor force income, meaning they either have no earned income themselves and are relying on someone else to make ends meet, or are likely receiving SSI or SSDI as their limited monthly income. 15.8% have an education level less than high school graduate. There are nearly 81% of households containing a person with a disability earning 80% or less of the Area Median Income (\$48,550) according to the 2023 HUD Income Limits Summary. 24.7% of individuals living with a disability fall under the 100% poverty level.

What are the most common housing problems?

The most common housing problem residents of Gainesville face is the housing cost burden. Data tables show that the number of households with severe housing cost burdens and housing cost burden far exceed households living in substandard housing conditions or overcrowded living situations. Almost 21,785 households are experiencing housing cost burden with 11,310 of those households experiencing severe cost burden. Renters have a greater rate of cost burden than owners. Data also shows that 400 households live in substandard housing, 504 households are overcrowded, and 3,340 households with zero or negative income, that cannot have a cost burden, still require housing assistance.

Are any populations/household types more affected than others by these problems?

Data shows the number of households with housing cost burdens more than 30% and 50%, respectively, by housing type, tenure, and household income. Households classified as 'Other' which includes single person households (discussed above) experience a higher level of need in terms of cost burden and severe cost burden. Approximately 19,530 'Other' households are cost burdened and 17,930 of these households are renters. Extremely low-income households (0-30% AMI), regardless of tenure, experience the greatest rate of cost burden when compared to all other income categories.

Regarding crowding, data shows that Single Family Households have the highest rate of overcrowding with 339 (63%) households being overcrowded. Overcrowding impacts renters to a greater degree than it does owners. There are 510 renter households and 25 owner households that are overcrowded. Overcrowding affects households at all income levels, however extremely low-income (0-30% AMI) and low-income (30-50% AMI) households experience overcrowding at a higher rate than other income categories.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Data shows that there are 28,175 low-income (0-80% AMI) households in Gainesville which includes 13,130 extremely low-income (0-30% AMI) households. In terms of housing need, Table 9 shows that 15,125 low-income households are cost burdened of which 7,825 of these families are extremely low-income.

Through assessment of the 2021-2022 Florida Department of Education Homeless Student Data, 896 students were identified as homeless by the DoE definition of homeless, including 660 families who lived in shared housing situations due to economic factors. These students and their households are at high risk of becoming literally homeless by the HUD definition. This same data source indicates 110 students resided in emergency shelters and 98 resided in motels temporarily.

A strong indicator of more and more households falling into homelessness and being at risk of homelessness is demonstrated by the trend Point In Time Count Data provided through the 2023 Florida Council on Homelessness Report. In 2023 931 individuals were identified in Alachua County, as literally homeless on the night of the PIT count, while only 641 individuals were identified in 2018, that shows a 30% increase in homelessness from 2018 to 2023 according to the PIT numbers.

Rapid Rehousing emphasizes rapid permanent housing placement through housing search and relocation services and short- and medium-term rental assistance to move people experiencing homelessness as rapidly as possible into permanent housing. The CoC serving Gainesville does prioritize use of RRH programming, however they have had difficulty in identifying service providers with the capacity to administer certain RRH programs.

As rapid re-housing participants transition to independent permanent housing their needs consist of locating affordable sustainable housing including access to public housing. There is also an issue identifying affordable units for the ELI and VLI population who also have a mobility issue or disability which causes them to need ADA units on the first floor, there is a lack of these specific types of units for this income range. To remain stable in housing, other needs include job training and placement services to increase earning potential. Formerly homeless families and individuals may continue to need supportive services, such as counseling about tenant responsibility, and links to mainstream services and benefits like medical or mental health treatment, Medicaid, SSI, or TANF.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Gainesville does not provide estimates of at-risk populations and, therefore, does not have a methodology for this.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

Housing characteristics that indicate instability and increased risk for homelessness include a lack of affordable housing, housing cost burden especially for elderly persons and those living on SSI disability income, low vacancy rates that lead to more restrictive tenant screening criteria, overcrowding, and substandard housing conditions.

In addition, the following characteristics could be used to determine eligibility for homeless assistance and are indicators of housing instability:

- Households undergoing a traumatic life event that prevented the household from meeting its' financial responsibilities.
- Households with current housing costs that exceed 50% of their income - severe housing cost burdens.

- Households with income at or less than 15% of AMI.
- Household members with physical disabilities and other chronic health issues including HIV/AIDS.
- Households with a poor credit history, or no credit history.
- Households with a family member with a record of prior criminal history.

Discussion

Disaster planning is becoming increasingly necessary over the past five years and understanding the vulnerability of housing occupied by low- and moderate-income households to increased natural hazards associated with climate change is now something that communities must seriously consider.

Again, local data on this topic is limited but some studies indicate that climate change could increase the intensity of hurricane seasons and the amount of rain in some areas. Both of those changes could also lead to flood hazards. In Gainesville, housing occupied by low- and moderate-income households is particularly vulnerable to these natural hazards. There are several reasons for that increased vulnerability.

1. Low- and moderate-income households are less likely to have the means to afford adequate insurance for flood or wind damage.
2. Low- and moderate-income households are more likely to live in older homes. Such homes are less likely to have been built to current wind resistance standards. Additionally, older homes are more likely to have structural issues due to age, particularly given the fact that low- and moderate-income households are less likely to have the means to afford needed maintenance.

Low- and moderate-income households are less likely to have the means to afford the costs of properly trimming trees. Given the risk of falling tree limbs in hurricanes, untrimmed trimmed or improperly trimmed trees can be a significant hazard.

Section MA-65 of this plan further discusses the impact of climate change and natural disasters on low-income households.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater number of housing problems exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

The data presented in the following tables provides a breakdown of housing problems by income level (0-30% AMI; 30-50% AMI; 50-80% AMI, and 80-100% AMI) and race and ethnic category. The analysis of this data will indicate the level of housing need for each race/ethnic group within that income level. The comparison of the housing need of each group to the total number of households in that income bracket will determine if any racial or ethnic groups are experiencing disproportionately greater housing problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,080	715	3,340
White	4,430	330	1,615
Black / African American	2,825	265	685
Asian	500	20	395
American Indian, Alaska Native	15	35	10
Pacific Islander	15	0	8
Hispanic	1,075	30	615

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2013-2017 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,545	1,690	0
White	3,060	1,045	0
Black / African American	1,295	475	0
Asian	395	95	0
American Indian, Alaska Native	20	10	0
Pacific Islander	0	0	0
Hispanic	615	65	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,905	3,900	0
White	2,480	2,070	0
Black / African American	850	1,115	0
Asian	105	280	0
American Indian, Alaska Native	20	15	0
Pacific Islander	30	8	0
Hispanic	385	355	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	825	3,194	0
White	535	1,964	0
Black / African American	195	835	0
Asian	50	109	0
American Indian, Alaska Native	4	14	0
Pacific Islander	0	8	0
Hispanic	34	225	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

According to the data presented in the tables above, there are 19,355 households with incomes between 0-100% AMI experiencing a housing problem. These households fall within four income categories: 0-30% AMI – 9,080 households (46.9%); 30-50% AMI – 5,545 households (28.6%); 50-80% AMI – 3,905 households (20%); and 80-100% AMI – 825 households (4.2%).

According to the 2020 ACS data, Gainesville’s general population data shows a total population of 141,085 with 81,107 (57.5%) identifying as white households, 29,115 (20.6%) identifying as Black/African American households, 10,998 (7.8%) identifying as Asian households, 403 (.3%) identifying as American Indian households, 57 (.00%) identifying as Pacific Islander households, and 19,445 (13.8%) identifying as Hispanic households.

Extremely Low-Income (ELI) Households (<30% AMI)

For the income category 0-30% AMI, 9,080 (69%) of the 13,135 households within that income cohort have a housing problem with 4,430 (48.7%) White households, 2,825 (31.1%) Black/African American households, 500 (5.5%) Asian households, 15 (.16%) American Indian households, 15 (.16%) Pacific Islander households, and 1,075 (11.8%) Hispanic households having a housing problem. Based on this data, Black/African American households are experiencing a disproportionately greater number of housing problems at the 0-30% AMI income level. This population in this income range accounts for just over 2% of the total population for the city of Gainesville according to the 2020 ACS.

Very Low-Income (VLI) Households (30%-50% AMI)

For the income category 30-50% AMI, 5,545 (76.6%) of the 7,235 households within that income cohort have a housing problem with 3,060 (55.1%) White households, 1,295 (23.3%) Black/African American households, 395 (7.1%) Asian households, 20 (.3%) American Indian households, no Pacific Islander households, and 615 (11%) Hispanic households having a housing problem. No specified racial or ethnic category households at the 30-50% income level experience a disproportionately greater number of housing problems as compared to the 2020 ACS data.

Low Income (LI) Households (50%-80% AMI)

For the income category 50-80% AMI, 3,905 (50%) of the 7,805 households in that income cohort have a housing problem with 2,480 (63.5%) White households, 850 (21.7%) Black/African American households, 105 (2.6%) Asian households, 20 (.5%) American Indian households, 30 (.7%) Pacific Islander households, and 385 (9.8%) Hispanic households having a housing problem. No specified racial or ethnic category households at the 30-50% income level experience a disproportionately greater number of housing problems as compared to the 2020 ACS data.

Moderate Income (MI) Households (80%-100% AMI)

For the income category 80-100% AMI, 825 (20.5%) of the 4,019 households in that income cohort have a housing problem with 535 (64.8%) White households, 195 (23.6%) Black/African American households, 50 (6%) Asian households, 4 (.4%) American Indian households, no Pacific Islander households, and 34 (4%) Hispanic households having a housing problem. No specified racial or ethnic category households at the 30-50% income level experience a disproportionately greater number of housing problems as compared to the 2020 ACS data.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The data presented in the tables below provide a breakdown of severe housing problems by income level (0-30% AMI; 30-50% AMI; 50-80% AMI, and 80-100% AMI) and race/ethnic category. In addition to a lack of complete kitchen facilities and a lack of complete plumbing facilities, severe housing problems also include overcrowded households with more than 1.5 persons per room and households with cost burdens of more than 50% of income.

The analysis of this data will indicate the level of need for each race and ethnic group within that income level. The comparison of the housing need of each group to the total number of households in that income bracket will determine if any racial or ethnic groups are experiencing disproportionately greater number of severe housing problems.

A disproportionately greater number of severe housing problems exists when the members of a 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.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,340	1,445	3,340
White	4,070	680	1,615
Black / African American	2,570	520	685
Asian	480	39	395
American Indian, Alaska Native	15	35	10
Pacific Islander	15	0	8
Hispanic	1,000	95	615

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,795	4,440	0
White	1,500	2,605	0
Black / African American	710	1,065	0
Asian	200	290	0
American Indian, Alaska Native	14	15	0
Pacific Islander	0	0	0
Hispanic	315	365	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	940	6,870	0
White	555	3,995	0
Black / African American	155	1,815	0
Asian	30	355	0
American Indian, Alaska Native	4	25	0
Pacific Islander	0	39	0
Hispanic	190	550	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	135	3,884	0
White	65	2,439	0
Black / African American	45	985	0
Asian	4	160	0
American Indian, Alaska Native	4	14	0
Pacific Islander	0	8	0
Hispanic	15	240	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The tables above present data on the number of households with severe housing problems by income, race, and ethnicity. Of the approximately 32,054 households with incomes between 0-100% AMI, 12,210 households have severe housing problems within four income categories: 0-30% AMI – 8,340 households (68.3%); 30-50% AMI – 2,795 households (22.8%); 50-80% AMI – 940 households (7.6%); and 80-100% AMI – 135 households (1.1%).

Extremely Low-Income (ELI) Households (<30% AMI)

For the income category 0-30% AMI, 8,340 (63.5%) of the 13,125 households within that income cohort have a severe housing problem with 4,070 (48.8%) White households, 2,570 (30.8%) Black/African American households, 480 (5.7%) Asian households, 15 (.17%) American Indian households, 15 (.17%) Pacific Islander households, and 1,000 (11.9%) Hispanic households having a severe housing problem. Based on this data, Black/African American households are experiencing a disproportionately greater number of severe housing problems at the 0-30% AMI income level.

Very Low-Income (VLI) Households (30%-50% AMI)

For the income category 30-50% AMI, 2,795 (38.6%) of the 7,235 households within that income cohort have a housing problem with 1,500 (53.6%) White households, 710 (25.4%) Black/African American households, 200 (7.1%) Asian households, 14 (.5%) American Indian households, no Pacific Islander households, and 315 (11.2%) Hispanic households having a severe housing problem. No specified racial or

ethnic category households at the 30-50% income level experience a disproportionately greater number of housing problems as compared to the 2020 ACS data.

Low Income (LI) Households (50%-80% AMI)

For the income category 50-80% AMI, 940 (12%) of the 7,810 households within that income cohort have a housing problem with 555 (59%) White households, 155 (16.4%) Black/African American households, 30 (3.1%) Asian households, 4 (.4%) American Indian households, no Pacific Islander households, and 190 (20.2%) Hispanic households having a severe housing problem. No specified racial or ethnic category households at the 30-50% income level experience a disproportionately greater number of housing problems as compared to the 2020 ACS data.

Moderate Income (MI) Households (80%-100% AMI)

For the income category 80-100% AMI, 135 (3.4%) of the 3,884 households within that income cohort have a housing problem with 65 (48.1%) White households, 45 (33.3%) Black/African American households, 4 (2.9%) Asian households, 4 (2.9%) American Indian households, no Pacific Islander households, and 15 (11.1%) Hispanic households having a severe housing problem. Black/African American households are experiencing a disproportionately greater number of severe housing problems at the 80-100% AMI income level.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The table below provides cost burden data for each racial and ethnic group. The data includes information on households without a cost burden ($\leq 30\%$), cost-burdened households that pay between 30% and 50% of their income on housing costs, severely cost-burdened households that pay 50% or more of their income on housing costs, and households whose income is zero or negative and thus are not cost-burdened but may require housing assistance.

A disproportionately greater number of cost-burdened households means that the members of a racial or ethnic group experience cost burden or severe cost burden at a greater rate (10 percentage points or more) than the jurisdiction as a whole.

Housing Cost Burden

Housing Cost Burden	$\leq 30\%$	30-50%	$> 50\%$	No / negative income (not computed)
Jurisdiction as a whole	25,594	8,240	11,740	3,435
White	17,035	5,085	6,095	1,635
Black / African American	4,599	1,790	3,305	740
Asian	1,545	450	625	410
American Indian, Alaska Native	130	15	40	10
Pacific Islander	20	30	15	8
Hispanic	1,850	660	1,415	615

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2013-2017 CHAS
Source:

Discussion:

The table above shows that there are 49,009 households in Gainesville and that 8,240 households (16.8%) are cost-burdened, and 11,740 households (23.9%) are severely cost-burdened. There is no significant finding or disproportionate cost burden within any race or ethnicity for either those cost-burdened spending 30-50% or over 50%, however, Black/African American households spending more than 50% of their income on housing is just over 28% of the total population spending more than 50% on housing, this is more of a representation as compared to general ACS 2020 data showing Black/African-American

households only making up 20.6% of the total Gainesville population, though it does not meet the HUD guidelines of 10 percentage point difference.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

There are instances of disproportionately greater housing needs among specific races and ethnicities, however, there are no disparities among the same racial and ethnic groups across all income categories. Generally, the racial or ethnic groups experiencing disproportionately greater need in Gainesville based on income level are African American households. Black/African American households in the 0-30% AMI range as well as the 80-100% AMI range are disproportionately impacted and have a greater rate of housing problems and severe housing problems. This same race category is also seeing a disparity of 7.4% for households spending more than 50% of their income on housing, severely cost burdened.

- Black/African American households are experiencing a disproportionately greater number of housing problems at the 0-30% AMI income level. This population in this income range accounts for just over 2% of the total population for the city of Gainesville according to the 2020 ACS.
- Black/African American households are experiencing a disproportionately greater number of severe housing problems at the 0-30% AMI income level.
- Black/African American households are experiencing a disproportionately greater number of severe housing problems at the 80-100% AMI income level.
- Black/African American households spending more than 50% of their income on housing is just over 28% of the total population spending more than 50% on housing, this is more of a representation as compared to general ACS 2020 data showing Black/African American households only making up 20.6% of the total Gainesville population, though it does not meet the HUD guidelines of 10 percentage point difference.

If they have needs not identified above, what are those needs?

The assessment of housing needs in the previous sections of this plan includes an analysis of specific needs of racial or ethnic groups that have a disproportionately greater need in comparison to others in the same income category. However, when looking at the entire Gainesville population compared to the rate of housing problems and housing burden by race or ethnicity, the group with the highest rates of housing problems and severe cost burden are Black/African American households.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The city currently has three areas identified as Racially/Ethnically Concentrated Areas of Poverty (RECAPs), where a significant portion of Black/African American households are located. These areas include:

1. The Waldo Road Corridor R/ECAP. This R/ECAP is in the NE section of the city and comprised of census tract 19.02. The area is predominantly occupied by Black/African American individuals.

2. An area in Downtown Gainesville including University Heights.
3. An area in the southern portion of Gainesville including the SW Student Housing Corridor R/ECAP. This R/ECAP is a grouping of three census tracts – 15.15, 15.17, and 15.19 – bounded on the north by Archer Rd., on the south by Williston Rd., on the west by I-75, and on the east by SW 23rd Terrace.

According to the 2021 Exclusionary and Inclusionary Housing Study for the City of Gainesville, many Black/African American Households are also concentrated in East Gainesville (also identified as a RECAP) and increasingly in the southeast part of the city. In several areas, an increase in the Black population coincides with a decrease in the non-Hispanic white population, and vice versa. Many of the census block groups to the south of NW 16thAve and along the Western portion of Gainesville are experiencing growth in their Black population, while also experiencing a loss in the white population. Northern Gainesville has seen a substantial growth in white households while simultaneously losing Black households.

NA-35 Public Housing – 91.205(b)

Introduction

The Gainesville Housing Authority (GHA) was established in 1966 to provide decent, affordable housing for low-income individuals and families including the elderly and persons with disabilities. GHA owns and operates 635 public housing units in eight developments that are located citywide and include a mix of single-family homes, duplexes, and high-rise apartments of various unit sizes. The developments are Caroline Manor (28 units), Eastwood Meadows (50 units), Forest Pines (36 units), Lake Terrace (100 units), Oak Park (101 units), Pine Meadows (80 units), Sunshine Park (70 units), and Woodland Park (170 units). GHA also administers 1,379 housing vouchers comprised of 1,209 Section 8 Housing Choice Vouchers which allows eligible households to find their own housing in the private market, and 170 HUD-Veterans Affairs Supportive Housing (HUD-VASH) vouchers which combines rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).

The tables below provide information on the number of public housing units and vouchers that are in use and the characteristics of public housing residents and housing choice voucher holders. Like most public housing agencies (PHAs) around the country, GHA programs have a high utilization rate with approximately 100% occupancy (635 units) in public housing developments and a 97.6% utilization rate (1,346 units) for the voucher programs.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/vouchers in use	0	0	635	1,379	0	1,209	170	0	0

Table 22 - Public Housing by Program Type

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	9,128	11,298	0	11,343	10,388	0
Average length of stay	0	0	6	4	0	4	1	0
Average Household size	0	0	2	2	0	2	1	0
# Homeless at admission	0	0	2	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	136	117	0	107	10	0
# of Disabled Families	0	0	140	222	0	193	29	0
# of Families requesting accessibility features	0	0	609	1,347	0	1,283	64	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	89	177	0	138	39	0	0
Black/African American	0	0	518	1,148	0	1,126	22	0	0
Asian	0	0	1	3	0	3	0	0	0
American Indian/Alaska Native	0	0	0	8	0	5	3	0	0
Pacific Islander	0	0	1	11	0	11	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	18	56	0	45	11	0	0
Not Hispanic	0	0	591	1,291	0	1,238	53	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 (Section 504) prohibits disability discrimination in programs receiving HUD funds or financial assistance including HUD funded public housing agencies. The regulations require that there must be sufficient accessibility so that persons with disabilities have an equal opportunity to participate and benefit from the program and the same range of choices and amenities as those offered to others. There are 98 GHA families that have requested accessibility features.

Approximately 18% of housing units and vouchers operated by GHA serve 362 households that include a person with a disability while only 10.9% of Gainesville's population report having a disability. There were 609 families that requested project-based units with accessibility features and 1,283 families that requested accessibility features for tenant-based vouchers, and 64 families requesting a unit with accessible features for VASH-Vouchers. A total of 97% (1,956) of families occupying PHA units and vouchers requested accessibility features.

GHA's 5-Year PHA Plan includes a goal to address the needs of families with disabilities. The proposed actions include (a) carrying out modifications needed in public housing based on the Section 504 Needs Assessment for public housing; (b) applying for special purpose vouchers targeted to families with disabilities, should they become available; (c) affirmatively marketing to local non-profit agencies that assist families with disabilities; and (d) targeting announcements and outreach to individuals least likely to apply.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders.

The most immediate need of residents of Public Housing and HCV holders is identifying units that are affordable and identifying landlords with affordable units willing to accept vouchers supporting these tenants. There is also a need for ADA, first-floor accessible units for the elderly and mobility impaired. There is also a need for down payment assistance for households currently in public housing or HCV voucher holders, wanting to move into home ownership.

Additional needs of public housing residents and housing choice voucher holders are employment and job skills training, affordable childcare, life skills training, credit counseling, and activities geared toward the youth and elderly population.

How do these needs compare to the housing needs of the population at large?

Housing needs for the population supported through public housing and vouchers are not entirely different as there is an affordable housing crisis nationwide and the current housing market is extremely hostile. However, residents of public housing and voucher holders are mostly extremely low-income (<30% of area median income) or very low-income (30% - 50% AMI) where affordable housing is severely lacking. There are approximately 37,000 units in Gainesville that are considered to be affordable for households earning greater than 80% of the HUD Area Median Family Income (HAMFI). This discrepancy

in income results in the housing needs of public housing residents and HCV recipients being different from the population at large.

In regard to the need for supportive services, the needs of public housing residents and housing choice voucher holders do not differ significantly from the population at large. Qualitative data gathered through community engagement suggests similar public services needs including transportation, employment training, housing counseling, senior services, and youth services.

Discussion

Gainesville's publicly supported housing residents (public housing development and housing choice voucher holders) have demographic characteristics that are significantly different than the city's population as a whole but similar to beneficiaries of the City's CDBG and HOME programs. Public housing residents and voucher holders are extremely low-income with an average annual income of between \$9,128 and \$11,343 to support a household with 2-3 members depending on the program type. About 13% or 253 of GHA residents are elderly which is comparable to the city's total population of elderly at 13.6%.

Black/African American households are the primary occupants of publicly supported housing and are also overrepresented when compared to the general population. A total of 83% of GHA residents are Black/African American, a racial/ethnic group that represents 20.6% of Gainesville's total population.

In addition to providing affordable housing, GHA also provides services to its residents including the Job Training and Entrepreneurial Program (JTEP).

Currently, the waiting list for PHA programs is closed and not accepting new applicants, as of Fall 2022 the waitlist contained over 1,300 households.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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

The Stewart B. McKinney Homeless Assistance Act defines the ‘homeless’ or ‘homeless individual’ or ‘homeless person’ as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, regular sleeping accommodation for human beings.

The CoC responsible for coordinating homelessness-related activities in the City of Gainesville is the North Central Florida Alliance for the Homeless and Hungry (NCFAHH). The NCFAHH coordinates the activities of social service providers, government entities, philanthropies, and other for-profit and non-profit agencies serving the region. The CoC covers the City of Gainesville, Alachua, Bradford, Levy, Putnam, and Gilchrist Counties in northcentral Florida.

Since the previous Consolidated Plan was submitted and approved, the CoC has named a new CoC lead agency, United Way of North Central Florida.

The NCFAHH and lead agency are also responsible for coordinating the annual point-in-time (PIT) count. The PIT Count estimates the number of homeless individuals and families in the CoC region on a given night, typically held in January

The table below summarizes the data reported by the NCFHH to HUD. Data was available for estimates on the number of persons experiencing homelessness each year, the estimate of the number becoming homeless each year, an estimate for the number exiting homelessness each year, or an estimate for the number of days persons experience homelessness based on the 2022 System Performance Measure Report submitted to HUD by the CoC, however the SPM data is not broken down by household type or sub population.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	21	12				
Persons in Households with Only Children	7	2				
Persons in Households with Only Adults	248	546				
Chronically Homeless Individuals	56	153				
Chronically Homeless Families	9	4				
Veterans	81	54				
Unaccompanied Child	16	24				
Persons with HIV	2	7				
Total	440	802	1,339	1,155	522 (39%)	158 Average

Table 26 – Estimate of Persons Experiencing Homelessness

Data Source: 2022 CoC Homeless Populations and Subpopulations Report (# homeless on given night), NCFHH via HUD (total estimates experiencing homelessness each year).

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Chronically Homeless Individuals and Families

The PIT count reported a total of 13 families and 209 individuals experiencing chronic homelessness. Nearly 27% of the homeless population identified through the PIT are considered chronically homeless. The majority of the chronically homeless population (71%, 153 individuals and 4 families) are living in unsheltered settings.

Families with Children

A total of 42 individuals representing persons in households with adults and children as well as persons in households with only children represent approximately 5% of the total homeless population identified through the PIT count. The majority, 67% (28 individuals), of this population were in sheltered living situations. A total of 21% (9 individuals) were part of child-only households)

Veterans and Their Families

Veterans make up 16% of the total homeless population identified through the PIT Count. A total of 135 veterans were identified with the majority (60%, 81 vets) being sheltered on the night of the PIT.

Unaccompanied Youth

Unaccompanied youth make up nearly 5% of the homeless population with the majority, 24 (60%) living in unsheltered situations.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Black or African American	150	237
White	170	307
Asian	0	2
American Indian or Alaska Native	0	8
Pacific Islander	0	1
Multiple Races	18	32
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	23	22
Non-Hispanic	315	565

Table 27 – Nature and Extent of Homelessness

Data Source: 2022 CoC Homeless Populations and Subpopulations Report

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The NCFAHH PIT count reported a total of 33 persons in households with adults and children, with 21 of those living in sheltered situations and the remaining 12 in unsheltered settings. Child-headed households account for a total of 9 individuals, with 2 living unsheltered. Child-headed households are those households headed by an individual under the age of 18 who is responsible for the household.

The NCFAHH PIT count reported a total of 135 veterans. Of this total, 81 were in sheltered settings. Due to the pandemic, there may be an underrepresentation of homeless families in general among these data sets.

In the City of Gainesville and surrounding areas, the two operating housing authorities in the region (the Alachua County Housing Authority and the Gainesville Housing Authority) administer HUD-VASH vouchers. The HUD-VASH program combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Most of the homeless population identified as White with 477 individuals (51.56%. Representing 41.8% (387 individuals) of the homeless population are those who identified as Black/African American. Asian, American Indian, or Alaska Native, and Pacific Islanders each represent less than 1% of the homeless population. Those identifying with multiple races represent about 5% (50 individuals) of the total homeless population. Those identifying as Hispanic also represent about 5% of the homeless population with 45 individuals.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

There is a significant population of unsheltered homeless persons in the CoC, representing nearly 67% of the total homeless population with 560 individuals unsheltered on the night of the PIT count. NCFCA reported a total of 276 sheltered persons in its annual PIT count. This indicates there is significant unmet demand for affordable housing in the region.

According to the CoC's Housing Inventory Count (HIC) report, there are multiple emergency shelters operating in the CoC, including:

- Family Promise (ES for Families)
- Another Way (ES)
- Lee Conlee House (ES)
- Peaceful Paths (ES)
- St. Francis House (ES)
- Alachua Coalition for the Homeless and Hungry (ES Adults)
- CDS Family & Behavioral Health Services, Inc. (ES Youth)
- Meridian Behavioral Healthcare Emergency Housing Assistance (ES overflow vouchers)
- Volunteers of America SSVF Emergency Housing Assistance (ES overflow vouchers)

The CoC continues to offer transitional housing, including 4 provider agencies (St. Francis House, VETSPACE, The Transition House, and Volunteers of America) operating transitional housing for adults, families, veterans, and other mixed populations. These programs represent a total of 103 beds in the CoC. Given the lack of shelter, programs with the lowest average lengths of stay should be prioritized, including emergency shelter and rapid re-housing programs.

Discussion:

Unsheltered homelessness has been an area of focus for multiple partners over the past 3-5 years, including the City of Gainesville, Alachua County, and the CoC. There was a large encampment some referred to as a tent city that was decommissioned prior to the pandemic. Partners funded increased permanent supportive housing, rapid rehousing, and emergency shelter expansion to accommodate the safe shutdown of the large encampment area with over 200 individuals. The impacts of the pandemic on unsheltered homelessness have caused the site of the previous large encampment to repopulate and the concern for additional programming and affordable housing units is needed to ensure there is a decrease in the overall rate of unsheltered homelessness that is sustainable for years to come.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Subpopulations within the non-homeless special needs category often have very low incomes making them more vulnerable and at risk of housing insecurity. Understanding the special needs profiles within the city and what their priority needs are is important to the provision of targeted, evidence-based support. The city coordinates with direct service providers and dedicates funding to address needs.

This section reflects the latest data on the characteristics of these subpopulations within the city. Special needs populations include the elderly and frail elderly, individuals with disabilities, persons with mental illness, persons with alcohol/other drug addictions, and victims of domestic violence. Note that data for mental health, substance abuse, and domestic violence is only available at the county level.

Describe the characteristics of special needs populations in your community:

Elderly/Frail Elderly

For the purposes of this report, people 65 years of age and older are considered elderly in accordance with HUD's definition. As Gainesville is a hub for many colleges and universities, the elderly and frail elderly population within city limits is relatively low at approximately 12% of Gainesville's total population. Elderly over 65 represent 33% of owner-occupied units and 9% of renter-occupied units in Gainesville. Of the city's total households that are 65 and over, more than 39% are considered very-low income having an income of less than \$35,000 in accordance with HUD income-limits for a 2-person household. About 23% of elderly households (65+) are considered extremely low income receiving under \$20,000 of household income per year.

The most recent census data (2021 5-Year Estimates) Gainesville reports 1,425 seniors living below the poverty level, with elderly women experiencing poverty at a greater rate than men. In addition, many seniors are also living with a disability at 33% of the non-institutionalized population over 65. In addition, of the total households receiving food stamps/SNAP benefits in the past 12 months, 1,348 included one or more individuals over the age of 60.

Individuals with Disabilities

Of the city's civilian non-institutionalized population, about 10% are living with a disability and many are elderly. The most recent census (2021 5-Year Estimates) shows when looking at type of disability that 2% of the non-institutionalized population with a disability has hearing difficulty, 2% has vision impairment, 4.5% has cognitive difficulty, 5% has ambulatory difficulty, 2% has self-care difficulty, and 4% has independent living difficulty.

Data also shows that of the total non-institutionalized population with a disability in Gainesville, nearly 62% are not in the labor force. Of those individuals with disabilities that are working, the median earnings in the last 12 months for ages 16 and over with a disability is \$23,130, with most people earning below \$15,000 per year. Nearly 25% of persons 16 and over with a disability are living below 100% of the poverty

level. In addition, of the total households receiving food stamps/SNAP benefits in the past 12 months, 1,947 included one or more individuals with a disability.

Persons with Mental Illness

Over a three year-period from 2019-2021, the Florida Department of Health, County Health Dashboard reported 9,945 hospitalizations from a mental disorder in Alachua County. Of those hospitalizations 3,225 were aged 25-44 years, 2,636 were aged 45-64, and 1,458 were aged 0-17. Admissions included inpatient hospitalizations, discharged from civilian, non-federal hospitals located in Florida, where a mental disorder, excluding drug and alcohol-induced mental disorders, was the principal diagnosis.

Mental disorders include schizophrenia, schizotypal, delusional, and other non-mood psychotic disorders; mood disorders; and anxiety, dissociative, stress-related, somatoform and other non-psychotic mental disorders. Between 2019-2021, 4,535 hospitalizations were due to mood and depressive disorders and 1,552 were a result of schizophrenic disorders. Relative to other counties in Florida, the age-adjusted rate per 100,000 hospitalizations from mental disorders is less in about three quarters of the counties.

Persons Experiencing Substance Abuse

The Florida Department of Health, County Health Dashboard for Alachua County reports that between 2019-2021, there were 3,219 hospitalizations from drug and alcohol induced mental disorders. In addition, for the same period of time, Alachua County is reporting 158 alcohol related confirmed motor vehicle traffic crashes, 108 alcohol related confirmed motor vehicle traffic crash injuries, and 33 alcohol related confirmed motor vehicle traffic crash fatalities.

Victims of Domestic Violence

From 2019-2021, according to the Florida Department of Health, County Health Dashboard for Alachua County, there were 3,233 cases of domestic violence reported. For the same time period, reports show for Alachua County, 2,607 aggravated assaults, 590 reports of forcible sex offenses, and 518 reports of rape.

The 2022 Point in Time data for Gainesville revealed that 116 people were survivors of domestic violence, with 57 of those individuals being unsheltered. Created Gainesville, who serves victims of domestic violence in Gainesville, reported serving over 600 individuals over the past 12 months through their assistance with sexual exploitation services.

Alachua County is in the third quartile for this measure, meaning that relative to other counties in Florida, there are less domestic violence offenses in about one half of the counties, and more in about one quarter of the counties.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly/Frail Elderly

ElderCare of Alachua County serves Gainesville's elderly population and is committed to raising money and awareness of the services and programs needed to enable seniors to remain independent in their own home for as long as they can. Priority needs identified for seniors that ElderCare helps address are access to meals, transportation, daycare for Alzheimer patients, in home services, educational programs, social activities, training for elderly experiencing severe vision loss or blindness.

Since remaining in their homes has been identified as a priority for elderly populations, housing rehabilitation and accessible modifications is a high need for many of Gainesville's seniors, but the cost of retrofitting can be an impediment.

In addition, for elderly who are not homeowners, or that cannot maintain their homes any longer, access to affordable rental housing is a need paired with rental assistance.

Individuals with Disabilities

A statewide effort conducted through a partnership between the Florida Developmental Disabilities Council (FDCC) and Florida Housing Coalition (FHC) identified access to affordable, accessible, inclusive housing as a primary need for individuals with disabilities. Many individuals living with a disability desire independent living conditions outside of group homes or community settings but need assistance or subsidized housing. Limited access to Housing Choice Vouchers and long wait lists impedes achieving independence.

In addition, transportation and access to supportive services have been identified as priority needs. The Agency for Persons with Disabilities (ADP) has identified the need for services including adult dental, accessibility adaptations, physical therapy, speech therapy, behavioral analysis, private duty and residential nursing, skilled nursing, supported living coaching, life skills development.

Additional service needs for individuals with disabilities identified by the Center for Independent Living of North Central Florida (CILNCF) include community advocacy, information and referral services, peer support, and independent living skills education.

Persons with Mental Illness

The Substance Abuse and Mental Health Services Administration (SAMHSA) has identified several priority needs for person experiencing mental illness. Among the top priorities is access to coordinated comprehensive behavioral health care. Access to adequate supportive services within the healthcare system is of utmost importance to prevention and treatment of mental illness. These services include mental health first aid, case management, reducing the use of substances leading to mental health disorders, community re-integration, and workforce development.

Persons Experiencing Substance Abuse

In alignment with the Substance Abuse and Mental Health Services Administration (SAMHSA), direct service providers determine the needs of persons with substance use disorder within their community. Prevention is an important component of addressing substance use including detoxification, inpatient treatment, residential treatment, assessment, case management, supportive housing, crisis support, skill building, peer support, and counseling.

Additional needs identified through Meridian Behavioral Healthcare include stable housing, inpatient and out-patient counseling, case management, and crisis intervention programs.

Victims of Domestic Violence

Individuals fleeing domestic violence, often women, require support both financial and psychological, particularly in the days and months following a separation from the abuser. Created Gainesville, an agency serving victims of domestic violence in Gainesville, identified the primary unmet needs for those fleeing DV and sexual exploitation situations: financial assistance to help with relocation, rent and utility payments and Deposits; resources for case management services; and resources for emergency shelter beds either through single-site or scattered-site hotels.

The Florida Coalition Against Domestic Violence identifies the following essential service needs for victims of domestic violence: survivor focused safety plans, counseling and advocacy, information and referrals for persons seeking assistance, child and youth-specific activities, youth-targeted education, education and training for adults.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The Florida Department of Health, County Health Dashboard for Alachua County, reports that between 2019-2021 there were 52 AIDS cases diagnosed. The term HIV Diagnosis is defined as a diagnosis of Human Immunodeficiency Virus (HIV) infection regardless of the stage of disease (stage 0, 1, 2, 3 [AIDS], or unknown) and refers to all persons with a diagnosis of HIV infection.

As of 2021, the North Central Florida County Health Profile report published by WellFlorida Council, indicates that Alachua County experienced a rate of 12.7 for new HIV diagnoses. That number is based on the crude rate per 100,000. Alachua County is in the third quartile for this measure. This means that relative to other counties in Florida, the situation occurs less often in about one half of the counties, and it occurs more often in about one quarter of the counties.

Overall, over the last 20 years, the rate of HIV cases per 100,000 population in Alachua County has fluctuated slightly since 2002 with low peaks in 2006, 2010, and again in 2016. The lowest rates of HIV cases thus far were in 2020 at a rate of 10.7. High peaks were experienced in 2011 and 2014 with the highest peak being in 2008 at a rate of 28.2.

Discussion:

Across all subpopulations, there is a need for increased housing opportunities and services funding. Housing should be integrated into the community and paired with targeted support services. Implementation of best practices, specific to that person’s individual needs, is essential to stability and recovery. While the City of Gainesville has various resources and specialized programs, communicating the resources and educating the public are still basic, vital components of ensuring residents have the tools at-hand. Addressing the needs of consumers among multiple systems, who are often overlapping, takes a collective approach to help a person achieve stability.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The public facilities category includes a range of activities to address non-housing community development needs such as community centers, fire stations, and parks that benefit low- and moderate-income neighborhoods. Residents and stakeholders that participated in the city’s public meetings between May 5 and 11, 2023 identified the following specific public facility needs as high priorities for Gainesville:

- Senior centers (possibly Eastside and SW Archer Road).
- Multi-purpose community centers, including healthcare, youth, seniors, safe, ballfields, courts.
- Public safety includes police stations and fire stations.

Census tracts throughout East Gainesville, a predominantly Black area, are food deserts. Food deserts are defined by the USDA as Census tracts where at least 100 households with no vehicle access are located more than one-half mile from a grocery store. The only U.S. Department of Agriculture-approved grocery store in East Gainesville is the Walmart on Northeast 12th Avenue. In addition, there are no major primary care hospitals east of Main Street.

One major public facility identified in the Gainesville Community Reinvestment Area’s 10 Year Reinvestment Plan is the Infinity Line concept, which proposes connecting existing trail infrastructure across Gainesville, utilizing unused and underused railroad and utility infrastructure easements, to create a continuous loop with Depot Park as the nucleus. In the plan, the community identified corridors within the Gainesville Community Reinvestment Area (GCRA) to connect key art, history, and nature facilities with bicycle facilities and multi-use trails.

How were these needs determined?

The City of Gainesville facilitated five community engagement meetings on Friday May 5, Monday May 8, Tuesday May 9, Wednesday May 10, and Thursday May 11. The topic of these meetings was, “Priority Housing and Community Development Needs.” In addition, specific facilities needed are described in the Gainesville Community Reinvestment Area’s 10 Year Reinvestment Plan.

Describe the jurisdiction’s need for Public Improvements:

The public improvements category includes a range of activities considered to be non-housing community development needs such as roads, water/sewer improvements, lighting, drainage, and other capital projects that benefit low- or moderate-income neighborhoods. Residents and stakeholders that participated in the city’s public meetings between May 5 and 11, 2023 identified the following specific public improvement needs as high priorities for Gainesville:

- Broadband/Internet/wireless
- Electric/power needs (sustainable, affordable, and efficient; more substations)
- Street lighting
- Storm water management (pollution prevention)
- Street improvements including resurfacing, widening, sidewalks, roundabouts for new development
- More and better bus stops, stations, and transfer stations
- Tree mitigation and landscaping

According to the public engagement survey utilized for the Gainesville Community Reinvestment Area's 10 Year Reinvestment Plan, 2020, the four redevelopment districts with the greatest need for public infrastructure include:

- Fifth Avenue/Pleasant Street - established 1979, expanded 1989
- Downtown - established 1981, expanded in 2001
- College Park/University Heights - established 1995, expanded 2005
- Eastside - established 2001, expanded 2006 & 2010.

Within these four districts, the priority investment areas include the following (percentages represent responses per area):

- Power District (Downtown, 33%)
- Cornerstone/Hawthorne Road (Eastside, 23%)
- University Avenue (College Park/University Heights, 19%)
- NE 8th Ave. and Waldo Road (Eastside, 19%)
- Innovation District (College Park/University Heights, 19%)
- S. Main/S. Depot Industrial Area (College Park/University Heights, 19%).

How were these needs determined?

Priority investment areas are identified in the Gainesville Community Reinvestment Area's 10 Year Reinvestment Plan. A public outreach survey for the plan was distributed and taken by the public both during the Kick-Off meeting and online. This survey began with questions about Gainesville as a whole, as

well as former redevelopment area specific questions. This survey was active from October 14, 2019, until November 22, 2019.

The City of Gainesville facilitated held five community engagement meetings on Friday May 5, Monday May 8, Tuesday May 9, Wednesday May 10, and Thursday May 11. The topic of these meetings was, “Priority Housing and Community Development Needs.”

In the FY 2023 proposed budget, funds spent on transportation costs represent 11.5% of the city’s overall expenditure budget, and includes roadway maintenance, traffic systems, and engineering. About 5.8% of the city’s overall expenditure budget is spent on cultural and recreational expenses including recreation centers, swimming pools, the Ironwood gold course, and parks and special events. About 4% of the city’s overall expenditure budget is spent on storm and flood control projects. Finally, 2.9% of the city’s overall budget goes towards economic development, with most of these funds going to the Gainesville Community Reinvestment Area.

Describe the jurisdiction’s need for Public Services:

Residents and stakeholders that participated in the public meetings between May 5 and 11, 2023 identified the following public services needs as high priorities for Gainesville:

- Financial management training
- Housing counseling and fair housing services
- Transportation, specifically public transportation/regional transit service (connectivity and convenience, particularly for seniors and non-drivers, better bus routes, focus on under-served areas, reducing headways)
- Job training and apprenticeships, including for nursing and trades and for high paying jobs
- Youth services, job symposiums, and programs (recreational, night-time, ex. midnight basketball)
- Childcare
- Homeless services (“wrap-around”)
- Elderly services
- Drug and alcohol treatment and counseling

There is a particular need for public services in Black, non-white, and low-income communities, and neighborhoods. In Alachua County:

- Black household incomes averaged \$32,000, compared to \$51,000 for white households.
- In 2009, white males had a life expectancy over five years longer than Black males.

- Black unemployment was almost twice the rate (15%) as white Gainesville residents (8%).
- 45% of children in Black families suffered from poverty, more than 3X the rate of white children.
- In 2015, white third-graders were drastically more proficient in reading at 74%, compared to only 28% of their Black peers.

How were these needs determined?

The City of Gainesville government staff held five community engagement meetings on Friday May 5, Monday May 8, Tuesday May 9, Wednesday May 10, and Thursday May 11. The topic of these meetings was, “Priority Housing and Community Development Needs.” Imagine GNV, Gainesville’s proposed Comprehensive Plan 2030, also provided some data about public service needs. The plan supports social equity and acknowledges several racial disparity issues related to public services like healthcare, affordable housing, income, and literacy. The plan’s cited data on racial inequality was pulled from the Alachua County Community Health Needs Assessment, and a 2018 University of Florida study titled Understanding Racial Inequity in Alachua County.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis provides a snapshot of the city's current housing stock and housing facilities. Housing market characteristics reviewed include the supply of housing, availability of affordable housing, housing cost and condition of housing units, and the supply of housing or facilities for individuals with disabilities and individuals experiencing homelessness. The Housing Market Analysis is divided into the following sections:

Number of Housing Units – A basic count of the total number of housing units and occupied housing units in the city by property type, unit size, and tenure. There are 63,340 units in the city including a limited supply of subsidized or affordable units.

Cost of Housing – Compares the cost of housing in the city to household incomes to determine if there is a sufficient supply of affordable housing. Housing cost burden (unaffordability of housing) is the foremost housing problem in the city.

Condition of Housing – Analyzes the age of the housing, risk of exposure to lead-based paint, and presence of housing problems to identify the supply of decent housing and the condition of the city's housing inventory. The majority of Gainesville's housing stock was built prior to 1980 indicating a need for housing rehabilitation and putting households at risk of unsuitable living conditions.

Public and Assisted Housing – Examines the total number of public housing units and housing vouchers administered by the Gainesville Housing Authority. GHA manages 635 public housing units and has 1,379 vouchers in use to subsidize housing for residents. GHA currently has waiting lists for public housing units and vouchers that are closed.

Homeless Facilities and Services – Looks at the availability of beds for individuals experiencing homelessness. The 2022 Housing Inventory County report identifies 2,829 total year-round beds for persons experiencing homelessness. This total includes emergency shelter, transitional housing, and permanent supportive housing.

Special Needs Facilities and Services – Provides information on facilities and services that meet the needs of the populations considered to be special needs including elderly, individuals with disabilities, victims of domestic violence, individuals vulnerable to substance abuse, and individuals with HIV/AIDS. Special needs populations in Gainesville require housing stability and access to supportive services.

Barriers to Affordable Housing – An insight into public policy that may impede access to or development of affordable housing. The city's restrictive land use and zoning codes may act as a barrier to affordable housing as well as the presence of NIMBYism.

Non-Housing Community Development Assets – Provides an overview of economic development needs such as the need for employment training/education for workers to better align with the major employment sectors.

Needs and Market Analysis Discussion – Summarizes key points from the Needs Assessment and Market Analysis in relation to areas of the city that have a low-income or minority concentration. The city has three identified Racially/Ethnically Concentrated Areas of Poverty (RECAPs) known as the Waldo Road Corridor, the SW Student Housing Corridor, and East Gainesville. Low income and racially concentrated census tracts/block groups within the city include 5, 6, 7, 15.15, 15.17, 15.19, and 19.02.

Broadband Needs of Housing occupied by Low- and Moderate-Income Households – Examines the availability of internet and broadband services to low- and moderate-income households within the city. Broadband coverage is 90% countywide, but a portion of city and county residents remains unconnected.

Hazard Mitigation – Reviews the risk climate change may be having on the city’s low- and moderate-income households and most vulnerable populations. Approximately, 2,507 properties in Gainesville are at risk of being severely affected by flooding over the next 30 years and 34,287 properties in Gainesville have some risk of being affected by wildfire over the next 30 years. The two greatest risks to Gainesville are extreme wind and extreme heat.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The Housing Supply Analysis provides an estimate of the current housing supply in the City of Gainesville. In this section, the existing housing inventory is examined, including the type and size by tenure (owners/renters).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	24,667	40%
1-unit, attached structure	3,067	5%
2-4 units	7,882	12%
5-19 units	16,179	25%
20 or more units	10,189	16%
Mobile Home, boat, RV, van, etc	1,356	2%
Total	63,340	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2017-2021 ACS, Table DP04 or B25024

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	17	1%	2,018	6%
1 bedroom	284	1%	7,635	24%
2 bedrooms	4,342	20%	12,815	40%
3 or more bedrooms	16,591	78%	9,801	30%
Total	21,234	99%	32,269	100%

Table 29 – Unit Size by Tenure

Data Source: 2017-2021 ACS, Table B25042

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Gainesville invests a large amount of its state and federal dollars towards housing activities including improving access to affordable housing and providing subsidies to support homeownership. Through its federal CDBG and HOME programs, the city will commit \$6,153,776 over five-years to rehabilitate 140 units, \$975,000 to construct 30 new units, and will provide \$163,571 for homeowner assistance to 12 households.

The Local Housing Assistance Plan (LHAP) details the city's strategy for the State Housing Incentive Partnership (SHIP) program, passing through state HTF dollars into the community through rental and

homeownership activities for extremely low, very low, and sometimes moderate-income residents. According to Gainesville's LHAP, between 2020-2022 the city aims to serve 15 very low-income, 24 low-income, and 3 moderate-income units under the homeownership strategy. The city also invests in rental activities and intends to serve 9 very low-income households.

The city has targeted, and will continue to target very low, low, and moderate-income families and households. Household types targeted include small related, large related, family, elderly, disabled, homeless or at-risk of becoming homeless, and special needs households.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Since the writing of the 2018-2022 Consolidated Plan, the Shimberg Center for Housing Studies has reported a loss of 178 units for the City of Gainesville due to expired affordability periods. As of March 2022, the city is reporting 2,448 HUD subsidized housing units throughout 26 developments and data from the city's Affordable Housing Framework indicates the loss of an additional 45 assisted units over the next five years because of subsidy expirations.

To help replenish the loss of assisted units, the Gainesville Housing Authority has a goal in its 2020-2025 Strategic Business Plan of producing 500 housing opportunities by 2025, aligning that with GHMDC's goal of building or renovating 100 affordable units by 2025.

As of 2021, GHA also provided an update on the Woodland Park Housing Development redevelopment process. The GHA received Low Income Tax Credits which enabled the agency to embark on a public/private partnership with Pinnacle Housing Group to redevelop Phase I of the Woodland Park Housing Development. The 170-unit public housing development, which includes a community facility, is planned to be demolished, and replaced with new energy efficient units and state of the art community facility in a mixed income/mixed use community. As part of this revitalization project, residents of Woodland Park would be required to relocate temporarily to other GHA housing communities or by using Housing Choice Vouchers. The project will be developed in three Stages.

Residents in ninety-one units in Stage I have been relocated during the first stage of this redevelopment project. During Stage II, the remaining residents will be moved into the newly built units completed during Stage I or to other GHA properties. Upon completion of Phase I, the new Woodland Park Community will consist of 96 dwelling units with 30 ACC units and 66 project based housing vouchers. This project is utilizing a mixed income finance approach consisting of LIHTC, private loan, and other funding sources.

Woodland Park Phase II Redevelopment Plan will include the redevelopment of the remaining units. GHA is currently seeking funding for Phase II to complete the redevelopment of the remaining 77 Woodland Park units.

Woodland Park Phase III will consist of building houses for homeownership. All units and homes will have new amenities, the units will be energy efficient, follow current 504 Standards, and provide an "art in public places component".

Does the availability of housing units meet the needs of the population?

Though the City of Gainesville has designed its programs to increase access to affordable housing, availability of units does not meet the needs of the population. This is demonstrated by extensive waiting lists for public housing and for housing choice vouchers. Both waiting lists are currently closed, exacerbating the unmet housing needs of many individuals and families looking to be placed in stable housing. In addition, the homeless needs assessment of this plan indicates the nature and extent of homelessness for Gainesville to be 587 unsheltered individuals. This number would be greatly reduced or eliminated if there were more available affordable units.

Most of the city's housing stock was built prior to 1980, which suggests that many available units throughout the city may need rehabilitation prior to occupancy. Units must be suitable for living and be compliant with local codes. An aging housing stock leads to the lack of available units to meet the needs of the population.

COVID-19 social distancing requirements was a strong indicator that the city was lacking units to provide appropriate housing for its residents. Shelters and small housing units were overcrowded with no room for separation to help reduce the spread of the virus. This created unsafe living conditions for many Gainesville residents who were not stably housed.

The pandemic also presented an unprecedented housing market making homeownership opportunities for low-income or vulnerable populations nearly obsolete. Home purchase prices have risen significantly, and a low inventory of available units priced out many prospective homebuyers. Inflation continued post pandemic increasing the cost of utilities, taxes, and insurance and interest rates were up to 7% making homeownership unaffordable. Because so many were forced to rent, not only are rental units lacking to meet the demand, but rents have increased making renting even less affordable than buying.

The State of Florida has also seen an influx of residents post pandemic and it is no different for Gainesville. As the population continues to grow, the need for additional units continues to increase. The challenges to this are the costs of construction and access to adequate developable land with city limits. Development costs and tax credit restrictions can exclude the creation of affordable units entirely or limit it to certain areas. In addition, many households are cost burdened, paying over 30-50% of their wages in rent or mortgage, and have incurred debt and credit issues just out of the necessity of having a place to live.

Describe the need for specific types of housing:

One of the city's goals is to diversify its housing stock to promote affordability. A review of the data presented in this plan shows that the current housing stock is primarily comprised of single-family, detached housing which makes up 40% of all units. Single-family homes are very desirable to prospective homebuyers because they offer a sense of privacy and independence that other types of homes often cannot provide. Most of these homes also offer 3 or more bedrooms and larger square footage. But as

home values continue to rise and interest rates remain high, single-family homes cost more to buy and maintain so this type of housing is becoming unattainable, particularly for low-income residents.

Data also shows that multi-family housing containing 5-19 units represents 25% of the current housing stock. The advantage of living in multi-family housing is that it is often more affordable than single-family housing. Most of these units in Gainesville offer two bedrooms and less square footage, but the large student population in Gainesville and influx of residents' post pandemic has caused a lack of multi-family units to meet the needs of renters.

In addition, the city recently developed its HOME-ARP Allocation Plan which included a needs assessment and gaps analysis for homeless and qualifying populations. Through this assessment it was determined that the city has a surplus of family shelter beds and is lacking beds for single adults.

An analysis of the data presented above suggests that there is a significant need for rental housing including a mixture of family units and smaller studio or 1-bedroom units. In part, the city is addressing this by allowing accessory dwelling units in residentially zoned areas.

The city's proposed comprehensive plan states that many new large-scale housing projects prioritize students and those who can afford market-rate monthly rental costs and that new housing units oriented toward families are constructed on the edge of the city, which are not affordable to many residents. This suggests that to better diversify the housing stock and promote affordability, there may also be a need for infill development. This could increase access to affordable owner and renter housing in the form of condos, townhomes, or other multi-family units.

This plan also stated the GHA has waiting lists for its public housing and housing choice voucher program and that both lists are closed. This indicates a need for public housing units. Additional types of housing mentioned as needs during community engagement included senior housing and housing for individuals with disabilities.

The city has also made efforts to address homeownership needs by partnering with a Community Land Trust (CLT). This will help increase homeownership opportunities for low-income homebuyers and maintain permanent affordability for single-family homes included in the CLT.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The following tables show the cost of both owner and renter housing in the City of Gainesville. These tables have been updated with American Community Survey (ACS) data to better reflect the current market.

Cost of Housing

	Base Year: 2017	Most Recent Year: 2021	% Change
Median Home Value	\$ 147,500	\$ 182,400	23.66%
Median Contract Rent	\$ 730	\$ 878	20.27%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2017-2021 ACS (Most Recent Year), Tables B25077 (median value) and B25058 (median contract rent).

Rent Paid	Number	%
Less than \$500	1,259	4%
\$500-999	13,245	42%
\$1,000-1,499	10,993	35%
\$1,500-1,999	3,914	12%
\$2,000 or more	2,193	7%
Total	31,604	100%

Table 31 - Rent Paid

Data Source: 2017-2021 ACS, Table DP04

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,235	No Data
50% HAMFI	8,620	2,770
80% HAMFI	23,040	6,155
100% HAMFI	No Data	8,149
Total	33,895	17,074

Table 32 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$ 805	\$ 897	\$ 1,083	\$ 1,415	\$ 1,469
High HOME Rent	\$ 805	\$ 873	\$ 1,049	\$ 1,204	\$ 1,324
Low HOME Rent	\$ 641	\$ 686	\$ 823	\$ 951	\$ 1,062

Table 33 – Monthly Rent

Data Source: HUD FMR 2021 and HOME Rents 2021

Is there sufficient housing for households at all income levels?

There is a lack of affordable housing across all income categories, however the most affected are extremely low, very low, and low-income households. Gainesville’s workforce is also impacted by the lack of missing middle housing. These are households that earn too much to qualify for subsidy, but their working wages are not enough to escape housing cost burden.

For renters and owners, most housing is only affordable to those earning at or above 80% of the HUD Area Median Family Income (HAMFI). But the pandemic and inflation significantly changed the housing market in Gainesville so even those at or above 100% HAMFI are struggling with finding affordable housing. According to the 2021 ACS Five-Year Estimates, 42% of Gainesville renters are paying over \$1,000 in rent, even for a 2-bedroom apartment. When looking at the current market in 2023, rent payments for a 2-bedroom apartment are averaging above \$1,500, and newer rental developments in areas with access to amenities are renting upwards of \$2,000/month.

The current housing market has also priced out prospective low and moderate-income buyers, making homeownership out of reach for many. Homeownership is more attainable for homeowners earning above 100% HAMFI.

How is affordability of housing likely to change considering changes to home values and/or rents?

While the ACS data presented in this plan sets a good base for determining housing market conditions in Gainesville, the tables do not reflect how the current market was impacted by COVID-19. During the pandemic Gainesville, along with the rest of the nation, experienced an unprecedented housing market. Low interest rates set the stage for housing prices to rise quickly, bringing home values higher with each sale. A low inventory of homes continued to exacerbate the housing affordability issue. Priced out buyers turned to renting, increasing demand which raised rents.

The 2021 ACS reports the median home value in Gainesville to be \$182,400. According to the Florida Realtors SunStats, the median sales price for single-family homes as of November 2021 was \$259,900. This is evidence of the hostile market experienced during the pandemic. Home sales were significantly higher than appraised values, making homes unaffordable. As of May 2023, the median sales price for a

single family-home in Gainesville is \$307,500, showing that home prices remain high and unaffordable, particularly for lower income buyers. This will also continue to keep rents high as the demand for rentals continues to increase.

Lender requirements for down payment and closing costs can also impede affordable homeownership opportunities. While some lenders offer mortgage products intended to promote affordability, the hostile nature of the current housing market has made these loan products less effective. USDA loans offer 100% financing with zero down-payment and FHA loans offer terms requiring only 3.5% down-payment. But when home prices are high that percentage still requires nearly \$10,000 for a down-payment and that does not include closing costs. Other barriers to qualifying for these affordable products include credit score qualification and the buyer being responsible for providing closing costs up to 6% of the purchase price. If purchase terms include seller paid closing costs or lenders have in house programs to supplement closing costs, these loans can be considered affordable mortgage products.

Post pandemic the market has not fully recovered, and home values and rents have remained high. This trend is expected to continue and will permanently impact housing affordability for some time. The federal government continues to raise interest rates attempting to offset inflation; however, this makes homeownership nearly obsolete particularly for lower income buyers resulting in a continued strain on the rental market. Considering the median income in Gainesville as of the 2021 ACS was \$40,937, it is apparent that there is a critical affordable housing shortage in Gainesville which must be addressed. The city is making valid efforts to increase access to affordable housing through policy reform, housing rehabilitation, homeowner assistance programs, and new construction.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The area median rent as of the 2021 ACS generally aligns with HUD's published High HOME/Fair Market rents when looking at a 1-bedroom. The area median rent is higher when compared to low HOME rents for a 1-bedroom. However, it is important to consider that in the current housing market rents are generally unaffordable, particularly for lower income renters. Rentals are also in high demand because of high home values which continue to increase rental rates. In Gainesville, 77% are paying rents of up to \$1,500 per month and nearly 20% are paying over that amount in rent, not including utilities. Though GHA provides Housing Choice Vouchers and has several subsidized housing developments, high median rents may indicate the need to involve more landlords in the city's housing assistance programs. Landlord participation in subsidized housing programs is essential in maintaining affordable rental housing.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The following section outlines “selected” housing conditions as defined by the 2021 ACS Five-Year Estimates. These conditions are generally considered identifiers of substandard housing, although the last two conditions on the list relate to the household, not the housing unit.

Various factors also in this section also determine the need for housing rehabilitation for owners and renters. The quality of the housing stock is contingent on housing condition, age of the structure, and the risk of lead-based paint in the unit.

The Census defines a “selected” condition as:

- Lacking complete plumbing facilities
- Lacking complete kitchen facilities
- More than one person per room
- Housing costs are greater than 30% of household income.

Definitions

One of the city’s goals is to increase the availability of permanent housing in standard condition to increase affordability for its low-income residents. To ensure housing projects and activities meet this goal, it is important to define the terms standard condition, substandard condition, and substandard condition but suitable for rehabilitation.

- *Standard condition* means a housing unit that meets the HUD Housing Quality Standards (HQS) and all applicable state and local codes.
- *Substandard* means a housing unit lacking complete plumbing and kitchen facilities.
- *Substandard condition but suitable for rehabilitation* means a housing unit that contains one or more housing conditions (defined below), contains a lead-based paint hazard, and/or is deemed a dilapidated or dangerous structure under Chapter 16, Article II of the Code of Ordinances of the City of Gainesville, but which is structurally and financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,296	20%	18,445	57%
With two selected Conditions	75	0%	475	2%
With three selected Conditions	32	0%	80	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	16,831	80%	13,269	41%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total	21,234	100%	32,269	100%

Table 34 - Condition of Units

Data Source: 2017-2021 ACS, Table B25123

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,130	15%	6,730	21%
1980-1999	6,806	32%	11,706	36%
1950-1979	9,788	46%	12,410	38%
Before 1950	1,510	7%	1,423	5%
Total	21,234	100%	32,269	100%

Table 35 – Year Unit Built

Data Source: 2017-2021 ACS, Table B25036

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	11,298	53%	13,833	43%
Housing units built before 1980 with children present	1,175	10%	1,325	9%

Table 36 – Risk of Lead-Based Paint

Data Source: 2017-2021 ACS (Total Units), 2010-2014 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			9,837
Abandoned Vacant Units	1,055	703	1,758
REO Properties	9	1	10
Abandoned REO Properties	16	2	18

Table 37 - Vacant Units

Data Source: 2017-2021 ACS, Tables B25004 (Vacant Units) and B25131 (Abandoned Vacant Units). RealtyTrac Listing Data (REO Properties – Bank Owned and Abandoned REO Properties - Auction Homes).

Data Comments: Vacant Units column includes for rent, for sale, and seasonal homes that are not in need of rehabilitation therefore only the total number of vacant units is given. Units not suitable for rehabilitation calculated as 40% of total abandoned vacant units and 10% of REO properties and abandoned REO properties.

Need for Owner and Rental Rehabilitation

The age of the housing stock is a key indicator to assess the need for housing rehabilitation as older structures are more susceptible to deterioration and code violations. In the absence of maintenance,

older homes can quickly become substandard. Rehabilitation of aging homes is important to preserving existing units affordable to lower-income households facing high rates of housing cost burden. In addition, housing rehabilitation programs assist lower income households mitigate deterioration, invest in energy efficiency, or harden the home for disaster resilience.

The 2021 ACS Five-Year Estimates for Gainesville indicate that most of Gainesville’s housing, owner-occupied and renter-occupied, was built between 1950-1979 at 46% and 38% respectively. This indicates a housing stock that is primarily 50+ years old. In addition to the damage time and weather can do to a home, over time, building codes have changed. In many cases, these older homes fall out of compliance with local codes and are considered unsafe for occupancy. This alone is a strong indicator for needing both owner and renter rehabilitation.

In addition, data on homes having housing problems, or “selected” housing conditions indicates that 20% of owner housing and 57% of rental housing have at least one “selected” condition. This could mean the unit lacks complete plumbing or kitchen facilities, there is more than one persons per room, or the cost burden for that unit is greater than 30%. Although renter-occupied units are more likely to have a housing condition than owner-occupied units, the needs assessment section of the Consolidated Plan, showed that renters are experiencing higher rates of cost burden than owners and this may explain the significant difference between the number of owner-occupied units with a housing condition. In any case, this data is another indicator that there is a need for both owner and renter rehabilitation.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards.

Young children remain at risk for Lead-based paint (LBP) poisoning. Homes built prior to 1978 have the greatest risk of containing lead and pose a dangerous threat to infants, children under six, and pregnant women. Lead is a toxic metal that when absorbed into the body can cause brain or organ damage. Peeling lead-based paint or high levels of lead in dust can expose the lead resulting in a hazardous environment. Low- or moderate-income households, assumed to be households living under the poverty level, can be assumed to be more likely to reside in poorly maintained dwellings, and hold the greatest risk of lead poisoning.

The total number of units built before 1980 pose a lead-based paint threat and the numbers identified in the “Risk of Lead Based Paint” table above serve as a default baseline of units that contain lead-based paint hazards for the purposes of the Consolidated Plan.

The data on lead-based paint hazards as presented in this plan indicate there are 11,298 owner occupied units and 13,833 renter occupied units constructed before 1980. There are an estimated 1,175 (10%) owner occupied units and 1,325 (9%) renter occupied units built prior to 1980 where children are present – which these households are at higher risk for LBP hazards.

Discussion

A significant portion of the housing stock in the jurisdiction is older and will benefit from improvements such as rehabilitation. Dedicating funding sources to support rehabilitation of both owner occupied and renter occupied properties will help preserve the housing stock and make it safer for low- and moderate-income households and more resilient. In addition, rehabilitation mitigates lead-based paint reducing the risk of exposure, particularly for young children.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/vouchers available	0	0	635	1,379	0	1,209	170	0	0
# of accessible units	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

GHA owns and operates 635 public housing units in eight developments. The developments are Caroline Manor (28 units), Eastwood Meadows (50 units), Forest Pines (36 units), Lake Terrace (100 units), Oak Park (101 units), Pine Meadows (80 units), Sunshine Park (70 units), and Woodland Park (170 units). GHA also administers 1,379 housing vouchers comprised of 1,209 Section 8 Housing Choice Vouchers and 170 HUD-VASH vouchers.

Woodland Park is currently undergoing redevelopment. Phase I was scheduled for completion and GHA is seeking funding to complete Phase II. Plans for this initiative include the demolition and redevelopment of all 170 units in Woodland Park. Residents will be temporarily re-located and will have first the first option to return upon completion.

The table below identifies each public housing development and provides the Real Estate Assessment Center (REAC) average inspection score which is an indicator of the physical condition of public housing units. HUD's REAC conducts physical inspections of public and assisted multifamily housing. Scores range from 0 to 100 and all properties start with 100 points. Each observed deficiency reduces the score by an amount dependent on the importance and severity of the deficiency. The score helps to understand the physical condition of the public housing stock, as well as changes in the stock over time; hold providers accountable for housing quality; and plan for future affordable housing needs. Woodland Park and Eastwood Meadows have the lowest average inspection score of all GHA properties.

Public Housing Condition

Public Housing Development	Average Inspection Score
Oak Park, Sunshine Park	92
Woodland Park, Eastwood Meadows	61
Pine, Lake, Forest, Caroline	81

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Based on REAC scores, most of Gainesville’s public housing units are rated above acceptable condition. Woodland Park and Eastwood Meadows properties require substantial rehabilitation or redevelopment. Woodland Park is being redeveloped and residents in ninety-one units have been relocated during the first Stage of this redevelopment project. During Stage II, the remaining residents will be moved into the newly built units completed during Stage I or to other GHA properties.

GHA has completed Phase I of the redevelopment and built 96 units now known as The Grove at Sweetwater Preserve. The Grove at Sweetwater Preserve is a mixture of public housing and Section 8 rental-assisted housing and is an essential piece of a broader strategy by GHA and the City of Gainesville to improve the stock of assisted housing in the city.

Woodland Park Phase II Redevelopment Plan will include the redevelopment of the remaining units. GHA is currently seeking funding for Phase II to complete the redevelopment of the remaining 77 Woodland Park units.

Woodland Park Phase III will consist of building houses for homeownership. All units and homes will have new amenities, the units will be energy efficient, follow current 504 Standards, and provide an “art in public places component”.

The 2020 PHA Five-Year Plan indicates a commitment to public housing portfolio maintenance and expansion. Gainesville Housing Development and Management Corporation (GHDMC) continues to explore options to increase affordable housing stock by purchase or solicitation of property donations from various sources for rehabilitation and development. GHDMC will continue redevelopment efforts and with each development will not only provide high-quality housing, but each development will return with more affordable housing units. Phase One of Woodland Park will require that GHA project base 68 vouchers from its current Housing Choice Voucher portfolio.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Gainesville Housing Authority supports a variety of programs and activities intended to improve the living environment of low- and moderate-income families residing in public housing including:

- GHA began implementation of a Smoke-Free Initiative in 2016 to create a smoke free environment on all its properties. The goal is to prevent youth and young adults from starting to use tobacco products, to protect residents from involuntary exposure to secondhand smoke, and provide support for current tobacco users who want to quit.
- GHA encourages mobility of voucher holders who choose to move to higher opportunity areas where they have access to better educational, health, and economic opportunities.
- GHA conducts several resident empowerment events annually including Celebrating Fatherhood, Spelling Bee, Digital Divide program, Gator Bootcamp for Entrepreneurs, and a program to bring healthy food to GHA residents.
- GHA ensures that all residents are linked to the critical support services that will provide opportunities for self-sufficiency and/or independent living.

The Gainesville Housing Authority offers several self-sufficiency programs residents are encouraged to participate in including a job training and entrepreneurial program and Strive4Success which the Gainesville Housing Authority partners with community leaders CareerSource North Central Florida and Santa Fe College to work with residents in discovering ways to use their talents to make income.

In addition, GHA involved its residents in the recently developed 2020-2025 Strategic Plan and included objectives that aimed at improving resident quality of life including:

- Creating resident action plans to guide residents and lead them to self-sufficiency.
- Increasing participation in job training programs.
- Developing a resident analysis of needs per property to target funding opportunities and programs to assist specific resident populations.
- Establishing social gatherings for residents to encourage resident participation.
- Launching civic engagement programs to increase social awareness.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

According to the 2022 Homeless HIC report, in the FL-508 CoC reporting area, there were 2,941 total year-round beds available (inclusive of emergency shelters, transitional housing and supportive housing beds), 470 total beds available for households with children, and 1,051 total beds for only adults.

As members of the FL-508 CoC adjust programming to focus more on permanent housing solutions like permanent supportive housing and rapid rehousing, it is expected that the overall composition of emergency shelter, transitional housing and permanent supportive housing beds will continue to change over the course of this consolidated plan’s coverage. This shift away from transitional housing beds is reflective of shifts in overall policy and prioritization by HUD, based on best practices in addressing homelessness.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	110	112	24	224	0
Households with Only Adults	188	0	79	784	0
Chronically Homeless Households	N/A	0	N/A	388	0
Veterans	26	0	74	904	0
Unaccompanied Youth	28	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source: 2022 CoC Housing Inventory Count Repo

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

In the City of Gainesville, there is strong diversity in the service providers and service types offered to persons experiencing homelessness, including services beyond those meant for persons experiencing homelessness specifically. This section details some of the services available to persons experiencing homelessness, although the list does not include all agencies or service types.

Child and Parenting Services

There are multiple agencies that offer child and parenting services, including Catholic Charities, Children’s Home Society of Florida, the Early Learning Coalition of Alachua County, Episcopal Children’s Services, Healthy Families, Inc., MomCare Program, and the Partnership for Strong Families. These agencies offer a

variety of services related to children and parenting, including adoption services, foster care supervision, case management, Medicare pregnancy options, WIC benefits administration, parenting education, nutritional guidance, home visitation programs, aftercare, daycare, and parental services.

Crisis and Transitional Counseling Services

There are multiple agencies that offer crisis and transitional counseling services in the area, including Catholic Charities, the Alachua County Crisis Center, CDS Family and Behavioral Health Services, Haven Hospice, and Meridian Behavioral Healthcare, Inc. These agencies offer a wide range of counseling and crisis services for persons experiencing homelessness and the public.

Dental Services

There are multiple agencies that provide low-cost dental services to low- and moderate-income persons in the public, not just those individuals experiencing homelessness. These organizations include ACORN Clinic, Gainesville Community Ministry Dental Clinic, Santa Fe Community College Dental Clinic, and the WIC Dental Clinic. These agencies offer dentist and hygienist services for a reduced or zero-cost, emergency referrals, dental cleanings, extractions, fillings, and examinations.

Employment Services and Job Skills Training

Action Labor, The Dignity Project, Displaced Homemaker Program, FloridaWorks, Gainesville Community Ministry, Gainesville Job Corps Center, Kelly Services, and Goodwill all offer career and employment services to the public, including those experiencing homelessness. Collectively, these agencies offer vocational training services, career counseling, character development, job placements, facilities to assist in job searches, and auto mechanic training.

Legal Services

Community Legal Services of Mid-Florida, Florida Institutional Legal Services, and Three Rivers Legal Services offer free or reduced cost legal services to low- and moderate-income persons living in the City of Gainesville. These agencies help filing for injunctions, dissolution of marriage, assistance in receiving public assistance, civil and legal representation for persons in state custody, eviction protection, consumer complaints, and family law matters.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Several non-profit providers and faith-based organizations offer services to the homeless population, including emergency shelter, transitional housing, and permanent supportive housing. The providers are listed on the North Central Florida Alliance for the Homeless and Hungry's website or are also identified in the 2022 HIC and include the following organizations:

Chronically Homeless

- Alachua Coalition for the Homeless and Hungry (HUD CoC PSH 27 beds)
- Alachua County Social Services (County PSH 45 beds)
- Gainesville Housing Authority (HUD-VASH 285 beds for chronic vets)
- St. Francis House Sunrise Residence Inn (PSH 31 beds)

Families with Children

- Another Way – Domestic violence shelter (Emergency Shelter: 35 beds)
- Family Promise – Shelter, care, meals and case management for homeless families with children (Emergency Shelter: 18 beds)
- Lee Conlee House – Domestic violence shelter (Emergency Shelter: 23 beds)
- Peaceful Paths – Domestic Violence Shelter (Emergency Shelter: 41 beds; RRH 41 beds)

Veterans

- Alachua Coalition for the Homeless and Hungry (Emergency Shelter: 26 beds)
- The Transition House (Transitional Housing: 30 beds)
- VETSPACE, Inc. – Transitional housing with support services (Transitional Housing: 14 beds)
- Volunteers of America (VOA) – Transitional housing, employment assistance, case management and medical/mental health services in conjunction with the VA (Transitional Housing: 30 beds; Rapid Rehousing: 16 beds)
- Alachua County Housing Authority (HUD-VASH) – Housing choice vouchers with supportive case management (PSH: 619 beds)
- Gainesville Housing Authority (HUD-Vash) (PSH: 285 beds)
- Meridian Behavioral Health Care SSVF Rapid Rehousing (RRH: 29 beds)

Unaccompanied Youth

- CDS Interface Central – Temporary shelter for runaway youth ages 10-17, crisis stabilization, case-planning and counseling services (Emergency Shelter: 28 beds)

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section offers a brief outline of the facilities and services available to the special needs population in the City of Gainesville. The city does not receive HOPWA or ESG funding. Through interagency coordination and collaboration, the CoC provides homeless people with effective services and helps them obtain affordable housing. Additionally, there are several other organizations that serve special needs populations, and the City of Gainesville does support non-profit agencies that serve special needs populations.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify and describe their supportive housing needs.

For the elderly/frail elderly living independently in their homes, a priority need is housing rehabilitation to retrofit their homes to be ADA accessible. A lot of the housing stock in Gainesville was built between 1950-1979 and now requires rehabilitation to eliminate hazardous conditions and physical barriers. The costs of repairs for older substandard housing stock are prohibitive to those living on a fixed income. The cost of retrofitting the home is high and unaffordable, forcing many elderly/frail elderly to transition to adult care facilities. Elderly persons who can remain in their homes will require an increased need for in home care programs.

The housing needs of the disabled, mentally ill, those suffering from substance abuse, and the dually diagnosed vary widely depending upon the extent of the disability and individual needs and preferences. Whereas the physically disabled many only require structural modifications for accessibility, persons with developmental disabilities, severe mental illness, alcohol and/or drug addiction, or the dually diagnosed often require housing with more intensive supportive services.

Persons with disabilities (mental, physical, developmental) and victims of substance abuse often have supportive housing needs including access to essential services including healthcare, treatment, and counseling services. Healthcare is a costly expense, specifically for low-income persons.

Persons living with HIV/AIDS have numerous supportive housing needs including short-term rent, mortgage, utility assistance; permanent housing placement; supportive housing services; resources identification; and housing case management to eligible individuals with HIV/AIDS.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

The Florida Statutes set forth state discharge guidelines and notes that the intent of the Legislature is to ensure that persons leaving care and custody are not discharged into homelessness. The Florida State Department of Corrections requires contracted halfway houses to secure full employment for clients and

to discharge clients into transitional or permanent housing residence. The Federal Bureau of Prisons Halfway House Program has the same requirements.

To facilitate discharge or transfer, the hospital is expected to assess the patients' needs, and link them to appropriate aftercare to ensure continuity of care, which may include medical follow-up, including mental health or substance abuse treatment. Homeless persons may be referred to NCFCHH for placement in housing or support services upon release from an institutional setting.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e).

The City's goal for non-homeless special needs is to, "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."

Depending on funding availability, the city may undertake the following activities toward its goal:

- Assisting the disabled to obtain decent, safe, and affordable housing by funding accessibility retrofits and identifying housing units suitable for disabled families.
- Providing incentives to developers of affordable housing projects for the creation of housing units accessible to special needs populations such as the elderly and disabled.
- Establishing additional beds in foster homes for use by at-risk youth.
- Continuing to support transitional housing for victims of domestic violence, pregnant women or teen mothers, and persons with alcohol or drug addictions.
- Funding non-profit service providers offering transportation, congregate meals, social and recreation activities, healthcare or mental health counseling, and other forms of assistance to special needs populations.
- Supporting efforts to increase the capacity to facilitate systems of care for all non-homeless special needs populations by establishing a single portal for case management, looking to the Continuum of Care for homelessness and other agencies for examples.
- Promoting family safety and advocacy for both adults and children by establishing one-stop locations for assistance and direction to other related services.
- Supporting programs that help veterans, including employment and legal guidance.

- Funding non-profit service providers offering programs for at-risk youth and young adults, including educational activities, life skills training, and programs to prevent recidivism.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Not applicable. The City of Gainesville is not part of a Consortium. Please see information in previous question.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

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

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

The city is making efforts at policy reform including the recent passing of an ordinance allowing multi-family housing in single-family residential zones. Not In My Back Yard (NIMBY) Syndrome, the social and financial stigma of affordable housing, lead to significant resistance presenting a barrier to the ordinance remaining in place. The policy reform effort was rescinded in 2023.

Policy also impacted the housing market during the COVID-19 pandemic and altered the long-term supply of housing. Social distancing and quarantine requirements lead to an increased demand for housing and Gainesville, along with the rest of the nation, experienced an unprecedented and hostile market. Record low interest rates, low inventory, and high demand drove up housing prices, pricing out homebuyers. Rents also increased at an exorbitant rate. Post pandemic, Gainesville’s housing market has not corrected due to inflation. High home and land values and cost of labor and materials are impeding the development of affordable housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Gainesville has implemented a cross-departmental approach to economic development with staff across various departments committed to growing existing local businesses, expanding, and diversifying the economic base, and attracting new businesses.

Gainesville contains access to four major highways: I-75, U.S. 301, S.R. 26 and U.S. 441. The cities of Orlando, Tampa, and Jacksonville can be reached within a two-hour drive, while St. Augustine, Ocala and Lake City are within a one-hour drive. CSX Transportation provides Gainesville with daily freight service, while Amtrak offers train-to-bus passenger service direct to downtown Gainesville, and the Gainesville Regional airport offers service to Atlanta, Charlotte, Miami and Dallas Fort Worth. The Jacksonville Port Authority is the nearest large port, located 80 miles away.

Gainesville is the population center of Alachua County with 140,398 residents, over half of the County's 279,238 residents. According to the 2023-2027 North Central Florida Regional Planning Council CEDS, the Gross Domestic Product (GDP) of Alachua County has steadily increased year over year from \$11.31 billion (fixed 2012 dollars) in 2011 to \$13.85 billion in 2020. The County saw a steady year over year increase in tourism development taxes collected from 2010 through 2019 (from \$3.34 million to \$5.64 million), and a decrease in tourism taxes collected from 2019 through 2020 (\$4.99 million) due to the COVID-19 pandemic. Meanwhile, the County saw an increase in trade exports in the same year, from \$6.87 billion in 2019 to \$7.03 billion in 2020.

The Greater Gainesville Chamber is the designated economic development organization of the Greater Gainesville Region. The Greater Gainesville Chamber's five focus industries include:

- Human Life Sciences
- Agricultural Science & Technology
- Digital Technology
- Distribution & Trade
- Business Support Services

Of these five focus industries, Distribution & Trade, Business Support Services, and Digital Technology are new expanding targeted industry clusters. The Chamber also identifies production operations within the sectors of Human Life Sciences, Agricultural Science & Technology, and Clean Technology as the region's best opportunity to grow manufacturing employment.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	359	1,134	.5	1	.5
Arts, Entertainment, Accommodations	8,743	14,552	13	12	-1
Construction	2,393	5,675	3.5	5	1.5
Education and Health Care Services	27,377	48,610	40	41	1
Finance, Insurance, and Real Estate	2,780	6,495	4	5	1
Information	1,192	2,073	2	2	0
Manufacturing	2,662	4,423	4	4	0
Other Services	2,717	2,888	4	3	-1
Professional, Scientific, Management Services	6,652	8,074	10	7	-3
Public Administration	3,064	6,524	4.5	5	.5
Retail Trade	7,138	12,151	10.5	10	-.5
Transportation & Warehousing	1,956	3,397	3	3	0
Wholesale Trade	682	2,827	1	2	1
Grand Total	67,715	118,823	100%	100%	

Table 41 - Business Activity

Data 2017-2021 ACS, Table DP03 (Workers), 2021 Longitudinal Employer-Household Dynamics, QWI 2021 QT4 (Jobs)
 Source:

Labor Force

Total Population in the Civilian Labor Force	121,398
Civilian Employed Population 16 years and over	67,715
Unemployment Rate	4.8%
Unemployment Rate for Ages 16-24	20.7%
Unemployment Rate for Ages 25-65	18.8%

Table 42 - Labor Force

Data Source: 2017-2021 ACS, Tables DP03 (Total Population, Unemployment Rate) S2401 (Civilian Employed Over 16), S2301 (Unemployment Rate by Age)

Occupations by Sector	Number of People
Management, business and financial	7,696
Farming, fisheries and forestry occupations	452
Service	13,168
Sales and office	15,054
Construction, extraction, maintenance and repair	2,956
Production, transportation and material moving	4,306

Table 43 – Occupations by Sector

Data Source: 2017-2021 ACS, Table S2401

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	59,132	86%
30-59 Minutes	6,876	10%
60 or More Minutes	2,751	4%
Total	68,759	100%

Table 44 - Travel Time

Data Source: 2017-2021 ACS, Table S0801

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,727	163	1,557
High school graduate (includes equivalency)	6,398	317	2,529
Some college or Associate's degree	12,342	455	3,684
Bachelor's degree or higher	24,539	603	4,693

Table 45 - Educational Attainment by Employment Status

Data Source: 2017-2021 ACS, Table B23006

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-64 yrs	65+ yrs
Less than 9th grade	116	135	334	88	371
9th to 12th grade, no diploma	536	474	288	583	173
High school graduate, GED, or alternative	3,219	1,658	1,306	2,136	1,255
Some college, no degree	10,134	2,239	1,100	1,779	850
Associate's degree	2,800	1,118	1,135	681	509
Bachelor's degree	3,538	3,918	1,447	2,012	1,417
Graduate or professional degree	333	2,620	1,744	2,071	1,805

Table 46 - Educational Attainment by Age

Data Source: 2017-2021 ACS, Table B15001

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$ 22,098
High school graduate (includes equivalency)	\$ 28,106
Some college or Associate's degree	\$ 31,607
Bachelor's degree	\$ 37,389
Graduate or professional degree	\$ 53,228

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2017-2021 ACS, Table S2001

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top employment sector is Education and Healthcare Services, providing 27,377 workers jobs, which is approximately 40% of the city's share of workers. The next three top employment sectors include Arts, Entertainment, Accommodations (13% of workers), Retail Trade (10% of workers), and Professional, Scientific, Management Services (7% of workers).

By occupation type, sales and office jobs make up the largest share of occupations (15,054 workers), followed in number by service workers (13,168 workers), and management, business and financial sector workers (7,696 workers).

Describe the workforce and infrastructure needs of the business community:

The Greater Gainesville Chamber of Commerce's Strategic Plan, Collaborate 2024, identifies the following goals for strengthening Gainesville's economy:

- Expand homegrown talent through education and career initiatives
- Retain talent through events and internships
- Attract talent through UF's Alumni Association and a targeted marketing campaign
- Develop a unified marketing approach for the region
- Connect innovation and commercialization efforts by developing a Smart City Laboratory and leveraging startup resources
- Ensure that advocacy agendas are aligned
- Expand the business retention and expansion (BRE) program
- Attract foreign direct investment
- Support small businesses in underserved populations, including through establishment of a revolving loan fund
- Support a live-work-play core through development of a master plan for Downtown Gainesville, a Business Improvement District (BID), and employment and housing incentives
- Expand housing through development of a comprehensive strategy to increase "missing middle" housing, adoption of a targeted neighborhood beautification and revitalization projects, and a public art fund
- Improve mobility within Gainesville

- Enhance regional air service connectivity through the continued development of the Gainesville Regional Airport as part of the State’s Strategic Intermodal System

Residents and stakeholders that participated in the city’s public meetings between May 5 and 11, 2023 identified the following workforce and infrastructure needs for Gainesville:

- More industries (more diverse, more than medical)
- Job training with local retention incentives
 - Need to keep nurses and CNAs
 - More high paying jobs
 - Construction/contractors trades
 - Apprenticeships
 - Keep local
- Work with Santa Fe College and Alachua County School Board
 - University of Florida, Santa Fe College, and local government needs to coordinate to keep graduates local
- Reduce food deserts
- Communications between public and private
- Job opportunities at army reserve, including suppliers & vendors
- Long-term master housing plan
- Youth symposiums

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Recently, there have been several initiatives that will affect job and business growth including:

- After years of negotiations, a major mixed-use development located in northwest Gainesville along the east and west sides of State Road 121, just north of U.S. 441, was approved by Gainesville city commissioners on April 6, 2023. To make the development work, Commissioners approved a land use change for 1,799 acres of land. According to the land use change, 668 to 7,880 homes could be developed. The property that developer Weyerhaeuser Company is now

calling “Gainesville 121” will include a mixed-use central district, a mixed residential area with 5% set-aside as permanently affordable to households earning 80% to 120% AMI, and 68% of the land has been set aside as conservation land, including 773 acres of wetlands. This development will need additional infrastructure, particularly transportation access and mobility to and from nearby job centers. Weyerhaeuser will submit a traffic study and mitigate any new traffic on SR 121 resulting from development of the property; will construct a network of paved multi-use trails; and will work with RTS to build transit stations when bus service is extended to the area.

- The Gainesville Community Reinvestment Area Project is set to finish its new transit center, which will serve as a major stop for several bus routes, like the Rosa Parks Bus Station near Depot Park. The \$14 million plan promises health and economic development improvements to East Gainesville over the next six years. The most significant part is the Cornerstone Campus, also known as the Eastside Health and Economic Development Initiative, which will be located on Hawthorne Road in East Gainesville and will have a Regional Transit System mobility hub, a UF-run health center with access to dental care and resources to help residents access fresh food. The GCRA informed the Gainesville City Commission Jan. 19 of updates to the plan. It has already spent \$13 million on city projects such as developing the innovation district zone near UF campus and intends to put the largest chunk of funds into the Eastside Food/Mobility Hub, which is set to finish in 2024. The plan doesn’t include any incentives for a community grocery store.
- The county voted in April 2023 to approve an inter-local agreement with the City of Gainesville and the University of Florida to develop a master plan for pedestrian safety. The plan will cover all cities and unincorporated areas within Alachua County to improve infrastructure and safety.
- A zipline attraction is being constructed in Newberry, just West of the City of Gainesville. It will be the longest zipline in the state of Florida and is expected to bring in over \$800,000 a year in new jobs and attract tourism to Gainesville.
- Finally, at the June 1 Gainesville City Commission meeting, the commission voted 4-3 to repeal three single-family zoning ordinances that would have increased density and intensity of residential development city-wide. Although the passing and ensuing repeal of the ordinance took place in a short timeframe, this repeal may have significant impact on anticipated availability of workforce housing.

There will be a need for adequate infrastructure and workforce to support these economic development initiatives. The city and county will continue to conduct due diligence in planning efforts to properly support these changes. In part, the city will continue to rely on its robust network of colleges, universities, educational institutions, and workforce incubators to support a diverse and highly talented community of professionals and skilled workers.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Approximately 49% of Gainesville's population age 25 years and older have a bachelor's degree or higher, which is far higher than the state average of 31.5%. The vast majority of those in the work force with some college experience are between 18 and 34 years old. This highly educated workforce corresponds with the fact that the University of Florida (UF) is the top economic driver in the region. A study by the Milken Institute identified UF as the top performing public institution at transferring its research to the marketplace, in part due to the success of the UF Innovate Sid Martin Biotechnology Incubator in Alachua and the emergence of the UF Innovate Hub in Gainesville. An estimated 16 percent of all biotech companies in Florida got their start at the Sid Martin facility. This correlates with the City's top employment sector, Education and Health Care Services.

For all sectors in the Business by Sectors table, there are more jobs than there are workers, which is consistent with COVID-19 impacted employment centers around the State. Considering the most jobs per sector are in the fields of sales, office, and service, there could be an opportunity to expand job creators in these industries or leverage the existing services resources to attract new businesses.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

There is a comprehensive network of workforce development resources throughout the county and in Gainesville including:

- Employ Florida Banner Center for Construction (BCC) is a consortium of industry, workforce, and educational partners providing training and career advancement solutions for Florida's construction workforce.
- CareerSource North Central Florida is a regional workforce board for Alachua and Bradford Counties offering a vast array of resources for Employers, Job-Seekers, Career Advising, Training Programs, Start-us and Entrepreneurs, including special programs for veterans.
- Santa Fe College Career Resource Center is open to community members as well as Santa Fe students, faculty and staff. The center provides services to current students, prospective students, graduates, Santa Fe Instructors, and community organizations.
- Santa Fe College ACB (Achieve, Conquer and Believe) Excel program. Every Tuesday and Thursday evening and one Saturday a month, the ACB Excel program provides training at Lofton High School for parents to become certified facilities maintenance technicians while their children are supervised and tutored.
- UF Career Connections Center is a centralized career center providing a broad range of career services for UF students and alumni. The center works with employers to fulfill recruiting needs,

offering different levels of involvement when recruiting at UF, offering posting and listing opportunities in Gator CareerLink.

- UF Office of Professional and Workforce Development (OPWD) supports the Office of Teaching and Technology and the University of Florida in offering non-credit education for learners across multiple modalities. Programs provide continuing education credits, micro-credentials, pre-licensure and pre-certification exams, and industry-certified licenses and certifications. Highlighted programs include an Artificial Intelligence program, a Bail Bondsman program, a Foodservice (CDM, CFPP) program, a Certified Community Health Worker program, a Culinary Arts program, an Essential Skills for Workplace Success program, a Healthcare Risk Management and Patient Safety program, a Medical Staff Credentialing and Privileging program, a ServSafe Study Course program, and a Telehealth program.
- Gainesville Housing Authority - Job Training & Entrepreneurial Program is available for Public Housing residents and Housing Choice Vouchers participants. It empowers residents to build their own wealth and provide them with economic opportunities. One program is Paint Your Way to Success, created through a partnership between GHA, the Center for Innovation and Economic Development, CareerSource North Central Florida, and Santa Fe College. This program allows participants to receive the proper skills and knowledge they need for commercial painting and start their own painting company.
- At the Crossroads is a young adult transitional living program providing coaching, therapeutic support and employment programs for troubled young adults ages 18-25.
- Project YouthBuild is a 9-month educational, occupational, and leadership program for youth ages 16 to 24 with low incomes who have dropped out of school. Students have the opportunity to earn their high school diploma, multiple nationally recognized construction or CNA credentials, and a post-secondary scholarship; all while giving back to their community.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The City of Gainesville participates in the North Central Florida Regional Planning Council's Comprehensive Economic Development Strategy. The North Central Florida Regional Planning Council (NCFRPC) has served as the North Central Florida Economic Development District since January 1978, when the Council received its district designation from the U.S. Economic Development Administration (EDA). The primary function of the Council is to create and update the Comprehensive Economic Development Strategy (CEDS) for the region. The Council is comprised of the counties of Alachua, Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Levy, Suwannee, and Union Counties. The CEDS brings together stakeholders from the public and private sectors in the creation of a development roadmap to strengthen and diversify the regional economy.

The existing CEDS was developed by the NCFRPC for the grant period January 1, 2020, through December 31, 2022. The grant establishes an economic development planning framework, process, and strategy that

supports private capital investment and job creation in the region served by the North Central Florida Regional Planning Council.

On February 14, 2023, Congresswoman Kat Cammack announced that the NCFRPC won another Economic Development District Planning award from the Economic Development Administration (EDA) for \$210,000 to update the CEDS.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The CEDS and the Greater Gainesville Chamber of Commerce each lay out strategies for strengthening the area's economic growth. These strategies align along three primary pillars: 1. Talent growth, retention, and attraction, 2. Opportunity growth and marketing, and 3. Encouraging a quality place to live, work and play.

Economic development can coordinate with the Consolidated Plan along these three pillars as well. For example, workforce training can be focused on underserved communities and as part of housing initiatives. Workforce retention and encouraging quality communities requires the provision of adequate affordable housing for workers near employment centers and job training centers, such as the Gainesville Technology Entrepreneurship Center and the Santa Fe College Center for Innovation and Economic Development.

One current economic development investment identified in the CEDS is a 40-acre master planned site called Innovation Square. The goal of this development is to establish collaboration between the private sector and the University of Florida. This initiative could collaborate with CRA initiatives and other City-planned development priorities, such as the Infinity Line in East Gainesville, the CRA Job Creation Incentive, and the CRA Façade Grants program.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration").

HUD identifies four specific data points that constitute “housing problems”: cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. For the purposes of this plan, areas of concentration with multiple housing problems is defined as census tracts where the housing problems are ten percentage points higher than housing problems citywide.

According to the 2021 ACS five-year estimates in section MA-20 of this plan, 21% of owner households have at least one or more housing problems and 59% of renters have at least one or more housing problems. Data has indicated that there are no specific areas or census tracts where households with multiple housing problems are concentrated. However, the 2021 ACS five-year estimates show a concentration of occupied households built prior to 1980 in census tracts 4, 5, 7, 10, 11, 16.05, and 17.02 with the oldest housing stock (prior to 1939) being concentrated in census tract 5. Due to the age of these households, it can be assumed the units concentrated in these areas contain one or more housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The City of Gainesville Assessment of Fair Housing outlined census tracts that meet the criteria for Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs). The Affirmatively Furthering Fair Housing rule defines a racially or ethnically concentrated area of poverty as “a geographic area with significant concentrations of poverty and minority concentrations”. R/ECAPs must have a non-White population of 50% or more and have an individual poverty rate (percentage of individuals living below the poverty line) of 40% or more or a poverty rate that is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. The following identifies R/ECAP areas where racial or ethnic minorities or low-income families are concentrated in Gainesville:

- Waldo Road Corridor – located in the NE section of the City and is comprised of census tract 19.02. This R/ECAP is bounded on the north by NE 53rd Ave., on the south primarily by NE 39th Ave. with a portion extending to NE 16th Ave., on the west by NW 13th St. and the railroad tracks, and on the east by NE 39th Blvd. This R/ECAP includes two small unincorporated areas: an area east of the Ironwood Golf Course, south of NE 53rd Ave. and an area southeast of the Gainesville Regional Airport, north of NE 39th Ave.
- SW Student Housing Corridor - a grouping of three census tracts (15.15, 15.17, and 15.19). This R/ECAP is bounded on the north by Archer Rd., on the south by Williston Rd., on the west by I-75, and on the east by SW 23rd Terrace.

In addition to these two HUD-identified R/ECAPs, local knowledge – including input from residents and stakeholders in the community participation process, identified East Gainesville as an area of

concentrated poverty. The East Gainesville R/ECAP is nearby the Waldo Road Corridor R/ECAP and the boundaries are as follows:

- East Gainesville – includes portions of three census tracts (5, 6, and 7) and is bounded on the north by NE 15th Ave., on the south by SE 41st Ave., on the west by Main Street, and on the east by SE 43rd St.

What are the characteristics of the market in these areas/neighborhoods?

There are three primary zip codes associated with the R/ECAP areas. The Waldo Road Corridor and some of East Gainesville target area is in zip code 32609. As of 2021 ACS, this area has an estimated population of 19,670. It contains 8,607 houses or condos with an estimated value in 2021 of \$144,779. This area also contains 3,509 renter-occupied apartments with most renters paying above \$1,000 in rent. This R/ECAP has a mixed racial and ethnic profile with African Americans representing 36% of the population in this area and Caucasian representing 50%. The estimated median household income here in 2021 was \$41,029 with 24% of residents living below the poverty level and 11% have incomes at 50% below the poverty level. Most residential structures in this area were built between 1970 and 1979 and are suspected to need moderate rehabilitation because of the age and condition of the home.

Sections of the East Gainesville target area are also located in zip code 32641 which has an estimated population of 17,147. There are 6,231 houses or condos with a median value of \$121,454 in 2021. This area also contains 2,258 renter-occupied apartments. Renters represent 43% of the population in this area. The racial/ethnic composition of this area is primarily African American at 67% and the median household income was \$38,919 in 2021. Of the residents in this market area 28% are living below the poverty level and 13% have incomes at 50% below the poverty level. Most residential structures in this area were built between 1970 and 1979 and are suspected to need moderate rehabilitation due to the age and condition of the home.

The SW Student Housing Corridor is in zip code 32608 which has an estimated population of 51,654. This area is primarily comprised of student housing which is why there are more units and higher rates of renter-occupied units. There are 25,218 houses or condos with a median value of \$317,939 in 2021. This area also contains 12,032 renter-occupied apartments and is comprised of primarily renters at 57%. The racial/ethnic composition of this area is primarily Caucasian with a median household income of \$54,229 in 2021. Of the residents in this market area 23% are living below the poverty level and 7% have incomes at 50% below the poverty level. Most residential structures in this area were built between 2000 and 2009 and are suspected to need limited rehabilitation due to the age and condition of the units.

Are there any community assets in these areas/neighborhoods?

The Gainesville Community Reinvestment Area (GCRA), formerly the Gainesville Redevelopment Agency, exists to help underserved areas attract private investment through community partnerships, competitive economic development incentives and improved public infrastructure. Though the GCRA has consolidated its redevelopment districts into one district, efforts are targeted in four core urban areas:

Downtown (DRA), Eastside (ERA), Fifth Avenue/Pleasant Street (FAPS) and College Park/University Heights (CPUH).

Most of the R/ECAP areas coincide with the designated redevelopment areas so CRA projects directly impact the R/ECAP areas. CRA projects result in new assets for the community as detailed by the following:

- The Fifth Avenue Pleasant Street redevelopment area is home to some the finest historical examples of residential, religious, and educational buildings in Gainesville. Assets in this area include the A Quinn Jones Museum and Cultural Center and more recently the CRA has implemented initiatives to improve aesthetics and infrastructure, encourage long-term homeownership, and preserve the history of the Fifth Avenue / Pleasant Street district.
- Downtown Gainesville combines the best of the city’s southern charm and modern sophistication. The district offers abundant traditional downtown features such as historic architecture, cobblestone streets, public plazas, old-fashioned storefronts, and a pedestrian-friendly street grid. It also provides an eclectic array of cafes, restaurants, art and theatre venues, clothing stores, cycling shops, salons, and exciting nightlife destinations. Assets in this area include SE 7th Street Lighting, Hampton Inn Recruitment, Haisley Lynch Park, Bethel Station Café, the Power District, Depot Building, Catalyst Building, E. University Avenue medians, Cade Museum, Depot Park, and Bo Didley Plaza. In the Downtown district, the CRA has implemented many initiatives with a focus on creating destinations and increasing economic development within the district such as Depot Park and Bo Diddley Plaza.
- With established tree-canopied neighborhoods, proximity to downtown and the University of Florida, minimal traffic congestion, and varying land options for housing and retail, beautiful wetlands and other natural resources, eastern Gainesville offers significant opportunity for reinvestment. Assets include University Ave renaissance lighting installation, Eastside Gateway, Citizens Field, Hawthorne Road Café, and Cornerstone. The CRA has implemented initiatives to help bring economic development, housing options and visibility to its Eastside district. The growth of taxable value is consistent with the entire City of Gainesville.
- The identity and future of the College Park/University Heights Community Redevelopment Area is intertwined with the University of Florida. As more students opt to walk and cycle to class, living close to campus becomes increasingly appealing. The diverse residential base and proximity to a center of higher education infuse an aura of freshness and activity in this district. Luxury row houses, apartments, and condominiums with attention to design are being constructed alongside established historic residences in these conveniently located neighborhoods. Assets include NW 17th Street streetscapes, The Lofts, University Ave lighting, Innovation Square, Depot Ave Rail Trail, and Helyx Bridge. The CRA has implemented streetscape, park, and bridge improvements to foster connectivity, traffic flow, and safety for pedestrians, bicyclists, and vehicles in the College Park / University Heights district.

Are there other strategic opportunities in any of these areas?

Plan East Gainesville was created as a framework to help balance the desires for expanded economic, commercial, and residential growth while preserving the natural environment and the “peaceful” qualities of East Gainesville. The intention was to provide market driven guidance regarding development opportunities in East Gainesville that would have positive effects on the surrounding community. The goals of this plan included:

- Expand the range of housing choices to attract and retain residents with a variety of income levels.
- Target specific areas for mixed use development centers that can support and sustain higher levels of employment, commercial, and social activities.
- Protect vital natural resources, such as the watersheds, creeks, tree canopy, and scenic vistas.
- Create opportunities for increased walking, bicycling, and transit use through compact development patterns, urban design, and development of new facilities and services.
- Improve the inter-connectivity of the transportation system to minimize impacts to the state highway system and ensure improved accessibility between East Gainesville and other parts of the Gainesville urbanized area.

Another opportunity that could impact all R/ECAPs and identified redevelopment districts is the Infinity Line Initiative. This is a concept which proposes connecting existing trail infrastructure in Gainesville. Unused or underused railroad and utility infrastructure easements would be repurposed to connect existing trail infrastructure in a continuous loop. The connector trails include NE 16th Avenue connection, Wetlands Preserve connection and a pedestrian bridge at Five Points, the intersection of East University Avenue and Waldo/Williston Roads. This concept uses Depot Park as a nucleus for the Gainesville community to gather, the Infinity Line acts as a way for Depot Park to reach back into the community and provide direct, car free access to Gainesville neighborhoods. The intention is to create a large, vibrant, public space that residents and visitors may use to exercise, commute, or enjoy as they see fit.

Community engagement during the development of the 10-Year Reinvestment Plan identified other strategic opportunities and priority objectives for each district. Results indicated the following opportunities:

Fifth Avenue and Pleasant Street

- Housing and Housing Revitalization - Improve the residential building stock to provide safe, well-designed, high-quality housing at both market-rate and workforce price points.
- Historic Preservation and Adaptive Reuse - Recognize, celebrate and promote notable historic sites.
- Funding, Financing, Management, and Promotions - Provide creative, efficient, practical and equitable funding and financing mechanisms to properly implement the redevelopment plan.

Downtown

- Economic Development and Innovation - Grow existing businesses and attract new business opportunities to increase employment levels, raise the tax base, and improve the standard of living in the area.
- Commercial Activity - Improve the commercial building stock to support existing businesses and bring a diverse grouping of businesses including retail, professional, service and other commercial uses to the community.
- Urban Form - Includes aesthetics and other intrinsic qualities that result from the mix of uses, street patterns, public facilities and the overall architectural character of the buildings that make up any particular place.

College Park & University Heights

- Historic Preservation and Adaptive Reuse - Recognize, celebrate and promote notable historic sites.
- Urban Form - Includes aesthetics and other intrinsic qualities that result from the mix of uses, street patterns, public facilities and the overall architectural character of the buildings that make up any particular place.
- Public Spaces, Recreation, and Cultural Spaces - Includes public parks and plazas, gathering places and alternative transportation corridors. The increased cultural activities are to help bring about desired diversity and eclectic mix of uses in a neighborhood.
- Parking - Develop both long-term and short-term parking strategies.

Eastside

- Economic Development and Innovation - Grow existing businesses and attract new business opportunities to increase employment levels, raise the tax base, and improve the standard of living in the area.
- Housing and Housing Revitalization - Improve the residential building stock to provide safe, well-designed, high-quality housing at both market-rate and workforce price points.
- Commercial Activity - Improve the commercial building stock to support existing businesses and bring a diverse grouping of businesses including retail, professional, service and other commercial uses to the community.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to research by BroadbandNow (broadbandnow.com/Florida), Gainesville ranks 113th out of 199 cities studied in Florida for percentage of citizens with broadband access, with 99.1% of its citizens with access (tied with Boca Raton, Hollywood, Loxahatchee, Naples and Palm Beach Gardens), and Alachua County ranks 40th out of 67 counties with 94.4% of citizens with access (tied with Gadsen County). Only approximately 28% of Gainesville residents have access to fiberoptic infrastructure (allconnect.com).

While the Alachua County Library District offers free Wi-Fi to visitors at its branches, as well as the surrounding areas of each branch, access to transportation is an obstacle for many low-income households to take advantage of these services.

COVID-19 exposed massive internet access shortfalls for low-income households around the nation as employees migrated to telework and students were required to move to online learning. Internet access for students is of particular importance for college towns that rely on students being able to continue learning when disasters strike. Ultimately, it is students in low-income households that suffer the most when they cannot access work assignments or contact their teachers.

The lack of regulatory laws at the federal, state, or local level requiring internet providers to run infrastructure to every home is also a disadvantage for low-income households needing internet. Agencies like the Federal Communications Commission (FCC) have spent years funding companies to run some of this infrastructure to more underserved areas, particularly rural areas. Despite this effort, a portion of city and county residents remain unconnected. One of the FCC's current initiatives is the Rural Digital Opportunity Fund. In Alachua County, two bidders won auctions through this fund: Windstream won about \$1 million, and SpaceX won about \$300,000. These companies have no more than 10 years to complete their projects nationwide.

For those that are connected, the FCC strives to ensure the provision of a minimum speed of 100/20 Mb/s. Latency speed – the time it takes to send data from one point to another – is also a key factor in understanding internet access. The FCC accounts for a minimum download speed of 25 megabits per second and upload speed of three megabits per second in its estimates of broadband access. That low-latency rate makes it difficult to perform tasks like schoolwork, video calls, or job interviews. Therefore, increasing speeds across the city, for example, by increasing fiberoptic infrastructure, is key.

Alachua County has budgeted \$15 million of its American Rescue Plan Act (ARPA) funds for broadband infrastructure to help close the gap in access to internet services. Alachua County also has a Broadband Initiative which involves a survey administered by the Local Technology Planning Team to evaluate and map the internet/broadband needs for all residents in Alachua County, particularly those living in underserved areas.

As part of Alachua’s Broadband Initiative, locals can take an internet speed test, or log that they have no internet onto the office of broadband's page at www.floridajobs.org. They can also answer a paper survey that was sent out through direct mail. Over 1,000 people — less than 1% of the county population — have taken the test to date. Approximately 95% of respondents who report having no service say that there is none available in their area, while about 5% say that it is too expensive. The results of this survey will help to inform the use of the ARPA broadband infrastructure funds.

In addition, on February 2, 2023, Governor Ron DeSantis announced that the City of Gainesville would be awarded \$1,438,610 through the Broadband Opportunity Grant Program for a project adding 27 miles of fiber optic cable to the city’s existing network. The project will provide 193 unserved locations within Alachua County with minimum symmetrical download and upload speeds of 100 mpbs.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Depending on the zip code, the following nine companies are available throughout Gainesville:

Company	Speed	Connection Type	Starting Price Per Month
T-Mobile 5G Home Internet	33-245 Mbps	5G	\$50
AT&T Internet	5 Gbps	IPBB, Fiber	\$55
Kinetic by Windstream	3 Gbps	DSL, Fiber	\$39.99
Cox	2 Gbps	Cable, Fiber	\$49.99
GRUCom	120 Mbps	Fiber	-
Viasat	150 Mbps	Satellite	\$49.99
HughesNet	50 Mbps	Satellite	\$49.99
Starlink	50-220 Mbps	Satellite	\$90
EarthLink	100 Mbps	5G	\$64.95

Table 48 – Broadband Service Providers

AT&T and Cox are considered the top private internet providers in Gainesville. AT&T provides the fastest internet in the City of Gainesville. Cox is the preferred company for those looking for both cable and fiber optic and is rated best for cable. GRUCom is the largest fiber-optic internet service provider in Gainesville, covering 15% of the city while AT&T only covers 3.363% of the city (allconnect.com). GRUCom, a division of Gainesville Regional Utilities, has been installing fiberoptic since the late 1990s. Viasat and Starlink are the fastest satellite connection companies.

Several providers are not available in various parts of the city. For example, Kinetic by Windstream is not available in most of the city but is available in northeast Gainesville zip code 32609. AT&T is not available in zip code 33610. Overall, T-Mobile, Viasat, and HughesNet are the most widely available throughout the city. Earthlink has the lowest availability throughout the city.

A 2019 study for the City of Gainesville performed by CCG Consulting titled *Gainesville, Florida Community Broadband Study* looked at the feasibility of building extremely low-cost or even free municipal broadband to all residents in the city. A municipal fiber network lowers prices for everybody in the market. Challenges identified in the study include finding an estimated \$113 million to finance the infrastructure within the city limits, a lack of a current market to sell pure revenue bonds for a fiber network, and likely potential efforts by incumbent providers to delay or derail the effort through legislation or lawsuits. However, there is a big advantage in the fact that GRUCom, Gainesville’s public utility company, already operates a telecom division with an extensive fiber network.

The top six providers are all comparably priced at \$40 to \$55/month. However, with so little fiber coverage and therefore little competition between the top providers, the aforementioned 2019 study found that Gainesville has some of the highest rates for the “triple play” (broadband, cable television, and telephone services) in the country.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Gainesville is in Central Florida. Although the community may not be directly impacted by rising coastal seas, residents are already experiencing other impacts of climate change including stronger and more frequent storms, higher average sustained temperatures, and vector migration. In the future, Gainesville will be at risk of inland flooding, extreme heat, high winds, forest fires, and pandemics.

There have been 16 recorded natural disasters in Alachua County, which is near the national average of 15, including 8 Presidentially declared disasters (City-Data.com). The most severe storm event was Hurricane Irma, a Category 5 hurricane that impacted 34,462 properties in Alachua County in 2017 (Risk Factor by Streetlight Foundation).

The two greatest risks to Gainesville are extreme wind and extreme heat. Average maximum wind speeds in Gainesville are higher now than they were 30 years ago. Hurricane Irma, for example, had 1-min sustained wind speeds up to 178 mph and 3-second wind gusts up to 228 mph in Gainesville. Approximately 98% of homes in Gainesville have at least some risks of wind damage (Risk Factor by Streetlight Foundation).

A hot day "feels like" temperature in Gainesville is 107° F. Three or more consecutive days where the "feels like" temperature meets or exceeds the local definition of a "hot day" is considered a heat wave. Thirty years ago, the likelihood of a three-day or longer heat wave in Gainesville was 13%. This year, there is a 45% likelihood, and in 30 years the likelihood will be 88%. Gainesville is expected to experience 7 hot days this year. Due to a changing climate, Gainesville is likely to experience 21 days above 107° F in 30 years. Considering both how heat in the area compares to the rest of the country, and how things like shade, greenspace, and proximity to water affect heat, 98% of homes in Gainesville have a Severe Heat Factor (Risk Factor by Streetlight Foundation).

Different neighborhoods in Gainesville have different risks and levels of vulnerability due to factors such as population density, transportation management, water management, shade, growth, and development, and more. For example, dense urban areas such as downtown are at greater risk of pandemics, while parts of the city at the urban interface where the forest meets the city are most vulnerable to forest fires. Wind can knock down trees and cut off access to utilities depending on the location of substations and electrical infrastructure. While heat may be a bigger issue in parts of the city that are further from bodies water, flooding is a bigger issue for properties located closer to bodies of water. A changing climate means that shocks like severe thunderstorms, and stressors like increased heat will become more frequent, and the location of vulnerabilities may also change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

There are 2,507 properties in Gainesville that have a greater than 26% chance of being severely affected by flooding over the next 30 years (Risk Factor by Streetlight Foundation). Hurricane Ian demonstrated how stronger hurricanes can reach inland communities that are unprepared for the rainfall and strong winds. If a 100-year flood occurs in Gainesville today, it could affect 2,244 properties (Risk Factor by Streetlight Foundation). Portions of Gainesville along Hogtown Creek are part of river watersheds that are vulnerable to flooding from rising water, as indicated in Alachua County's Local Mitigation Strategy (LMS).

There are 34,287 properties in Gainesville that have some risk of being affected by wildfire over the next 30 years. However, the level of risk for properties in Gainesville is moderate based on factors like surrounding vegetation and humidity.

There are also concentrations of mobile home parks that exist on the outskirts of Gainesville's city boundary. These manufactured homes, especially those built before 1994, are more vulnerable to severe storms.

The loss of these housing units due to flood or fire could significantly decrease access to a portion of the city's affordable units available to low-income families. In addition, flooding or fire often leads to hazardous living conditions. Many low-income households do not have the means to correct substandard conditions or rebuild their homes, which increases the risk of displacement and/or homelessness.

Alachua County's Local Mitigation Strategy (LMS) identifies eight repetitive flood loss (RL) properties in the county, meaning they have had two flood insurance claims of over \$1,000 in a ten year period. One is in the Sugarfoot area in the City of Gainesville. The County sends the owner of this property information about the NFIP annually as part of the Community Rating System process.

The top project prioritized by the City of Gainesville Public Works in the Alachua County Local Mitigation Strategy is the Florida Park Berm, a flood control project. Florida Park is a moderate-income single-family neighborhood in Gainesville located east of the Loblolly Woods Nature Park. Hogtown Creek originates in Loblolly Woods and has a tributary, Rattlesnake Creek, that runs through the Florida Park neighborhood. Unfortunately, the City's proposal was determined not to be cost effective and the Phase 1 (study) grant was closed, and the Phase 2 (construction) grant will not be awarded. Projects submitted to the LMS Working Group for prioritization are assessed against the CDC's Social Vulnerability Index (SoVI), with projects benefiting areas of higher vulnerability receiving higher scores.

The University of Florida's Shimberg Housing Data Clearinghouse created a Housing Coastal Flood Hazard Exposure tool which identifies assisted multifamily housing properties that are vulnerable to various flood hazards. Of the 40 assisted properties identified within the City of Gainesville, one is at a "Medium" risk, and 15 are at a "Low" risk, particularly to 100-year floods and 500-year floods. Of those at some risk, two are facilities for people with disabilities and one is for the elderly, and most were constructed in the 1970s and 1990s. The "Medium" risk property is a 178-unit structure located at 316 S.W. 62nd Boulevard near Terwilliger Pond Conservation Area and Clear Lake Nature Park.

All jurisdictions are required to comply with the minimum requirements of the Florida Building Code regarding building within flood hazard areas. As of 2002, when the Florida Building Code was first adopted, all jurisdictions in the state are required to ensure that new construction can withstand hurricane-force winds, including the use of shutters or impact-resistant glass in all openings. Older homes, especially those constructed prior to 2002, are more vulnerable to the impacts of disasters. Most of the city's housing stock was built between 1950-1979, placing many of these units at risk, some of which may be occupied by Gainesville's low-income residents.

The North Central Florida Regional Planning Council (NCFRPC) did a study published in October 2011 titled *North Central Florida Economic and Disaster Resiliency Study* that identified the location of older buildings in Gainesville. The highest number of the oldest residential structures in the city, built between 1853 and 1939, are located downtown in Tract Number 500, Block Group 5. The highest number of structures built between 1940 and 1949 can be found in Tract Number 1000, Block Group 4, located north of the University of Florida. The highest number of structures built between 1950 and 1959 can be found in Tract Number 400, Block Group 3, located north of downtown. The highest number of structures built between 1960 and 1969 can be found in Tract Number 1702, Block Group 1, located in the western portion of the city. The highest number of structures built between 1970 and 1979 can be found in Tract Number 1202, Block Group 1, located in the northwestern portion of the city.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The strategic plan is the framework for how the city will invest its CDBG and HOME funding for PY 2023-2027 based on the data and information analyzed in the needs assessment, market analysis, and in consideration of stakeholder input. The strategic plan outlines goals and outcomes for addressing priority needs and is divided into the following sections:

Geographic Priorities – The city will primarily allocate CDBG and HOME funds citywide based on current needs, the availability of funds, and program capacity.

Priority Needs – Funds are allocated based on priority needs established from analysis of the needs assessment, market analysis, and from public input. The city identified three priority needs including: increasing access to affordable housing, increasing access to public services, and program administration.

Influence of Market Conditions – In making funding decisions, the city will also consider housing market conditions. Housing market considerations include the limited availability of affordable housing, high incidence of housing cost burden, and housing costs that are significantly higher than fair market rents. Changes in the housing market will also influence funding allocations including fluctuating interest rates, housing supply and demand, current loan products, and home prices.

Anticipated Resources –The city anticipates having available \$6,785,970 of CDBG and \$3,181,745 of HOME funding for PY 2023-2027, based on annual funding allocations.

Institutional Delivery Structure – The city’s institutional delivery structure is comprised of the organizations or departments that will carry out program objectives. The Office of Housing and Community Development is responsible for overall program administration.

Goals – The city has set five goals to address priority needs including: housing rehabilitation, homeowner assistance, new construction of affordable housing, the provision of public services, and planning and administration.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

1	Area Name:	Citywide
	Area Type:	Citywide
	Other Target Area Description:	N/A
	Identify the neighborhood boundaries for this target area.	City of Gainesville boundaries.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The needs assessment, market analysis, and community meetings determined that various areas throughout the city suffer from a lack of affordable housing and that homeless and special needs populations require public/social services to reduce poverty.
	Identify the needs in this target area.	The City of Gainesville needs access to and production of affordable housing, access to assistance and supportive services to reduce homelessness, and increased and improved social services to low-income, vulnerable, youth, elderly, and special needs populations.
	What are the opportunities for improvement in this target area?	Opportunity to increase affordable housing and the provision of services to provide decent housing and a suitable living environment for all Gainesville residents.
	Are there barriers to improvement in this target area?	The City of Gainesville faces a shortage in funding and financing available for the types of revitalization and housing projects needed to address priority needs. There are also significant barriers related to Not In My Backyard concerns across the city, particularly in high opportunity neighborhoods.
2	Area Name:	East Gainesville
	Area Type:	Local Target Area
	Revitalization Type:	Comprehensive

<p>Identify the neighborhood boundaries for this target area.</p>	<p>The East Gainesville target area includes five focus areas, which are also Gainesville’s CDBG target areas: (1) Porters Community, (2) Duval, (3) Southeast/Five Points, (4) 5th Avenue/Pleasant Street, and (5) University Avenue/Hawthorne Road Corridor. Includes portions of three census tracts (5, 6, and 7) and is bounded on the north by NE 15th Ave., on the south by SE 41st Ave., on the west by Main Street, and on the east by SE 43rd St.</p>
<p>Include specific housing and commercial characteristics of this target area.</p>	<p>The East Gainesville target area is characterized by high levels of poverty, high housing cost burden and poor economic prospects. The percentage of low- and moderate-income households in each of the census tracts are as follows: census tract 5 - 60%; 6 - 69%; 7 - 69% (LMISD FY2022).</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The needs assessment, market analysis, input received from the community determined that East Gainesville suffers from a lack of affordable housing and is in significant need of comprehensive revitalization. The specific census tracts identified for the East Gainesville target area are also identified as racially/ethnically concentrated areas of poverty (R/ECAPs). During this process, the city engaged with residents, public housing residents, neighborhood leaders, social service providers, and adjacent and regional government entities to identify needs in the target area.</p>
<p>Identify the needs in this target area.</p>	<p>The East Gainesville target area requires considerable investment in rehabilitation, new construction, economic development projects, quality of life improvements, infrastructure improvements including sewer and sidewalks, and transportation services.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>Opportunity for code enforcement and improved infrastructure to provide a suitable living environment and increase affordable housing through new construction or rehabilitation of existing units to maintain affordable housing stock.</p>

	Are there barriers to improvement in this target area?	The City of Gainesville, overall, faces a shortage in funding and financing available for the types of revitalization and housing projects needed to address priority needs. There are also significant barriers related to Not In My Backyard concerns across the city, particularly in high opportunity neighborhoods.
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Table 49 - Geographic Priority Areas

General Allocation Priorities

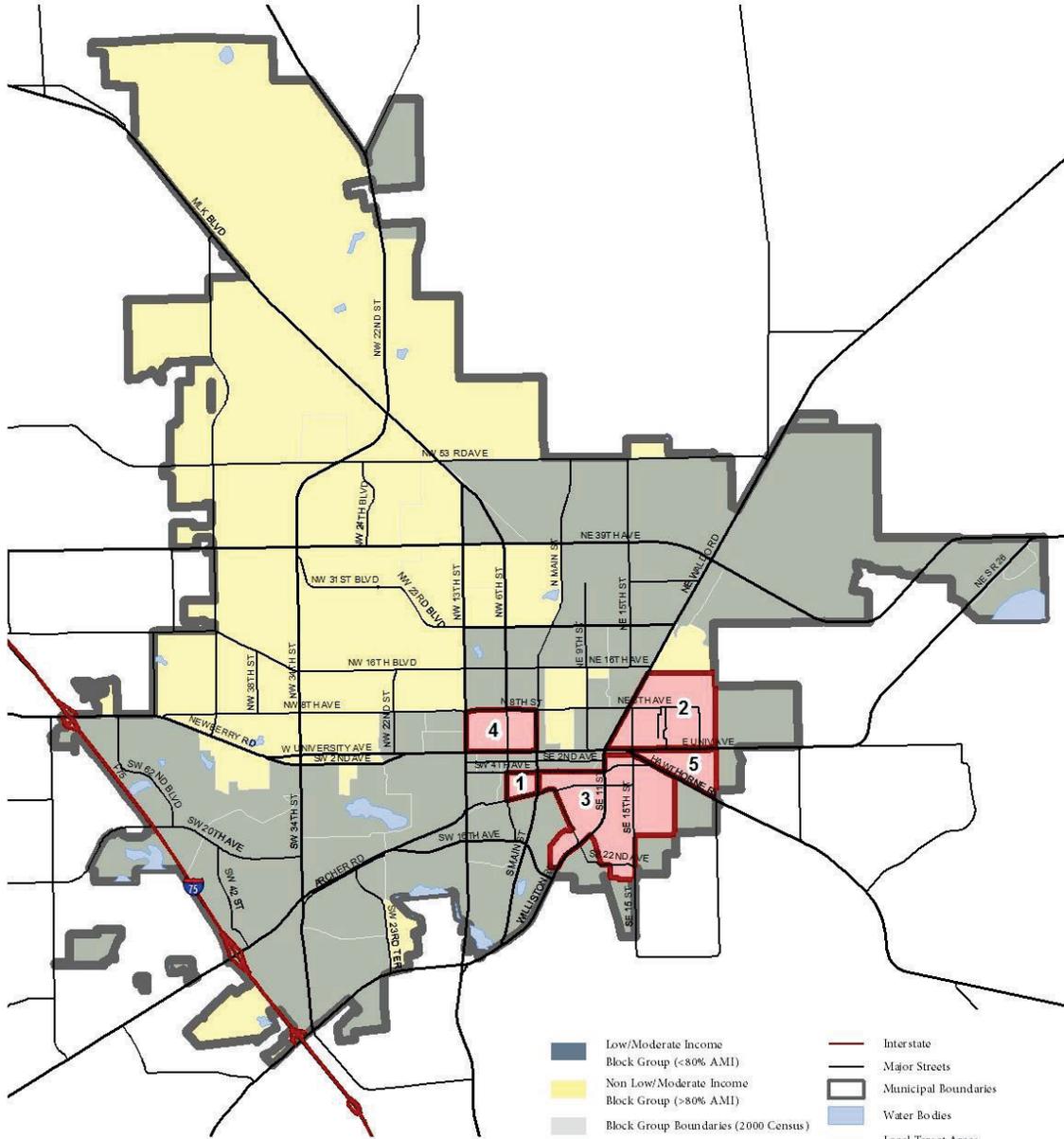
Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Gainesville will determine the allocation of investments based on level of need, scale level of the project, and availability of funding. The plan goals established are intended to benefit eligible residents citywide, therefore funding allocations will not be based on geographic preference. New construction activities will likely be targeted in areas of opportunity which align with CDBG eligible low-income target areas. There are census tracts in the city containing high concentrations of student housing, making these areas less likely to be suitable for housing rehabilitation, homeownership assistance, development of new affordable housing, or public service activities that would benefit Gainesville’s LMI population.

In addition, CDBG funds are intended to provide low and moderate income (LMI) households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. The system for establishing the geographic priority for the selection of these projects in the City of Gainesville is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of LMI residents
- Affirmatively furthering fair housing
- Coordination and leveraging of resources
- Sustainability and/or long-term impact
- The ability to demonstrate measurable progress and success

Priority CDBG funding areas include areas where the percentage of LMI persons is 51% or higher.



Low/Moderate Income Block Group (<80% AMI)
 Non Low/Moderate Income Block Group (>80% AMI)
 Block Group Boundaries (2000 Census)

Interstate
 Major Streets
 Municipal Boundaries
 Water Bodies
 Local Target Areas
 1 - Porters Community
 2 - Duval
 3 - Southeast / Five-Points
 4 - Fifth Avenue / Pleasant Street
 5 - University Avenue / Hawthorne Road Corridor

Base Source: Florida Geographic Data Library, v10a;
 Block Group Source: 2000 US Census Tiger Line Files;
 CDBG Eligibility Source: US Dept. of Housing and Urban Development FY 2012 Low/Moderate Income (LMI) Data;
 LMI is defined as having a household income less than 80% of the Area Median Income.
 June 2013



SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Public Housing Residents</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p> <p>Persons with HIV/AIDS and their Families</p> <p>Victims of Domestic Violence</p> <p>Veterans</p> <p>At-Risk Youth</p> <p>Homeless Persons</p>
	Geographic Areas Affected	Citywide
	Associated Goals	<p>Housing Rehabilitation</p> <p>Homeowner Assistance</p> <p>New Construction</p>
	Description	Support the provision of decent housing by increasing the availability/accessibility of affordable housing. The city will address the priority need by funding activities including moderate or substantial homeowner rehabilitation; homeownership assistance; and new construction of affordable housing.

	Basis for Relative Priority	The city conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.
2	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Homeless Persons
	Geographic Areas Affected	Citywide
	Associated Goals	Public Service Assistance
	Description	Support availability/accessibility to decent housing and a suitable living environment by funding organizations providing essential services for low-income and limited clientele populations. The city will assist non-profit organizations in carrying out public service activities assisting low-income families and households, vulnerable populations, homeless and at-risk of becoming homeless, special needs, youth, seniors, individuals with disabilities, and victims of domestic violence.

	Basis for Relative Priority	The city conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.
3	Priority Need Name	Planning and Administration
	Priority Level	High
	Population	N/A
	Geographic Areas Affected	Citywide
	Associated Goals	Planning and Administration
	Description	Management and operation of tasks related to administering and carrying out the city's HUD CDBG and HOME programs.
	Basis for Relative Priority	The city conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.

Table 50 – Priority Needs Summary

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<ul style="list-style-type: none"> • Availability of affordable single family and multifamily rental housing stock for families of all sizes. • Availability of voucher programs. • Availability of enforcement agencies to regulate eligibility terms and conditions of tenant based rental assistance program. • Local land use policies and jurisdiction comprehensive planning goals that support the development of multi-family housing stock. • High rates of cost burden and severe cost burden especially for LMI renters.
TBRA for Non-Homeless Special Needs	<ul style="list-style-type: none"> • Availability of affordable single family and multifamily rental housing stock for individuals with disabilities and their families. • Availability of voucher programs. • Availability of enforcement agencies to regulate eligibility terms and conditions of tenant based rental assistance programs. • Availability of enforcement agencies to regulate accommodations and modifications for individuals with disabilities and their families. • Availability of supportive housing services. • Local land use policies and jurisdiction comprehensive planning goals that support the development of accessible multi-family housing stock for individuals with disabilities and their families. • High rates of cost burden and severe cost burden especially for LMI renters. • Lower household income of individuals with special needs.
New Unit Production	<ul style="list-style-type: none"> • Local land use policies and jurisdiction comprehensive planning goals that support the development of accessible multifamily housing stock for persons with disabilities and their families. • Current cost of materials for new unit production. • Availability of incentives to developers to produce new single family and multi-family affordable housing units. • Loss of affordable housing stock. • Limited supply of decent, affordable housing that represents the housing need based on size and household income.

<p>Rehabilitation</p>	<ul style="list-style-type: none"> • Current cost of materials for rehabilitation. • Availability of funding for housing rehabilitation activities. • Condition of housing units. • Age of housing stock.
<p>Acquisition, including preservation</p>	<ul style="list-style-type: none"> • Availability of funding for acquisition activities. • Evaluation of fair market prices for home purchases. • Cost of materials for redevelopment of historic housing structures. • Increasing home values. • Fluctuating interest rates. • Stricter lending requirements and underwriting criteria. • Availability of loan products. • Inventory of homes for sale.

Table 51 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The city anticipates having available \$6,785,970 in CDBG and \$3,181,745 in HOME funding for PY 2023-2027. Funds will be used to carry out goals that will address the priority needs identified in this strategic plan including increasing access to affordable housing and providing critical services to Gainesville's most vulnerable residents.

Program income received will be used towards similar activities from which it was produced, and these funds will be allocated on an annual basis in accordance with the Annual Action Plan. The city will also make efforts to leverage funds to maximize benefit to the Gainesville community, particularly for the creation of affordable housing.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Affordable Housing Public Services Planning & Admin	\$1,357,194	\$0	\$0	\$1,357,194	\$5,428,776	The CDBG Entitlement program provides annual grants to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.
HOME	Federal	Affordable Housing CHDO Set-Aside Planning & Admin	\$636,349	\$5,000	\$0	\$641,349	\$2,545,396	HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions.

Table 52 - Anticipated Resources

**Note – First year allocation includes \$5,000 of program income.*

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

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

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

The HOME program requires a 25% match which may be reduced by HUD if the city is distressed or suffered a presidentially declared disaster. Due to fiscal distress, HUD has granted the city a 50% match reduction based on the calculation below. The city will meet match requirements through the State Housing Initiatives Partnership (SHIP) funds, cash contributions from homebuyers participating in the down-payment assistance program, 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, wastewater and reclaimed water systems, and the city's land donation program which identifies clusters of vacant city-owned parcels and donates them for development of affordable housing.

FY 2023 Calculations

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

% Poverty – 29.72 \$PCI (<\$26,375) - \$27,294 Fiscal Distress – 50%

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

The City of Gainesville has a Land Donation Pilot Program which identifies clusters of vacant city-owned parcels and uses a competitive solicitation process to choose an affordable housing developer to develop

the parcels. A Request for Proposals (RFP) was previously published for the first 12 parcels, which are located within a six-block area. The city recently identified 20 additional surplus city-owned properties having no program designation that could potentially be suitable for the development of affordable housing. The city will thoroughly assess each property to determine suitability to accommodate residential housing.

The city also has Ordinance 200870 which is meant to identify surplus city-owned and escheated properties. Under this ordinance, the city identified 19 escheated properties that will be evaluated for affordable housing. Escheated properties are unclaimed or abandoned properties that the government has the right to take ownership of.

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

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

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

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Gainesville Board of City Commissioners	Government	Economic Development Non-homeless special needs Ownership Planning Rental Neighborhood Improvements Public Facilities Public Services	Jurisdiction
Office of Housing and Community Development	Government	Planning Economic Development Homelessness Non-Homeless Special Needs Ownership Rental Neighborhood Improvements Public Facilities Public Services	Jurisdiction
Citizens Advisory Committee for Community Development	Government	Planning	Jurisdiction
Gainesville Housing Authority	PHA	Public Housing	Jurisdiction
Alachua County Housing Authority	PHA	Public Housing	Regional
United Way of North Central Florida (CoC Lead)	Non-Profit Organization	Homelessness	Regional
Neighborhood Housing & Development Corporation	CHDO	Ownership	Jurisdiction

Table 53 - Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System

Although the delivery system in the city features significant investment and service options, the Continuum of Care outlined a set of goals in the 2020 Action Plan to address gaps in the shelter and housing inventory and service delivery system. These goals can be applied to the delivery of services citywide for all sub-populations needing services and are intended to address the following gaps:

Access to available, affordable units:

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

Access to services:

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

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

Education and awareness:

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

Sufficient standardized policies:

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

Agency coordination:

Non-profit organizations serving qualifying populations operate on limited budgets and are not guaranteed permanent funding, therefore it is necessary to ensure funds are directed appropriately to

effectively decrease homelessness. Coordination amongst funders will identify common priority needs leading to more impactful solutions being funded.

Landlord participation:

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

Data accuracy:

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

Availability of services targeted to homeless persons and persons with HIV and mainstream services.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	

Child Care	X	X	
Education	X	X	
Employment & Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
Food Banks/Nutrition Programs	X	X	
Youth Programs	X	X	

Table 54 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

Homelessness is a multi-faceted and challenging issue at the individual-, family-, and community-level. In its current incarnation, the service delivery system in the City of Gainesville for persons experiencing homelessness is primarily centered on emergency shelter and short-term assistance. This is principally served through the Grace Marketplace and other emergency shelters operating in the city. Emergency shelters include services in addition to beds.

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

The current delivery system meets the needs of the homeless and its sub-populations in the following ways:

Shelter

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

Supportive Services

Throughout the direct consultations with local organizations serving those nearing or experiencing homelessness, victim service providers, and PHAs, there was a general consensus that supportive services for housing location and case management to sustain housing are not provided to the extent needed. Specifically mentioned among a few providers were supportive services, specifically, for care navigation and intensive case management services for permanent supportive housing programs. Providers shared that there needed to be more resources dedicated to supportive services for serving all of the qualified populations. Specifically mentioned multiple times was the difficulty in locating affordable housing suitable for the qualifying populations due to conditions imposed on the rental market directly related to the pandemic and there is little to no resources to fund supportive service helping the qualifying populations with navigation of service systems and housing location assistance.

Tenant-Based Rental Assistance

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

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

Permanent Supportive Housing

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

Affordable Housing

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

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

The service delivery system in the city features significant investment and service options for emergency shelter, substance abuse and mental health, and counseling. There are notable gaps in the service delivery system, however. Mobility subsidies in the forms of transportation options for persons experiencing homelessness is a cause for concern, as well as a lack of HIV/AIDS support services, particularly for Blacks/African Americans living in East Gainesville.

In previous Consolidated Planning exercises conducted by the city, a lack of mobile clinics was identified as an impediment in the service delivery structure. Addressing this need, the Gainesville Opportunity Center operates a mobile health clinic that serves the public and persons experiencing homelessness. The mobile clinic has significantly expanded access to health services in the city, particularly for target populations.

In addition, the city recognizes that permanent housing, rapid re-housing, and decreasing the possibility of returning to homelessness are top priorities. These are areas where there are gaps in the system.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

The city plans to continue support to non-profit service providers that offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent and reduce homelessness. The city also commits to:

- Assisting the United Way of North Central Florida, as the lead agency for the Continuum of Care, in their efforts to improve coordination between service providers.
- Continuing to support programs that assist the homeless or those at risk of becoming homeless.
- Promoting and encouraging the development of programs that facilitate the transition from homelessness into permanent housing, in particular through rapid rehousing.
- Coordinating with the Continuum of Care, non-profit service providers, and other organizations to establish additional permanent supportive housing options.
- Supporting the establishment of additional permanent supportive housing options through identification of funding sources, technical assistance with applications, and other means of support.

The City of Gainesville has identified priority needs in this plan including increasing access to affordable housing and increasing/improving access to public services. Resources are being dedicated to these priorities to help overcome the gaps identified. The market has been analyzed to direct funds to the areas/services that need them. The continuing analysis of all underserved areas, funding, and services throughout the Consolidated Plan period will allow the city to see if the gaps in institutional structure are being properly addressed or if changes are needed. If changes in the housing market or changes in other housing relating funding impacts the needs and goals, the plan will be amended to reflect it.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2023	2027	Affordable Housing	Citywide	Affordable Housing	<u>CDBG</u> \$4,278,776 <u>HOME</u> \$1,875,000	Homeowner Housing Rehabilitated: 140 Units Rehabilitated
2	Homeowner Assistance	2023	2027	Affordable Housing	Citywide	Affordable Housing	<u>HOME</u> \$163,571	Direct Financial Assistance to Homebuyers: 12 Households Assisted
3	New Construction	2023	2027	Affordable Housing	Citywide	Affordable Housing	<u>CDBG</u> \$150,000 <u>HOME</u> \$825,000	Homeowner Housing Added: 30 Units Constructed
4	Public Service Assistance	2023	2027	Homeless; Non-Homeless Special Needs; Non-Housing Community Development	Citywide	Public Services	<u>CDBG</u> \$1,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 4100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning and Administration	2023	2027	Planning and Administration	Citywide	Planning and Administration	<u>CDBG</u> \$1,357,194 <u>HOME</u> \$318,174	N/A

Table 55 – Goals Summary

Goal Descriptions

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

4	Goal Name	Public Service Assistance
	Goal Description	Promote a suitable living environment through funding public service activities including homeless services; elderly services; and at-risk youth services.
5	Goal Name	Planning and Administration
	Goal Description	Operate HUD programs and manage activities to carry out the city's CDBG and HOME grants. Activities include staff salaries, financial responsibility, and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Fair Housing Plan.

Table 56 – Goals Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The city estimates that it will use CDBG and HOME funds to provide affordable housing in a variety of forms (housing rehabilitation, homeowner assistance, and new construction) to a total of 182 extremely low-income, low-income, and moderate-income families. Income categories served are dependent on the activity and are determined at the time of eligibility verification. Income categories benefitted will be reported annually in the city's Consolidated Annual Performance and Evaluation Report (CAPER).

In addition, the city will fund public service activities targeted towards the homeless population to assist the homeless or at-risk of becoming homeless to obtain stable and affordable housing.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Gainesville Housing Authority is not currently subject to a Section 504 Voluntary Compliance Agreement to create more accessible units.

GHA entered into a Voluntary Compliance Agreement (VCA) in 2008 to remedy the fair housing deficiencies. The VCA was completed and closed in October 2016. Since then, GHA has adopted a goal to target available resources to families with disabilities and to continue its focus on meeting the accessibility needs of residents and applicants.

As of the most recent five-year plan, GHA is reporting progress in meeting this goal by receiving funding for 67 Mainstream Vouchers for Non-Elderly Disabled since 2019.

Activities to Increase Resident Involvement

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

The strategic plan included a goal for self-sufficiency and independent living with the purpose of ensuring all its residents are linked to the critical support services that will provide opportunities for self-sufficiency and/or independent living. Objectives under this goal to increase resident involvement include:

- Creating resident action plans to guide residents and lead them to self-sufficiency.
- Increase participation in job training programs.
- Develop a resident analysis of needs per property to target funding opportunities and programs to assist specific resident populations.
- Establish social gatherings for residents to encourage resident participation.
- Launch civic engagement programs to increase social awareness.

The Gainesville Housing Authority offers several self-sufficiency programs residents are encouraged to participate in including a job training and entrepreneurial program and Strive4Success which the

Gainesville Housing Authority partners with community leaders CareerSource North Central Florida and Santa Fe College to work with residents in discovering ways to use their talents to make income.

GHA also promotes resident participation by encouraging resident councils. A resident council has been formed at the Oak Park development to help foster the relationship with GHA, promote resident initiatives, self-sufficiency, various programs and activities, and to build a stronger sense of community pride.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the ‘troubled’ designation

The Gainesville Housing Authority has not been designated by HUD as troubled.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

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

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

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

The city is making efforts at policy reform including the recent passing of an ordinance allowing multi-family housing in single-family residential zones. Not In My Back Yard (NIMBY) Syndrome, the social and financial stigma of affordable housing, lead to significant resistance presenting a barrier to the ordinance remaining in place. The policy reform effort was rescinded in 2023.

Policy also impacted the housing market during the COVID-19 pandemic and altered the long-term supply of housing. Social distancing and quarantine requirements lead to an increased demand for housing and Gainesville, along with the rest of the nation, experienced an unprecedented and hostile market. Record low interest rates, low inventory, and high demand drove up housing prices, pricing out homebuyers. Rents also increased at an exorbitant rate. Post pandemic, Gainesville's housing market has not corrected due to inflation. High home and land values and cost of labor and materials are impeding the development of affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

On a triennial basis, the city re-evaluates and adopts an Affordable Housing Incentive Plan as part of the Local Housing Assistance Plan (LHAP). The LHAP is required to participate in the State Housing Initiatives Partnership (SHIP) program, which is exclusively meant to address affordable housing needs throughout the State of Florida. The City also has an Affordable Housing Advisory Committee (AHAC) in relation to its SHIP program that must review policies and procedures, ordinances, land development regulations and the comprehensive plan policies established and adopted by the City Commission while making recommendations on specific actions to encourage or facilitate affordable housing. Gainesville's Affordable Housing Incentive Plan contains the following incentives: expedited permitting; ongoing review process; reservation of infrastructure capacity for housing for low- and very-low-income persons; preparation of an inventory of locally owned public lands suitable for affordable housing; support of affordable housing development near transportation hubs, major employment centers and mixed-use developments; allowance of accessory residential units in residential zoning districts; allowance of flexibility in densities for affordable housing; reduction of parking and setback requirements for affordable housing; allowance of flexible lot configurations, including zero lot line configurations, for affordable housing; and modification of tree mitigation requirements.

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

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

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

Diversify Funding Sources

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

Increase Zoning Flexibility with a Focus on Accessory Dwelling Units

- Facilitate the Increase of Accessory Dwelling Units

- Allow More Housing Types and Sizes “By Right”
- Provide Development Incentives and Waive or Reduce Fees for Affordable Housing
- Expedite Review Processes Whenever Possible

Increase Equity by Promoting Permanent Affordability

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

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

The city has made progress on several strategies outlined in its planning documents including revising public policy to allow for Accessory Dwelling Units (ADUs) to increase availability of affordable units. The city is currently reporting 121 ADUs existing within city limits, some of which are located near or in CDBG target areas. The city has also identified 32 city-owned surplus properties and 19 escheated properties which will be evaluated for their potential to accommodate residential development.

SP-60 Homelessness Strategy – 91.215(d)

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

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

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

Addressing the emergency and transitional housing needs of homeless persons.

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

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

In North Central Florida, the community, rather than a single agency, is responsible for homeless services, including helping people make the transition to permanent housing and independent living. The

community is represented by the United Way of North Central Florida, which is the Continuum of Care (CoC) for the following five counties: Alachua, Bradford, Gilchrist, Levy and Putnam. The mission of the United Way is to make homeless within its service area rare, brief and non-recurring.

The city supports the United Way and participates in its programs. United Way operates a coordinated entry system that matches available housing and services with homeless persons. Clients of agencies that participate in the coordinated entry system are briefly assessed (using an assessment tool known as the VI-SPDAT) to determine their vulnerability and chances for success in the available housing and service programs. To qualify for any funds from or through the City, agencies must participate in the coordinated entry system.

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

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

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

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

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

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards.

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

The City of Gainesville will implement numerous strategies to mitigate lead-based paint issues. All contracts specify agreement and compliance with Lead Safe Work Practices. Rehabilitation projects conducted on properties built before 1978 will be tested for lead, with results shared with each homeowner and any lead found mitigated prior to working on the home if applicable. The city's Housing Rehabilitation Specialist is trained and certified in Lead Safe Work Practices. The Housing Rehabilitation Specialist will also provide lead information to all homeowners that receive residential rehabilitation services, and the city requires that all contractors and subcontractors receive Lead Safe Work Practices training and certification.

The City of Gainesville requires inspection of units undergoing rehabilitation through the Housing and Community Development Division's many housing programs. This inspection includes documentation of the year built, names and ages of the children living in the unit (if under 7 years), and whether the children have symptoms of elevated blood lead levels (EBL). If any child has symptoms, then all chewable surfaces up to five feet from the ground will be tested and abated (i.e., covered or removed).

For every rehabilitation project, the resident is given an educational pamphlet on the dangers of lead-based paint, including the age of homes affected, age group most susceptible, symptoms of EBL and whom to contact if symptoms are evident. Children residing in rehabilitation projects found to have lead-based paint hazards are referred to the Alachua County Health Department for screening and treatment.

Each substandard housing unit to be rehabilitated is inspected and tested by a licensed inspector to identify lead-based paint hazards. A report with the rehabilitation approach and strategy to eliminate lead hazards is issued to the city's Housing and Community Development Division and the homeowner by the inspector(s).

Additionally, the city will continue to support agencies in Gainesville that screen residents for elevated blood lead levels (EBL) and inspect housing units for lead-based paint hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

Lead is a toxic metal that was used for many years in painting and was banned for residential use in 1978. Exposure to lead can result in health concerns for both children and adults. Children under six years of age are most at risk because their developing nervous systems are especially vulnerable to lead's effects and because they are more likely to ingest lead due to their more frequent hand-to-mouth behavior.

According to the most recent CHAS data available, of Gainesville's units built prior to 1980 with children present, 10% have a risk of lead-based paint hazards for owner-occupied units and 9% of renter-occupied units have the same risk. This is a relatively low risk compared to the total number of units built prior to 1980 in Gainesville which is about 40% of the housing stock. The city's lead policy and strategies practiced in its housing and community development programs directly reduces exposure to lead-based paint and mitigates existing lead hazards for Gainesville residents. The city provides public education to increase awareness of lead hazards and provides information on how to prevent lead poisoning. The city increases public awareness of lead hazards by following the notification and disclosure requirements of 24 CFR Part 35. For all housing built pre-1978 that is acquired or rehabilitated with CDBG or HOME funding, the city provides the potential buyer or tenant with the HUD pamphlet "Protect Your Family from Lead in Your Home" and a disclosure with a lead warning statement.

How are the actions listed above integrated into housing policies and procedures?

The City of Gainesville has written policies for its rehabilitation program and follows HUD regulations for lead-based paint best practices. Policies include:

- The Housing Rehabilitation Specialist will inspect/test any rehabilitation projects where lead safe regulations are triggered by the home's age or scope of work.
- Contracts for rehabilitation where a home is pre-1978 will only be awarded to a contractor, or subcontractor with a Lead: Renovation, Repair and Painting certification.
- When federal funds are being used, an Environmental Review Worksheet to include a Lead Safe Housing Rule checklist is included. If any items are triggered a decision is made on whether to mitigate or look for other funding sources for the project.
- The Housing Rehabilitation program provides the general rehabilitation necessary to bring the structure into compliance with applicable building codes, rehabilitation standards, and lead-based paint regulations.
- Costs of inspecting, testing, and abatement of lead-based paint and asbestos containing materials pursuant to applicable regulations are eligible program costs.
- Homeowners will be provided with the requisite brochure and homeowners must sign a certification that they have reviewed and understand the lead paint information.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Poverty is a complex issue that affects housing stability, health, education, and employment opportunities for Gainesville’s most vulnerable residents. Gainesville recognizes that reducing poverty is a multi-layered issue requiring proper planning and a coordinated approach to delivery of programs and services. The city’s anti-poverty strategy involves the following components:

Intentional Planning

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

- Affordable Housing Action Plan
- Gainesville Community Reinvestment Area 10-Year Plan
- HUD 5-Year Consolidated Plan
- Analysis of Impediments to Fair Housing Choice
- Local Housing Assistance Plan
- Comprehensive Plan
- Strategic Plan – Multipart Housing Motion
- Continuum of Care Strategic Plan
- Public Housing Authority 5-Year Plan

Building and Maintaining Partnerships

The city will continue to coordinate with its trusted partners and nurture long-standing relationships with organizations providing pivotal programs and services to Gainesville’s poverty-level families and households including low-income, homeless, and special needs populations. Partner agencies are on the ground addressing poverty through outreach, case management, health services, employment training, housing counseling, food delivery services, elder care, youth development, accessibility, fair housing, and more.

The city also maintains partnerships with developers, Realtors, lenders, title companies, the housing authority, and other housing providers and will continue to work with leaders in the housing industry to reduce poverty through housing stability.

Providing Essential Programs and Services

Through its local, state, and federal resources, the city will continue to fund programs and services critical to reducing the number of poverty-level families and households in Gainesville. Public and social service programs provide housing and economic security for many of Gainesville's low-income and vulnerable residents to promote self-sufficiency and upward mobility. Without essential services, many do not have the ability to overcome poverty which becomes a generational issue. The city funds various organizations on an annual basis to help with operations and build capacity to enhance the provision of services and will continue to utilize its CDBG and HOME funds to maximize benefit. CDBG funding will support programs that are designed to help families gain self-sufficiency such as childcare programs and job training and creation programs. The City of Gainesville will take the following steps to promote self-sufficiency and reduce the number of households living below the poverty level:

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

- GHA will continue the Family Self Sufficiency program that gives families the opportunity to receive housing under the HCV program as well as supportive services for them to obtain an education and/or job training and secure permanent employment.

The city is also committed to increasing access to affordable housing and providing housing stability for its residents, which is key to reducing poverty. The city will continue to promote and support affordable housing strategies being carried out through housing and community development, housing authority, and community reinvestment programs. Those strategies include zoning reforms, housing rehabilitation, infill housing development, land donation program, LIHTC-ConnectFree, Community Land Trusts, Housing Choice Vouchers, and new construction of affordable units.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The consolidated plan is one of many intentional planning documents the city will use to carry out its anti-poverty strategy. Through the comprehensive housing needs assessment and market analysis process the city better understands the housing and community development needs of its residents and will implement impactful strategies to address needs and reduce poverty. During the 2023-2027 program years covered under this consolidated plan, the city will select projects for funding that are designed to benefit its most vulnerable residents living in poverty including low-income, homeless or at-risk of becoming homeless, elderly, and special needs populations. In many cases, poverty reducing efforts will be carried out through the city’s trusted community partners. The Housing and Community Development Division will collaborate with non-profits, other city departments, and local organizations that operate programs with the goal of reducing the poverty level in the city. Actions the city may implement include:

- Continuing to work with developers of affordable housing projects that are close to employment centers.
- Targeting federal resources to neighborhoods that have a high poverty rate.
- Providing tax incentives to businesses and residents that create job opportunities especially for low- and moderate-income persons.
- Supporting programs that provide education, training, and services to low-income households that encourage housing stability and improve the quality of life of residents.
- Continue initiatives to increase the supply of affordable housing available to poverty level families including providing persons who are homeless or at risk of becoming homeless with rental assistance and access to supportive services.

The city’s Strategic plan and Annual Action Plan focus on reducing the cost of housing, increasing access to available affordable units, maintain the existing affordable housing stock, providing essential services, increasing economic opportunities for LMI persons and vulnerable populations, and increasing the

earnings potential for LMI persons, all of which are core anti-poverty strategies. The priority needs identified in this plan derive directly from the anti-poverty strategies mentioned above.

SP-80 Monitoring – 91.230

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

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

The City of Gainesville conducts both desk and on-site monitoring of its sub-recipients. Through these procedures, the City HCD Staff can determine whether program participant's performance meets CDBG and HOME program requirements. Problems and/concerns found during the monitoring process allowed staff to immediately provide technical assistance to the sub-recipients in improving their performance by providing guidance and making recommendations.

The city is responsible for monitoring the agreements administered under the CDBG and HOME programs and advising sub-recipients and program participants on their performance. On average, the city conducts both financial and programmatic monitoring on an annual basis for public service projects. These activities undergo a desk audit review and risk analysis. This includes projects still in their required affordability period. The risk analysis may indicate a site visit is warranted. On capital projects, the city has a designated Project Manager that will see the project through to completion. Once the project is finished, an annual review is conducted to ensure the project is still functioning as required in the program participant contract.

In addition, the City of Gainesville has project tracking procedures that ensure all phases of the projects are executed properly. To make certain the city continues to meet timeliness tests for both the CDBG and HOME programs, review of grant applications and continual monitoring of existing projects is a focus of administration.

The HCD staff reviews open activities in IDIS quarterly and communicates with Project Managers about any timeliness concerns. This review ensures accomplishments are achieved to meet a National Objective and that funds are drawn in a timely manner. To ensure that all HOME compliance deadlines are met, an internal spreadsheet has been designed to help track the status of housing projects. Staff from the Housing and Community Development Division periodically reviews the expenditures rates of HOME projects as well as the development schedule to ensure that expenditures and completion deadlines are met.

The Housing and Community Development staff continues to monitor affordable housing projects to ensure they meet long-term compliance with affordability and regulatory requirements. All monitoring efforts delineated above are being implemented to meet Gainesville's goals and objectives as outlined in the Consolidated Plan.

Expected Resources

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

Introduction

The city anticipates having available \$1,357,194 in CDBG and \$641,349 (including \$5,000 in program income) in HOME funding for PY 2023-2024. Funds will be used to carry out goals that will address the priority needs identified in the city's five-year strategic plan including increasing access to affordable housing and providing critical services to Gainesville's most vulnerable residents.

Program income received will be used towards similar activities from which it was produced, and these funds will be allocated on annual basis in accordance with the Annual Action Plan. The city will also make efforts to leverage funds to maximize benefit to the Gainesville community, particularly for the creation of affordable housing.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Affordable Housing Public Services Planning & Admin	\$1,357,194	\$0	\$0	\$1,357,194	\$5,428,776	The CDBG Entitlement program provides annual grants to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.
HOME	Federal	Affordable Housing CHDO Set-Aside Planning & Admin	\$636,349	\$5,000	\$0	\$641,349	\$2,545,396	HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions.

Table 57 - Expected Resources – Priority Table

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

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

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

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

FY 2023 Calculations

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

% Poverty – 29.72 \$PCI (<\$26,375) - \$27,294 Fiscal Distress – 50%

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

The City of Gainesville has a Land Donation Pilot Program which identifies clusters of vacant city-owned parcels and uses a competitive solicitation process to choose an affordable housing developer to develop the parcels. A Request for Proposals (RFP) was previously published for the first 12 parcels, which are located within a six-block area. The city recently identified 20 additional surplus city-owned properties having no program designation that could potentially be suitable for the development of affordable housing. The city will thoroughly assess each property to determine suitability to accommodate residential housing.

The city also has Ordinance 200870 which is meant to identify surplus city-owned and escheated properties. Under this ordinance, the city identified 19 escheated properties that will be evaluated for affordable housing. Escheated properties are unclaimed or abandoned properties that the government has the right to take ownership of.

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

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

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2023	2024	Affordable Housing	Citywide	Affordable Housing	<u>CDBG</u> \$855,755 <u>HOME</u> \$375,000	Homeowner Housing Rehabilitated: 28 Units Rehabilitated
2	Homeowner Assistance	2023	2024	Affordable Housing	Citywide	Affordable Housing	<u>HOME</u> \$32,714	Direct Financial Assistance to Homebuyers: 3 Households Assisted
3	New Construction	2023	2024	Affordable Housing	Citywide	Affordable Housing	<u>CDBG</u> \$30,000 <u>HOME</u> \$165,000	Homeowner Housing Added: 6 Units Constructed
4	Public Service Assistance	2023	2024	Homeless; Non-Homeless Special Needs; Non-Housing Community Development	Citywide	Public Services	<u>CDBG</u> \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 820 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning and Administration	2023	2024	Planning and Administration	Citywide	Planning and Administration	<u>CDBG</u> \$271,439 <u>HOME</u> \$63,635	N/A

Table 58 – Goals Summary

Goal Descriptions

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

4	Goal Name	Public Service Assistance
	Goal Description	Promote a suitable living environment through funding public service activities including homeless services; elderly services; and at-risk youth services.
5	Goal Name	Planning and Administration
	Goal Description	Operate HUD programs and manage activities to carry out the city's CDBG and HOME grants. Activities include staff salaries, financial responsibility, and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Fair Housing Plan.

Table 59 – Goals Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

The city will undertake various projects during PY 2023-2024 focused on providing decent affordable housing, creating a suitable living environment, and expanding economic opportunity for residents. The city will utilize their HUD CDBG and HOME grant allocations to carry out activities intended to address priority needs in the community and ensure the greatest impact to beneficiaries.

Projects

CDBG Program	
1	CDBG Administration
2	Center for Independent Living, Inc.
3	Gainesville Housing Development & Management Corporation (GHDMC)
4	Rebuilding Together North Central Florida – Critical Home Repair
5	Neighborhood Housing and Development Corporation (NHDC) - Program Delivery
6	Alachua Habitat for Humanity
7	City HCD Housing Rehabilitation - Program Delivery
8	City HCD Homeowner Housing Rehabilitation - CDBG
9	City HCD House Replacement Rehab
10	City HCD Roof Program
11	Black-on-Black Crime Task Force
12	ElderCare of Alachua County
13	Family Promise of Gainesville, Inc.
14	Girl Scouts of Gateway Council, Inc.
15	Helping Hands Clinic, Inc. (General)
16	Helping Hands Clinic, Inc. (Women)
17	St. Francis House (Arbor House)
18	St. Francis House (Emergency Shelter)
19	Episcopal Children's Services
20	Girls Place, Inc.
21	Southcare Nursing Center
22	Star Center Children's Theatre
23	City of Gainesville - Cold Weather Shelter Program
HOME Program	
24	HOME Administration
25	Neighborhood Housing and Development Corporation (NHDC) - <i>CHDO</i>
26	Alachua County Housing Authority
27	Alachua Habitat for Humanity

28	Gainesville Housing Development & Management Corporation (GHDMC)
29	The Hutchinson Foundation
30	City HCD Housing Rehabilitation - HOME
31	City HCD House Replacement Program
32	City HCD Down-Payment Assistance Program
33	City HCD HOME Program Delivery

Table 60 – Project Information

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

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

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

The priority ranking system is as follows:

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

There are various challenges to meeting underserved needs within the community whether it be funding restrictions, organizational capacity, lacking partnerships, unwillingness of landlords to participate in housing programs, the housing market, or economic conditions. Most recently, the COVID-19 pandemic presented multiple challenges to serving Gainesville’s low-income and vulnerable populations as services were shut down and there was significant job loss across the community. Post pandemic, inflation has

created a hostile housing market exacerbating the affordable housing crisis and making it difficult for the city to carry out their housing programs.

The city continues to utilize all possible resources and seek leveraging opportunities to better serve Gainesville most vulnerable residents. The current housing market and economic environment also serve as barriers to meeting needs. The city fully utilizes its CDBG and HOME funds to assist in meeting underserved needs. Leveraging efforts with public and private funding agencies are also made to supplement federal funds and increase the resources available to address community needs.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$271,438.80
	Description	Support operations for the CDBG Program. Funds will be used for staff salaries and prepare HUD required documents including the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	The City will use funds for program administration including staff salaries and to prepare HUD required documents including the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).
2	Project Name	Alachua Habitat for Humanity, Inc.
	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing

	Funding	CDBG: \$20,000
	Description	The City will provide program delivery funds for the new construction of houses that are mortgaged at 0% interest funded through the HOME program. CDBG funding will support partial costs for construction staff salary to assist in the offset of the total cost of the construction project.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable – Program Delivery Costs to support HOME-funded project (See Project #25)
	Location Description	Citywide
	Planned Activities	Program Delivery for New Construction
	3	Project Name
Target Area		Citywide
Goals Supported		Housing Rehabilitation
Needs Addressed		Affordable Housing
Funding		CDBG: \$45,000
Description		The program intends to build wheelchair ramps for Gainesville residents who are wheelchair users with significant disabilities and cannot afford a ramp. Wheelchair ramp recipients will be individuals with disabilities who meet Federal low to very low-income requirements.
Target Date		9/30/2024
Estimate the number and type of families that will benefit from the proposed activities		Project will assist eight (8) LMI persons with disabilities.
Location Description		Citywide
Planned Activities	ADA accessibility ramps	
4	Project Name	Gainesville Housing Development & Management Corporation
	Target Area	Citywide
	Goals Supported	New Construction

	Needs Addressed	Affordable Housing
	Funding	CDBG: \$40,000
	Description	The City will provide program delivery funds for the new construction of a new affordable home with two accessory dwelling units, one attached and one detached on a single-family lot. Actual construction will be supported utilizing funds through the HOME program. CDBG funding will support partial costs for construction staff salary to assist in the offset of the total cost of the construction project.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable – Program Delivery Costs to support HOME-funded project (See Project #26)
	Location Description	Citywide
	Planned Activities	Program Delivery for New Construction
5	Project Name	Rebuilding Together North Central Florida
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$65,000
	Description	The program will focus efforts and expertise toward helping ensure LMI households have decent, safe, and sanitary living conditions via improvements in home safety, security, and accessibility. Eligible repairs will include roofing, HVAC, water heaters, emergency plumbing, emergency electrical and accessibility repairs.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Project will assist eight (8) LMI households
	Location Description	Citywide
Planned Activities	Housing Rehabilitation – Emergency Repairs	
	Project Name	Neighborhood Housing and Development Corporation

6	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$15,000
	Description	The City will provide program delivery funds for the new construction of affordable homes. Actual construction will be supported utilizing funds through the HOME program. CDBG funding will support partial costs for construction staff salary to assist in the offset of the total cost of the construction project.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable – Program Delivery Costs to support HOME-funded project (See Project #27)
	Location Description	Citywide
	Planned Activities	Program Delivery for New Construction
7	Project Name	City HCD Housing Rehabilitation Program Delivery - CDBG
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$350,000
	Description	Program delivery and administration of the housing rehabilitation program including intake of applications, income qualifications, waitlist management, RFP for contractors, inspections, and closeouts.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
Planned Activities	Program Delivery for HCD housing rehabilitation activities	

8	Project Name	City HCD Housing Rehabilitation - CDBG
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$140,000
	Description	The City will ameliorate hazardous conditions and maintain the existing affordable housing stock through the rehabilitation of housing units.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The project will assist 2 low-to moderate-income households
	Location Description	Citywide
	Planned Activities	Housing rehabilitation
9	Project Name	City HCD Roof Program - CDBG
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$35,756
	Description	The city will maintain the existing affordable housing stock by providing emergency roof repairs for low-income households.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 2 low-to moderate-income households
	Location Description	Citywide
	Planned Activities	Roof repair through housing rehabilitation
10	Project Name	City HCD House Replacement Program - CDBG
	Target Area	Citywide

	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$175,000
	Description	Homes that are inspected and deemed to be ineligible for rehabilitation due to cost of rehabilitation compared to the value of the home will be re-built through this program to meet qualifications and maintain the affordable housing stock.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 1 low-to moderate-income household
	Location Description	Citywide
	Planned Activities	Demolition and new construction
11	Project Name	Black-On-Black Crime Task Force, Inc.
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Serves youth (grades K-8) at the Pineridge Neighborhood Center, who come to the center each day after school and during the summer. Ongoing activities include family support, child development, health, nutrition, academic tutoring and safety programs.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 11-15 LMI at-risk youth
	Location Description	Citywide
	Planned Activities	Child/Youth Services – child development, health, nutrition, academic tutoring

12	Project Name	ElderCare of Alachua County
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$21,000
	Description	The Senior Meal Program intends to serve qualifying Gainesville seniors. The locations of the proposed project are congregate meal sites and client homes in Gainesville. Funds will be used only for the cost of meals.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist seventeen (17) low-to moderate-income senior citizens
	Location Description	Citywide
	Planned Activities	Elderly Services – Senior Meal Program
13	Project Name	Family Promise of Gainesville
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$21,000
	Description	Family Promise of Gainesville is a shelter for families with children who mission is to provide wraparound services that help families secure stable housing. Family Promise coordinates with local churches to shelter families until permanent housing is secured.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist eighteen (18) very low-to low-income homeless families/households.
Location Description	Citywide	

	Planned Activities	Homeless Prevention Services
14	Project Name	Girls Place, Inc.
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$11,000
	Description	The BrainPower program intends to provide a mental health program serving girls, ages 5-14. The program will emphasize social and emotion learning group activities and processes as a preventive mental health approach.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist fifteen (15) low-to moderate-income at-risk youth.
	Location Description	Citywide
	Planned Activities	Youth Services
15	Project Name	Girl Scouts of Gateway Council, Inc.
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	To provide character-building activities through Girl Scouts Community Development troops for disadvantaged girls from low-income, targeted neighborhoods. Challenging, fun and experiential activities will empower girls to develop attitudes, skills and behaviors that characterize strong leadership. Girls will be encouraged to take increasing responsibility for designing and implementing their own age-appropriate activities which facilitate the building of positive character traits, self-esteem and service to the communities. These activities will provide opportunities for them to see how their actions can impact the lives of others.
	Target Date	9/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 80 at-risk youth (girls)
	Location Description	Citywide
	Planned Activities	Youth services including character building and community service.
16	Project Name	Helping Hands Clinic, Inc. (General)
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	This project will improve the effectiveness of healthcare service to homeless patients; meet performance measures; improve access to laboratory and imaging studies; and improve access to pharmaceuticals, laboratory/imaging, and vision care.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 225 homeless persons
	Location Description	Citywide
	Planned Activities	Homeless Healthcare Services
17	Project Name	Helping Hands Clinic, Inc. (Women’s Clinic)
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000

	Description	Women’s Health and Empowerment Project goals are to improve the health of homeless and uninsured women by providing gynecological exams and follow-up care, including female health screenings, STD testing/treatment and improved access to needed pharmaceuticals, laboratory/imaging, vision care and other contracted health-related services.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 225 uninsured homeless and/or poor women
	Location Description	Citywide
	Planned Activities	Healthcare Services for Homeless Women
18	Project Name	St. Francis House (Arbor Housing Transition)
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$17,000
	Description	Arbor House intends to provide case management services to low, very low and extremely low income homeless women who are either single, pregnant, or have children and are living in permanent supportive housing.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist eleven (11) low, very low and extremely low income homeless women.
	Location Description	Citywide
	Planned Activities	Supportive housing services for women
19	Project Name	St. Francis House (Emergency Shelter)
	Target Area	Citywide

	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$19,000
	Description	The Emergency Shelter project intends to serves homeless individuals and families who otherwise would be living on the streets or in places not meant for habitation. The program also assists employable shelter guests in gaining employment, and finding permanent, sustainable housing.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Project will assist ninety-one (91) homeless persons
	Location Description	Citywide
	Planned Activities	Homeless services.
20	Project Name	Southcare Nursing Center
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	Improve the overall health and well-being of LMI homebound and displaced severely ill patients and their families by providing health nutritious meals. Additionally, provide the same to those who do not have access to this service.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Project will assist fifteen (15) homeless persons.
	Location Description	Citywide
	Planned Activities	Nutritional Support
	Project Name	Star Children’s Theatre

21	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Arts Enrichment program for at-risk youth. Educate, challenge and inspire young people through the arts. Super S.M.A.R.T. (Stimulating Minds Through the ARTS) Academy program will provide youth the opportunity to receive professional training through the arts.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Project will assist 40 LMI youth
	Location Description	Citywide
	Planned Activities	Youth Services
22	Project Name	Episcopal Children’s Services
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$11,000
	Description	Head Start Program serving pre-school children in the City of Gainesville. Program is designed to identify the most vulnerable young neighbors in the community, emphasizing those with the most acute needs, including Children in LMI families (lowest income with the highest needs); Children experiencing homelessness; Children in foster care; and Children with disabilities.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Project will assist 215 LMI children
	Location Description	Citywide

	Planned Activities	Homeless services.
23	Project Name	City of Gainesville Cold Weather Shelter Project
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	Support non-profit organizations who provide temporary emergency shelter services and other support services for homeless persons (showers, laundry, meals, storage of personal items, case management), during periods of cold weather (defined as temperatures forecast to fall below 45 degrees Fahrenheit for at least 3 hours) or other emergencies caused by extraordinary circumstances that threaten the physical health and/or welfare of homeless persons. Priority shall be given to homeless families with children (age 18 years and under) and/or homeless youth (age 18 years and under).
	Target Date	9/30/24
	Estimate the number and type of families that will benefit from the proposed activities	Project will assist sixty (60) homeless persons
	Location Description	Citywide
	Planned Activities	Temporary weather-related and/or other city-authorized emergency shelter and services for the homeless
24	Project Name	HOME Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	HOME: \$63,634.90
	Description	Support operations for the HOME Program. Funds will be used for staff salaries and prepare HUD required documents including the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).
	Target Date	9/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	The City will use funds for program administration including staff salaries and to prepare HUD required documents including the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).
25	Project Name	Alachua Habitat for Humanity –New Construction
	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	HOME: \$22,000
	Description	The City will provide funds for the new construction of houses that are mortgaged at 0% interest. Principle payments are then fed back into the program; recycling capital investment. The program is established for first-time LMI homebuyers who will reside in the incorporated city limits, who are willing to contribute sweat equity to the construction of their new home.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The project will assist two (2) low-to moderate-income households
	Location Description	Citywide
	Planned Activities	New Construction
26	Project Name	Gainesville Housing Development and Management Corporation – New Construction
	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	HOME: \$22,000

	Description	The City will provide program delivery funds for the new construction of a new affordable home with two accessory dwelling units, one attached and one detached on a single-family lot.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Project will assist three (3) LMI households by providing affordable rental units for the following special needs populations: elderly, handicap, disabled or veteran.
	Location Description	Citywide
	Planned Activities	New Construction
27	Project Name	Neighborhood Housing and Development Corporation – New Construction
	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	HOME: \$95,452.35
	Description	The City will provide funds for the new construction or rehabilitation to three (3) homes within the incorporated city limits. These units will be constructed as affordable housing units and sold to income-eligible first-time homebuyers. NHDC will use a portion of the HOME funds toward the construction of these homes and will provide down payment assistance to the new homebuyers. Use of funds will be divided between the properties.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist three (3) low-to moderate-income households
	Location Description	Citywide
Planned Activities	New Construction and/or Housing Rehabilitation	
28	Project Name	The Hutchinson Foundation
	Target Area	Citywide
	Goals Supported	New Construction

	Needs Addressed	Affordable Housing
	Funding	HOME: \$26,000
	Description	This total new construction project will consist of twenty-four units. 8-10 of the units will be affordable homes. This will be a mixed economic community that promotes growth and sustainability of the families.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist four (4) low-to moderate-income households.
	Location Description	Citywide
	Planned Activities	New Construction
29	Project Name	Alachua County Housing Authority (ACHA) – Phoenix Accessible Duplex
	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	HOME: \$30,000
	Description	This project is to build one fully accessible duplex unit in the Phoenix neighborhood. Each unit will be two-bedroom, allowing for a resident and caretaker or small family situation
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist two (2) low income households
	Location Description	Citywide
Planned Activities	New Construction	
30	Project Name	City HCD Housing Rehabilitation - HOME
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation

	Needs Addressed	Affordable Housing
	Funding	HOME: \$147,262
	Description	The City will ameliorate hazardous conditions and maintain the existing affordable housing stock through the rehabilitation of housing units.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The project will assist 3 low-to moderate-income households
	Location Description	Citywide
	Planned Activities	Housing rehabilitation
31	Project Name	City HCD House Replacement Program - HOME
	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	HOME: \$175,000
	Description	Homes that are inspected and deemed to be ineligible for rehabilitation due to cost of rehabilitation compared to the value of the home will be re-built through this program to meet qualifications and maintain the affordable housing stock.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 1 low-to moderate-income household
	Location Description	Citywide
	Planned Activities	Demolition and new construction
32	Project Name	City HCD Down-Payment Assistance Program - HOME
	Target Area	Citywide
	Goals Supported	Homeowner Assistance
	Needs Addressed	Affordable Housing

	Funding	HOME: \$30,000
	Description	The city will support access to affordable housing and homeownership opportunities by providing down payment assistance to homebuyers, alleviating costs of purchasing a home.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 2 low-income households
	Location Description	Citywide
	Planned Activities	Down Payment Assistance
	33	Project Name
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	HOME: \$25,000
	Description	Program delivery and administration of the housing rehabilitation program including intake of applications, income qualifications, waitlist management, RFP for contractors, inspections, and closeouts.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Program Delivery for HCD housing rehabilitation activities

Table 61 – Project Summary

AP-50 Geographic Distribution – 91.220(f)

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

The City of Gainesville adheres to all program-specific eligibility requirements when allocating funds. Gainesville will be allocating funds citywide. However, funds often result in assisting low-income beneficiaries residing in minority concentration areas of the city, which includes census tracts 19.02, 15.15, 15.17, and 15.19. Low-income areas are also designated in East Gainesville in portions of census tracts 5, 6, and 7. The low-income census tracts identified meet the HUD definition of at least 51% of households having incomes at or below 80% of the area median income.

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

Geographic Distribution

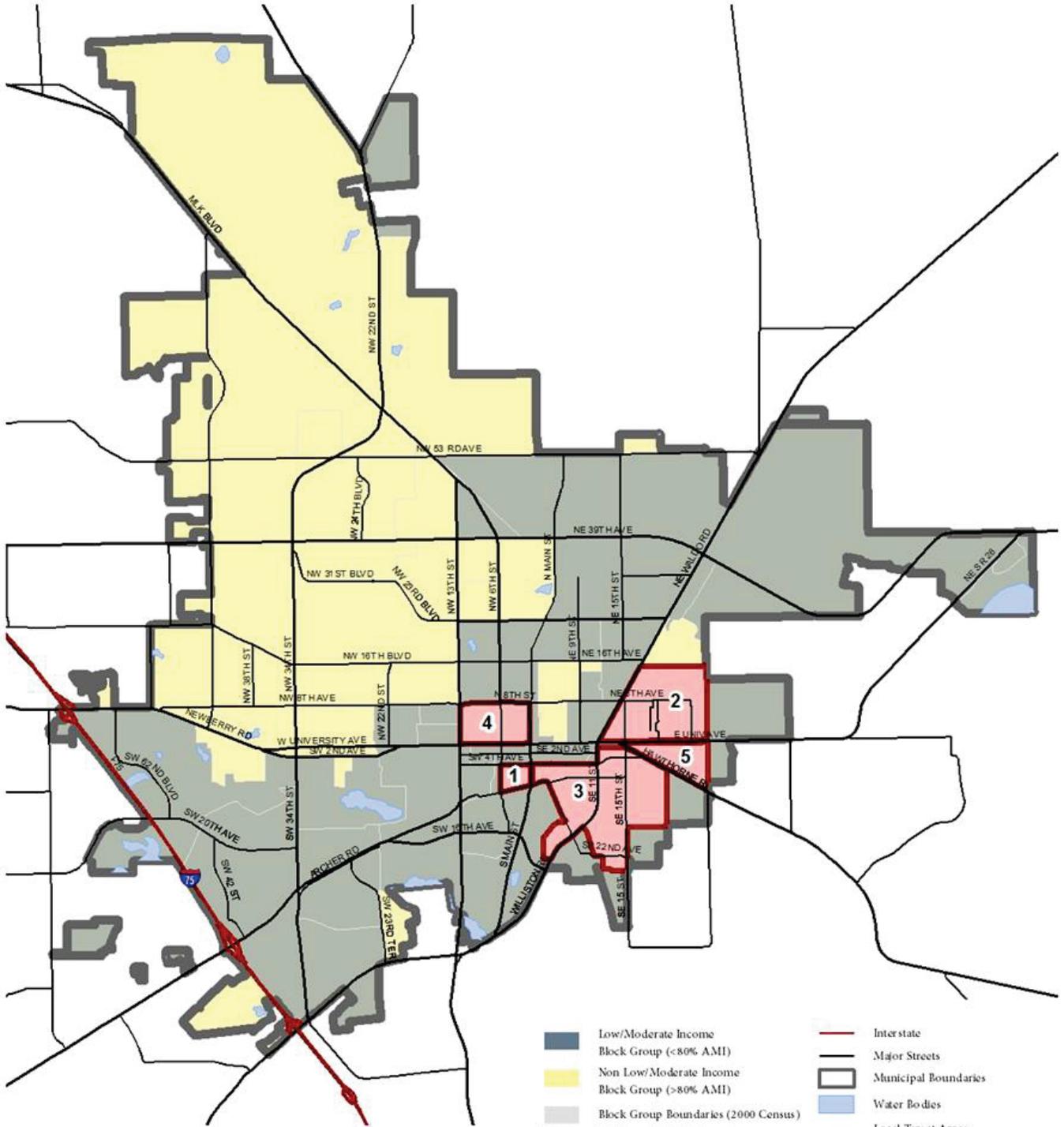
Target Area	Percentage of Funds
Citywide	100%

Table 62 - Geographic Distribution

Rationale for the priorities for allocating investments geographically.

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

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



Block Group Source: 2000 US Census Tiger Line Files;
 CDIG Eligibility Source: US Dept. of Housing and Urban
 Development FY 2012 Low/Moderate Income (LMI) Data.
 LMI is defined as having a household income less than
 80% of the Area Median Income.
 June 2013

Local Target Areas
 1 - Porters Community
 2 - Duval
 3 - Southeast / Five-Points
 4 - Fifth Avenue / Pleasant Street
 5 - University Avenue / Hawthorne Road Corridor

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	26
Special-Needs	11
Total	37

Table 63 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	6
Rehab of Existing Units	28
Acquisition of Existing Units	3
Total	37

Table 64 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

In PY 23, GHA will continue to efficiently manage its public housing units and acquire or develop new through GHDMC as opportunities arise. GHA will also ensure that housing choice vouchers are used to maintain the number of affordable and decent rental units in the private rental market and will apply for additional housing choice vouchers should funds become available through HUD.

The city will continue its down-payment and closing cost assistance programs to assist public housing residents who seek to become homeowners. In addition, the city does plan to work with and provide funding to GHDMC during PY 23 and will continue to review GHA's annual plans for consistency with the city's Consolidated Plan. The city will continue to coordinate with GHA regarding their plans to develop, redevelop and modernize GHA's project-based housing communities.

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

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

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

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

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

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

During PY 23, the City will continue to fund housing development projects that create new housing units for lower income households as well as operate its down-payment assistance program.

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

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

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

Introduction

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

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

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

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

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

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

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

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

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

In North Central Florida, the community, rather than a single agency, is responsible for homeless services, including helping people make the transition to permanent housing and independent living. The community is represented by the United Way of North Central Florida, which is the Continuum of Care (CoC) for the following five counties: Alachua, Bradford, Gilchrist, Levy and Putnam. The mission of the United Way is to make homeless within its service area rare, brief and non-recurring.

The city supports the United Way and participates in its programs. United Way operates a coordinated entry system that matches available housing and services with homeless persons. Clients of agencies that participate in the coordinated entry system are briefly assessed (using an assessment tool known as the VI-SPDAT) to determine their vulnerability and chances for success in the available housing and service programs. To qualify for any funds from or through the City, agencies must participate in the coordinated entry system.

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

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

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

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

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

Discussion

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

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

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

Introduction:

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

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

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

The city is making efforts at policy reform including the recent passing of an ordinance allowing multi-family housing in single-family residential zones. Not In My Back Yard (NIMBY) Syndrome, the social and financial stigma of affordable housing, lead to significant resistance presenting a barrier to the ordinance remaining in place. The policy reform effort was rescinded in 2023.

Policy also impacted the housing market during the COVID-19 pandemic and altered the long-term supply of housing. Social distancing and quarantine requirements lead to an increased demand for housing and Gainesville, along with the rest of the nation, experienced an unprecedented and hostile market. Record low interest rates, low inventory, and high demand drove up housing prices, pricing out homebuyers. Rents also increased at an exorbitant rate. Post pandemic, Gainesville's housing market has not corrected due to inflation. High home and land values and cost of labor and materials are impeding the development of affordable housing.

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

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

On a triennial basis, the city re-evaluates and adopts an Affordable Housing Incentive Plan as part of the Local Housing Assistance Plan (LHAP). The LHAP is required to participate in the State Housing Initiatives Partnership (SHIP) program, which is exclusively meant to address affordable housing needs throughout the State of Florida. The City also has an Affordable Housing Advisory Committee (AHAC) in relation to its SHIP program that must review policies and procedures, ordinances, land development regulations and the comprehensive plan policies established and adopted by the City Commission while making recommendations on specific actions to encourage or facilitate affordable housing. Gainesville's Affordable Housing Incentive Plan contains the following incentives: expedited permitting; ongoing review process; reservation of infrastructure capacity for housing for low- and very-low-income persons; preparation of an inventory of locally owned public lands suitable for affordable housing; support of affordable housing development near transportation hubs, major employment centers and mixed-use developments; allowance of accessory residential units in residential zoning districts; allowance of flexibility in densities for affordable housing; reduction of parking and setback requirements for affordable housing; allowance of flexible lot configurations, including zero lot line configurations, for affordable housing; and modification of tree mitigation requirements.

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

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

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

Diversify Funding Sources

- Linkage Fees

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

Increase Zoning Flexibility with a Focus on Accessory Dwelling Units

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

Increase Equity by Promoting Permanent Affordability

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

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

The city has made progress on several strategies outlined in its planning documents including revising public policy to allow for Accessory Dwelling Units (ADUs) to increase availability of affordable units. The city is currently reporting 121 ADUs existing within city limits, some of which are located near or in CDBG target areas. The city has also identified 32 city-owned surplus properties and 19 escheated properties which will be evaluated for their potential to accommodate residential development.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs.

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

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

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

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

Actions planned to foster and maintain affordable housing.

Affordable housing is a challenge faced nationwide. It is important for a community to foster and maintain affordable housing to keep the housing market balanced and fair. The city will continue its commitment to furthering fair housing and maintaining affordable housing by conducting a housing equity plan in 2023 that will assess affordable housing and fair housing issues in accordance with HUD regulations. The assessment will include a comprehensive review of administrative policies and zoning ordinances to

ensure they do not interfere with affordable housing efforts.

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

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

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

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

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

Activities proposed in the PY 2023-2024 Annual Action Plan demonstrate continued efforts to provide decent housing for special needs populations, including the homeless, elderly and homeowners with a severe cost burden by: providing funding for housing rehabilitation and homeownership activities; supporting social service organizations that provide temporary housing, transitional housing and counseling services to the homeless population and to those at risk of becoming homeless; and supporting social service organizations to help make their services to low income families more affordable, thereby reducing the cost burden.

Actions planned to reduce lead-based paint hazards.

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

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

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

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

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

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

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

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

Intentional Planning

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

- Affordable Housing Action Plan
- Gainesville Community Reinvestment Area 10-Year Plan
- HUD 5-Year Consolidated Plan
- Analysis of Impediments to Fair Housing Choice
- Local Housing Assistance Plan

- Comprehensive Plan
- Strategic Plan – Multipart Housing Motion
- Continuum of Care Strategic Plan
- Public Housing Authority 5-Year Plan

Building and Maintaining Partnerships

The city will continue to coordinate with its trusted partners and nurture long-standing relationships with organizations providing pivotal programs and services to Gainesville’s poverty-level families and households including low-income, homeless, and special needs populations. Partner agencies are on the ground addressing poverty through outreach, case management, health services, employment training, housing counseling, food delivery services, elder care, youth development, accessibility, fair housing, and more.

The city also maintains partnerships with developers, Realtors, lenders, title companies, the housing authority, and other housing providers and will continue to work with leaders in the housing industry to reduce poverty through housing stability.

Providing Essential Programs and Services

Through its local, state, and federal resources, the city will continue to fund programs and services critical to reducing the number of poverty-level families and households in Gainesville. Public and social service programs provide housing and economic security for many of Gainesville’s low-income and vulnerable residents to promote self-sufficiency and upward mobility. Without essential services, many do not have the ability to overcome poverty which becomes a generational issue. The city funds various organizations on an annual basis to help with operations and build capacity to enhance the provision of services and will continue to utilize its CDBG and HOME funds to maximize benefit. CDBG funding will support programs that are designed to help families gain self-sufficiency such as childcare programs and job training and creation programs. The City of Gainesville will take the following steps to promote self-sufficiency and reduce the number of households living below the poverty level:

- Continue to support homebuyer training programs and homebuyer assistance programs for low- and moderate-income persons.
- Continue to support public-private partnerships for increasing homeownership among low- and moderate-income persons.
- Coordinate with Gainesville Regional Utilities (GRU) to provide energy audits to low- and moderate-income homeowners, as well as owners of rental properties housing low- and moderate-income renters, to reduce the cost of utilities.

- Provide energy conservation training as part of the homeowner rehabilitation program, as well as post-purchase homeowner education.
- Support existing weatherization and energy conservation retrofit programs and encourage new programs that further reduce home and rental unit utility costs.
- Target eligible public housing residents, recipients of Section 8 tenant assistance and Family Self Sufficiency Program graduates for homebuyer assistance.
- Follow the requirements of the Section 3 program and requires that contractors and developers participating in projects that include housing rehabilitation, housing construction, or any other construction funded with CPD funds provide job training, employment, and contracting opportunities for low- and very-low-income residents including public housing residents, homeless persons, and persons in the areas where the HUD funds is being expended.
- GHA will continue the Family Self Sufficiency program that gives families the opportunity to receive housing under the HCV program as well as supportive services for them to obtain an education and/or job training and secure permanent employment.

The city is also committed to increasing access to affordable housing and providing housing stability for its residents, which is key to reducing poverty. The city will continue to promote and support affordable housing strategies being carried out through housing and community development, housing authority, and community reinvestment programs. Those strategies include zoning reforms, housing rehabilitation, infill housing development, land donation program, LIHTC-ConnectFree, Community Land Trusts, Housing Choice Vouchers, and new construction of affordable units.

Actions planned to develop institutional structure.

The City of Gainesville's Housing and Community Development Division (HCD) serves as the lead entity in carrying out the Consolidated Plan along with various public, private, and non-profit agencies. The HCD Division works closely with the City Manager, Assistant City Manager, and City Commissioners to ensure coordination in implementing programs. The city has developed sufficient capabilities for implementing and administering programs in house, strengthening coordination between all agencies. Ongoing collaboration between local, county, and state agencies is important in successfully carrying out the goals and objectives identified in the Consolidated Plan and to properly address community needs.

Institutional delivery structures are critical to the long-term success of community development efforts. These structures assist in proper targeting of resources, efficient use of resources, and meaningful change in the number of poverty-level families in the city. The City of Gainesville will continue to engage in coordination efforts between governmental agencies operating within the city and continue support for institutional efforts to address long-term challenges in the region.

The City of Gainesville has a strong institutional delivery system. A wide range of services are available in

the community, including homelessness prevention services, street outreach services, supportive services, and other services such as nutrition programs, healthcare programs, elderly programs, and youth programs. These programs are provided by nonprofit organizations and Continuum of Care (CoC) member agencies.

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

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

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

The city will execute Consolidated Plan and Annual Action Plan strategies in coordination with public, private and non-profit agencies, which may include, but are not limited to, service providers and community housing development organizations. Private sector partners may include, but are not limited to, local financial institutions, developers, and local housing providers. The city's housing partners, and local service providers assist homeless individuals, chronically homeless individuals, families, veterans, and families with children. The key agencies involved in carrying out the Consolidated Plan are:

Public Sector

The city will coordinate with Code Enforcement, Community Redevelopment Agency, Department of Sustainable Development - Planning Department, Economic Development and Innovation, Facilities Management, Florida Department of Health - Alachua County, Gainesville Regional Utilities, Office of Equity and Inclusion, Office of Strategic Planning, Parks, Recreation and Cultural Affairs, Public Works Department, and Regional Transit System.

Non-Profit Agencies

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

administering and implementing programs funded through the city, non-profit organizations play a key role in delivering services to the public and providing programs essential to the community such as homeless services, youth program, elderly programs and special needs services. The City of Gainesville will continue to work with non-profit agencies in carrying out the Consolidated Plan strategies.

Private Sector and Other

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

Gainesville Housing Authority

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

QUALITY/COST CONTROLS

5. QUALITY/COST CONTROLS

5.1 COST CONTROL STATEMENT

The Florida Housing Coalition is intentional when setting project budgets to optimize cost and value for our community partners. Our expert staff has over 20 years of experience administering HUD CPD grants and are active practitioners in the field. This allows us to design a more streamlined approach to all facets of the regulatory planning process and provide accurate estimates on cost.

The Coalition uses several cost efficiency strategies including:

1. Flat-Fee Structure: Flat-rate pricing typically increases productivity and limits project changes, reducing overall costs for our partners. This budget structure also provides transparency to our community partners by detailing cost expectations that are not to be exceeded.
2. Time Tracking: The Coalition tracks staff time allocated towards projects to determine actual costs, avoid cost variances, and identify opportunities for reducing costs. This strategy also ensures we are meeting project milestones as the budget calls for a project to be completed by a certain time.
3. Leveraging Existing Resources: The Coalition works to build on the strengths and collaborations already existing in the community to avoid duplication of services and reduce the cost associated with any proposed solutions.
4. Utilizing Technology: The Coalition utilizes innovative time-saving software and tools for data research and project administration to reduce costs. These technologies include ArcGIS, Tableau, Slido, FHC Connect, WellSaid Labs, Monday.com, QuickBooks, and more.
5. Intentional Planning: The Coalition reduces future costs for our community partners by developing regulatory planning documents with the intention of using them as comprehensive housing needs assessments and market analyses. Coalition prepared plans can be used to leverage funding and initiate housing and community development efforts outside of HUD programs. Examples include using Consolidated Plans and Fair Housing Plans for disaster and resiliency efforts, to prepare Findings of Necessity for CRAs, to adopt a Neighborhood Revitalization Strategy Area Plan (NRSA), and to prepare applications for tax credits or financing for affordable housing development.

5.2 ORGANIZATIONAL FINANCIAL STATEMENT

The purpose of the Coalition is to engage in activities to improve housing opportunities and conditions for very-low, low - and moderate - income families in Florida in the form of education and technical assistance to non-profit organizations, local governments, and individuals. Revenues are primarily derived from contracts and membership dues.

The Coalition's financial information is audited by an independent auditor and prepared on the accrual basis of accounting, in accordance with accounting principles generally accepted in the United States of America. The financial statement indicates a clean opinion demonstrating that the Coalition possesses the financial capability to ensure good faith performance under this contract and is free from financial or external factors which would hinder its ability to operate as a going concern for the term of the agreement.

DISCLOSURE OF LOBBYING ACTIVITIES

OMB Control Number: 4040-0013
Expiration Date: 2/28/2025

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Review Public Burden Disclosure Statement

1. * Type of Federal Action: <input type="radio"/> a. contract <input checked="" type="radio"/> b. grant <input type="radio"/> c. cooperative agreement <input type="radio"/> d. loan <input type="radio"/> e. loan guarantee <input type="radio"/> f. loan insurance	2. * Status of Federal Action: <input type="radio"/> a. bid/offer/application <input checked="" type="radio"/> b. initial award <input type="radio"/> c. post-award	3. * Report Type: <input checked="" type="radio"/> a. initial filing <input type="radio"/> b. material change For Material Change Only: year <input type="text" value="2024"/> quarter <input type="text" value="1"/> date of last report <input type="text" value="N/A"/>
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4. Name and Address of Reporting Entity:
 Prime SubAwardee Tier if known:

* Name
 * Street 1 Street 2
 * City State Zip
 Congressional District, if known:

5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime: N/A

* Name
 * Street 1 Street 2
 * City State Zip
 Congressional District, if known:

6. * Federal Department/Agency:

7. * Federal Program Name/Description:

 CFDA Number, if applicable:

8. Federal Action Number, if known:

9. Award Amount, if known:
 \$

10. a. Name and Address of Lobbying Registrant: N/A

Prefix * First Name Middle Name
 * Last Name Suffix
 * Street 1 Street 2
 * City State Zip

b. Individual Performing Services (including address if different from No. 10a) N/A

Prefix * First Name Middle Name
 * Last Name Suffix
 * Street 1 Street 2
 * City State Zip

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

* Signature:
 * Name: Prefix * First Name Middle Name
 * Last Name Suffix
 Title: Telephone No.: Date:

**CERTIFICATION FOR DISCLOSURE OF LOBBYING ACTIVITIES
ON FEDERAL-AID CONTRACTS
(Compliance with 49CFR, Section 20.100 (b))**

The prospective participant certifies, by signing this certification, that to the best of his or her knowledge and belief:

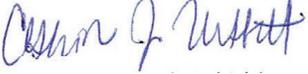
(1) No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities", in accordance with its instructions. (Standard Form-LLL can be obtained from www.gsa.gov/forms-library/disclosure-lobbying-activities)

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The prospective participant also agrees by submitting his or her proposal that he or she shall require that the language of this certification be included in all lower tier subcontracts, which exceed \$100,000 and that all such subrecipients shall certify and disclose accordingly.

Name of Company/Firm: Florida Housing Coalition

By:  Date: 2/16/2024
Authorized Signature

Title: CEO

Disadvantaged Business Enterprise (DBE) Affirmation Statement

Prime Contractor/Prime Consultant: Florida Housing Coalition

Telephone Number: (850) 878-4219

Address: 1311 N. Paul Russell Road, B-201, Tallahassee, FL 32301

DBE Non-DBE I hereby
certify that the above stated contractor/consultant is a (select one):

Subcontractor Services List

Please list all subcontractors for services: N/A

• Company Name: _____
Telephone Number: _____
Address: _____

The above company named is a (select one):
 DBE Non-DBE

• CompanyName: _____
Telephone Number: _____
Address: _____

The above company named is a (select one):
 DBE Non-DBE

• Company Name: _____
Telephone Number: _____
Address: _____

The above company named is a (select one):
 DBE Non-DBE

• Company Name: _____
Telephone Number: _____
Address: _____

The above company named is a (select one):
 DBE Non-DBE

• Company Name: _____
Telephone Number: _____
Address: _____

The above company named is a (select one):
 DBE Non-DBE

ASSURANCES OF COMPLIANCE WITH CIVIL RIGHTS REQUIREMENTS

ASSURANCES OF COMPLIANCE WITH TITLE VI OF THE CIVIL RIGHTS ACT OF 1964

As a condition of receipt of federal financial assistance from the Department of the Treasury, the recipient named below (hereinafter referred to as the “Recipient”) provides the assurances stated herein. The federal financial assistance may include federal grants, loans and contracts to provide assistance to the Recipient’s beneficiaries, the use or rent of Federal land or property at below market value, Federal training, a loan of Federal personnel, subsidies, and other arrangements with the intention of providing assistance. Federal financial assistance does not encompass contracts of guarantee or insurance, regulated programs, licenses, procurement contracts by the Federal government at market value, or programs that provide direct benefits.

The assurances apply to all federal financial assistance from or funds made available through the Department of the Treasury, including any assistance that the Recipient may request in the future.

The Civil Rights Restoration Act of 1987 provides that the provisions of the assurances apply to all of the operations of the Recipient’s program(s) and activity(ies), so long as any portion of the Recipient’s program(s) or activity(ies) is federally assisted in the manner prescribed above.

1. Recipient ensures its current and future compliance with Title VI of the Civil Rights Act of 1964, as amended, which prohibits exclusion from participation, denial of the benefits of, or subjection to discrimination under programs and activities receiving federal financial assistance, of any person in the United States on the ground of race, color, or national origin (42 U.S.C. § 2000d *et seq.*), as implemented by the Department of the Treasury Title VI regulations at 31 CFR Part 22 and other pertinent executive orders such as Executive Order 13166, directives, circulars, policies, memoranda, and/or guidance documents.
2. Recipient acknowledges that Executive Order 13166, “Improving Access to Services for Persons with Limited English Proficiency,” seeks to improve access to federally assisted programs and activities for individuals who, because of national origin, have Limited English proficiency (LEP). Recipient understands that denying a person access to its programs, services, and activities because of LEP is a form of national origin discrimination prohibited under Title VI of the Civil Rights Act of 1964 and the Department of the Treasury’s implementing regulations. Accordingly, Recipient shall initiate reasonable steps, or comply with the Department of the Treasury’s directives, to ensure that LEP persons have meaningful access to its programs, services, and activities. Recipient understands and agrees that meaningful access may entail providing language assistance services, including oral interpretation and written translation where necessary, to ensure effective communication in the Recipient’s programs, services, and activities.
3. Recipient agrees to consider the need for language services for LEP persons when Recipient develops applicable budgets and conducts programs, services, and activities. As a resource, the Department of the Treasury has published its LEP guidance at 70 FR 6067. For more information on taking reasonable steps to provide meaningful access for LEP persons, please visit <http://www.lep.gov>.

4. Recipient acknowledges and agrees that compliance with the assurances constitutes a condition of continued receipt of federal financial assistance and is binding upon Recipient and Recipient's successors, transferees, and assignees for the period in which such assistance is provided.
5. Recipient acknowledges and agrees that it must require any sub-grantees, contractors, subcontractors, successors, transferees, and assignees to comply with assurances 1-4 above, and agrees to incorporate the following language in every contract or agreement subject to Title VI and its regulations between the Recipient and the Recipient's sub-grantees, contractors, subcontractors, successors, transferees, and assignees:

The sub-grantee, contractor, subcontractor, successor, transferee, and assignee shall comply with Title VI of the Civil Rights Act of 1964, which prohibits recipients of federal financial assistance from excluding from a program or activity, denying benefits of, or otherwise discriminating against a person on the basis of race, color, or national origin (42 U.S.C. § 2000d et seq.), as implemented by the Department of the Treasury's Title VI regulations, 31 CFR Part 22, which are herein incorporated by reference and made a part of this contract (or agreement). Title VI also includes protection to persons with "Limited English Proficiency" in any program or activity receiving federal financial assistance, 42 U.S.C. § 2000d et seq., as implemented by the Department of the Treasury's Title VI regulations, 31 CFR Part 22, and herein incorporated by reference and made a part of this contract or agreement.

6. Recipient understands and agrees that if any real property or structure is provided or improved with the aid of federal financial assistance by the Department of the Treasury, this assurance obligates the Recipient, or in the case of a subsequent transfer, the transferee, for the period during which the real property or structure is used for a purpose for which the federal financial assistance is extended or for another purpose involving the provision of similar services or benefits. If any personal property is provided, this assurance obligates the Recipient for the period during which it retains ownership or possession of the property.
7. Recipient shall cooperate in any enforcement or compliance review activities by the Department of the Treasury of the aforementioned obligations. Enforcement may include investigation, arbitration, mediation, litigation, and monitoring of any settlement agreements that may result from these actions. The Recipient shall comply with information requests, on-site compliance reviews and reporting requirements.
8. Recipient shall maintain a complaint log and inform the Department of the Treasury of any complaints of discrimination on the grounds of race, color, or national origin, and limited English proficiency covered by Title VI of the Civil Rights Act of 1964 and implementing regulations and provide, upon request, a list of all such reviews or proceedings based on the complaint, pending or completed, including outcome. Recipient also must inform the Department of the Treasury if Recipient has received no complaints under Title VI.
9. Recipient must provide documentation of an administrative agency's or court's findings of non-compliance of Title VI and efforts to address the non-compliance, including any voluntary compliance or other

agreements between the Recipient and the administrative agency that made the finding. If the Recipient settles a case or matter alleging such discrimination, the Recipient must provide documentation of the settlement. If Recipient has not been the subject of any court or administrative agency finding of discrimination, please so state.

10. If the Recipient makes sub-awards to other agencies or other entities, the Recipient is responsible for ensuring that sub-recipients also comply with Title VI and other applicable authorities covered in this document. State agencies that make sub-awards must have in place standard grant assurances and review procedures to demonstrate that they are effectively monitoring the civil rights compliance of sub-recipients.

The United States of America has the right to seek judicial enforcement of the terms of this assurances document and nothing in this document alters or limits the federal enforcement measures that the United States may take in order to address violations of this document or applicable federal law.

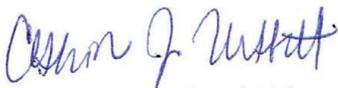
Under penalty of perjury, the undersigned official(s) certifies that official(s) has read and understood the Recipient's obligations as herein described, that any information submitted in conjunction with this assurances document is accurate and complete, and that the Recipient is in compliance with the aforementioned nondiscrimination requirements.

Florida Housing Coalition

2/16/2024

Recipient

Date



Signature of Authorized Official

PAPERWORK REDUCTION ACT NOTICE

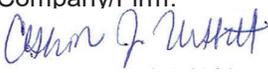
The information collected will be used for the U.S. Government to process requests for support. The estimated burden associated with this collection of information is 30 minutes per response. Comments concerning the accuracy of this burden estimate and suggestions for reducing this burden should be directed to the Office of Privacy, Transparency and Records, Department of the Treasury, 1500 Pennsylvania Ave., N.W., Washington, D.C. 20220. DO NOT send the form to this address. An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid control number assigned by OMB.

Convicted or Discriminatory Vendor List Statement

Those who have been placed on the convicted vendor list following a conviction for a public entity crime or on the discriminatory vendor list may not submit a bid on the contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with a public entity, and may not transact business with any public entity in excess of \$25,000.00 for a period of 36 months from the date of being placed on the convicted vendor list or on the discriminatory vendor list.

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION

It is certified that neither the below identified firm nor its principals are presently suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

Name of Company/Firm: Florida Housing Coalition
By:  Date: 2/16/2024
Authorized Signature
Title: CEO

Instructions for Certification

1. Certifies the company/firm are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by the federal department or agency;
2. have not within a five-year period preceding this proposal been convicted of or had a civil judgment rendered against them for fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
3. are not presently indicated or otherwise criminally or civilly charged by a governmental entity (federal, state or local) with commission of any offenses enumerated in this document; and
4. have not within five-year period preceding this Agreement had one or more public transactions (federal, state or local) terminated for cause or default.

If the above is unable to certify to any of the statements in this certification, then the company/firm shall attach an explanation to this agreement.

DISCLOSURE OF LOBBYING ACTIVITIES

OMB Control Number: 4040-0013
Expiration Date: 2/28/2025

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Review Public Burden Disclosure Statement

1. * Type of Federal Action: <input type="radio"/> a. contract <input checked="" type="radio"/> b. grant <input type="radio"/> c. cooperative agreement <input type="radio"/> d. loan <input type="radio"/> e. loan guarantee <input type="radio"/> f. loan insurance	2. * Status of Federal Action: <input type="radio"/> a. bid/offer/application <input checked="" type="radio"/> b. initial award <input type="radio"/> c. post-award	3. * Report Type: <input checked="" type="radio"/> a. initial filing <input type="radio"/> b. material change For Material Change Only: year <input type="text" value="2024"/> quarter <input type="text" value="1"/> date of last report <input type="text" value="N/A"/>
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4. Name and Address of Reporting Entity:
 Prime SubAwardee Tier if known:

* Name
 * Street 1 Street 2
 * City State Zip
 Congressional District, if known:

5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime: N/A

* Name
 * Street 1 Street 2
 * City State Zip
 Congressional District, if known:

6. * Federal Department/Agency:

7. * Federal Program Name/Description:

 CFDA Number, if applicable:

8. Federal Action Number, if known:

9. Award Amount, if known:
 \$

10. a. Name and Address of Lobbying Registrant: N/A

Prefix * First Name Middle Name
 * Last Name Suffix
 * Street 1 Street 2
 * City State Zip

b. Individual Performing Services (including address if different from No. 10a) N/A

Prefix * First Name Middle Name
 * Last Name Suffix
 * Street 1 Street 2
 * City State Zip

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

* Signature:
 * Name: Prefix * First Name Middle Name
 * Last Name Suffix
 Title: Telephone No.: Date:

**CERTIFICATION FOR DISCLOSURE OF LOBBYING ACTIVITIES
ON FEDERAL-AID CONTRACTS
(Compliance with 49CFR, Section 20.100 (b))**

The prospective participant certifies, by signing this certification, that to the best of his or her knowledge and belief:

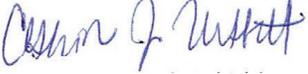
(1) No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities", in accordance with its instructions. (Standard Form-LLL can be obtained from www.gsa.gov/forms-library/disclosure-lobbying-activities)

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The prospective participant also agrees by submitting his or her proposal that he or she shall require that the language of this certification be included in all lower tier subcontracts, which exceed \$100,000 and that all such subrecipients shall certify and disclose accordingly.

Name of Company/Firm: Florida Housing Coalition

By:  Date: 2/16/2024
Authorized Signature

Title: CEO

Disadvantaged Business Enterprise (DBE) Affirmation Statement

Prime Contractor/Prime Consultant: Florida Housing Coalition

Telephone Number: (850) 878-4219

Address: 1311 N. Paul Russell Road, B-201, Tallahassee, FL 32301

DBE Non-DBE I hereby
certify that the above stated contractor/consultant is a (select one):

Subcontractor Services List

Please list all subcontractors for services: N/A

• Company Name: _____
Telephone Number: _____
Address: _____

The above company named is a (select one):
 DBE Non-DBE

• CompanyName: _____
Telephone Number: _____
Address: _____

The above company named is a (select one):
 DBE Non-DBE

• Company Name: _____
Telephone Number: _____
Address: _____

The above company named is a (select one):
 DBE Non-DBE

• Company Name: _____
Telephone Number: _____
Address: _____

The above company named is a (select one):
 DBE Non-DBE

• Company Name: _____
Telephone Number: _____
Address: _____

The above company named is a (select one):
 DBE Non-DBE

ASSURANCES OF COMPLIANCE WITH CIVIL RIGHTS REQUIREMENTS

ASSURANCES OF COMPLIANCE WITH TITLE VI OF THE CIVIL RIGHTS ACT OF 1964

As a condition of receipt of federal financial assistance from the Department of the Treasury, the recipient named below (hereinafter referred to as the “Recipient”) provides the assurances stated herein. The federal financial assistance may include federal grants, loans and contracts to provide assistance to the Recipient’s beneficiaries, the use or rent of Federal land or property at below market value, Federal training, a loan of Federal personnel, subsidies, and other arrangements with the intention of providing assistance. Federal financial assistance does not encompass contracts of guarantee or insurance, regulated programs, licenses, procurement contracts by the Federal government at market value, or programs that provide direct benefits.

The assurances apply to all federal financial assistance from or funds made available through the Department of the Treasury, including any assistance that the Recipient may request in the future.

The Civil Rights Restoration Act of 1987 provides that the provisions of the assurances apply to all of the operations of the Recipient’s program(s) and activity(ies), so long as any portion of the Recipient’s program(s) or activity(ies) is federally assisted in the manner prescribed above.

1. Recipient ensures its current and future compliance with Title VI of the Civil Rights Act of 1964, as amended, which prohibits exclusion from participation, denial of the benefits of, or subsection to discrimination under programs and activities receiving federal financial assistance, of any person in the United States on the ground of race, color, or national origin (42 U.S.C. § 2000d *et seq.*), as implemented by the Department of the Treasury Title VI regulations at 31 CFR Part 22 and other pertinent executive orders such as Executive Order 13166, directives, circulars, policies, memoranda, and/or guidance documents.
2. Recipient acknowledges that Executive Order 13166, “Improving Access to Services for Persons with Limited English Proficiency,” seeks to improve access to federally assisted programs and activities for individuals who, because of national origin, have Limited English proficiency (LEP). Recipient understands that denying a person access to its programs, services, and activities because of LEP is a form of national origin discrimination prohibited under Title VI of the Civil Rights Act of 1964 and the Department of the Treasury’s implementing regulations. Accordingly, Recipient shall initiate reasonable steps, or comply with the Department of the Treasury’s directives, to ensure that LEP persons have meaningful access to its programs, services, and activities. Recipient understands and agrees that meaningful access may entail providing language assistance services, including oral interpretation and written translation where necessary, to ensure effective communication in the Recipient’s programs, services, and activities.
3. Recipient agrees to consider the need for language services for LEP persons when Recipient develops applicable budgets and conducts programs, services, and activities. As a resource, the Department of the Treasury has published its LEP guidance at 70 FR 6067. For more information on taking reasonable steps to provide meaningful access for LEP persons, please visit <http://www.lep.gov>.

4. Recipient acknowledges and agrees that compliance with the assurances constitutes a condition of continued receipt of federal financial assistance and is binding upon Recipient and Recipient's successors, transferees, and assignees for the period in which such assistance is provided.
5. Recipient acknowledges and agrees that it must require any sub-grantees, contractors, subcontractors, successors, transferees, and assignees to comply with assurances 1-4 above, and agrees to incorporate the following language in every contract or agreement subject to Title VI and its regulations between the Recipient and the Recipient's sub-grantees, contractors, subcontractors, successors, transferees, and assignees:

The sub-grantee, contractor, subcontractor, successor, transferee, and assignee shall comply with Title VI of the Civil Rights Act of 1964, which prohibits recipients of federal financial assistance from excluding from a program or activity, denying benefits of, or otherwise discriminating against a person on the basis of race, color, or national origin (42 U.S.C. § 2000d et seq.), as implemented by the Department of the Treasury's Title VI regulations, 31 CFR Part 22, which are herein incorporated by reference and made a part of this contract (or agreement). Title VI also includes protection to persons with "Limited English Proficiency" in any program or activity receiving federal financial assistance, 42 U.S.C. § 2000d et seq., as implemented by the Department of the Treasury's Title VI regulations, 31 CFR Part 22, and herein incorporated by reference and made a part of this contract or agreement.

6. Recipient understands and agrees that if any real property or structure is provided or improved with the aid of federal financial assistance by the Department of the Treasury, this assurance obligates the Recipient, or in the case of a subsequent transfer, the transferee, for the period during which the real property or structure is used for a purpose for which the federal financial assistance is extended or for another purpose involving the provision of similar services or benefits. If any personal property is provided, this assurance obligates the Recipient for the period during which it retains ownership or possession of the property.
7. Recipient shall cooperate in any enforcement or compliance review activities by the Department of the Treasury of the aforementioned obligations. Enforcement may include investigation, arbitration, mediation, litigation, and monitoring of any settlement agreements that may result from these actions. The Recipient shall comply with information requests, on-site compliance reviews and reporting requirements.
8. Recipient shall maintain a complaint log and inform the Department of the Treasury of any complaints of discrimination on the grounds of race, color, or national origin, and limited English proficiency covered by Title VI of the Civil Rights Act of 1964 and implementing regulations and provide, upon request, a list of all such reviews or proceedings based on the complaint, pending or completed, including outcome. Recipient also must inform the Department of the Treasury if Recipient has received no complaints under Title VI.
9. Recipient must provide documentation of an administrative agency's or court's findings of non-compliance of Title VI and efforts to address the non-compliance, including any voluntary compliance or other

agreements between the Recipient and the administrative agency that made the finding. If the Recipient settles a case or matter alleging such discrimination, the Recipient must provide documentation of the settlement. If Recipient has not been the subject of any court or administrative agency finding of discrimination, please so state.

10. If the Recipient makes sub-awards to other agencies or other entities, the Recipient is responsible for ensuring that sub-recipients also comply with Title VI and other applicable authorities covered in this document. State agencies that make sub-awards must have in place standard grant assurances and review procedures to demonstrate that they are effectively monitoring the civil rights compliance of sub-recipients.

The United States of America has the right to seek judicial enforcement of the terms of this assurances document and nothing in this document alters or limits the federal enforcement measures that the United States may take in order to address violations of this document or applicable federal law.

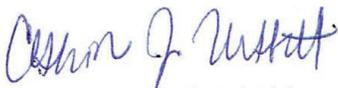
Under penalty of perjury, the undersigned official(s) certifies that official(s) has read and understood the Recipient's obligations as herein described, that any information submitted in conjunction with this assurances document is accurate and complete, and that the Recipient is in compliance with the aforementioned nondiscrimination requirements.

Florida Housing Coalition

2/16/2024

Recipient

Date



Signature of Authorized Official

PAPERWORK REDUCTION ACT NOTICE

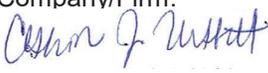
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Name of Company/Firm: Florida Housing Coalition
By:  Date: 2/16/2024
Authorized Signature
Title: CEO

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4. have not within five-year period preceding this Agreement had one or more public transactions (federal, state or local) terminated for cause or default.

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COMPREHENSIVE HOUSING EQUITY PLAN
PROPOSED SCOPE OF WORK

The Coalition will prepare a Housing Equity Plan in accordance with HUD's new Affirmatively Furthering Fair Housing (AFFH) proposed rule and related Housing Equity Plan. The Consultant Team will use information gathered from the review of existing plans and documents, HUD-provided data and maps, information gathered through the community participation process, and local data and knowledge from county staff and community stakeholders to assess fair housing issues in the county. The scope of this work would be as follows:

1. Assemble Fair Housing Information:
 - A. The Consultant Team will identify and collect the information needed to develop a comprehensive Housing Equity Plan including data on:
 - B. Demographics
 - C. Segregation and Integration
 - D. Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)
 - E. Access to Community Assets
 - i. Education
 - ii. Employment
 - iii. Transportation
 - iv. Low-poverty neighborhoods
 - v. Environmentally healthy neighborhoods
 - vi. Other community assets
 - F. Access to Affordable Housing Opportunities
 - G. Access to Homeownership and Economic Opportunity
 - H. Local and State Policies and Practices Impacting Fair Housing

2. Develop the Housing Equity Plan:
 - A. The Consultant Team will prepare narratives and maps to identify and analyze the fair housing issues impacting protected class members in the county. A wide array of issues will be examined to identify and address impediments to fair housing choice. The fair housing issues include, among others:
 - i. Local and regional segregation and integration patterns and trends based on race, color, religion, sex, familial status, national origin, and disability within the county (levels of segregation, identification of areas with high segregation, location of owner-occupied housing in relation to segregation patterns, and discussion of trends, policies, or practices that could lead to higher levels of segregation).
 - ii. Racially or ethnically concentrated areas of poverty (R/ECAPs) within the county (identification of R/ECAPs, identification of protected classes disproportionately residing in R/ECAPs, and identification of trends).
 - iii. Disparities in access to opportunity for any protected classes within the county (exposure to various opportunity indicators including education, employment,

transportation, low poverty exposure, environmentally healthy neighborhoods, and geographic disparities in access to opportunity).

- iv. Disproportionate housing needs for any protected classes within the county (disproportionate housing needs by protected class groups, identification of areas experiencing the greatest housing burdens, identification of needs of families with children related to the available housing stock, and differences in rates of renter and owner-occupied housing by race/ethnicity).

3. Fair Housing Recommendations Strategy Session

Once impediments from each fair housing category have been identified, the Consultant Team will facilitate a strategy session with county staff to prioritize impediments to fair housing. During this session, the Consultant Team will provide evidence-based recommendations for mitigating fair housing issues and advise on best practices for implementing proposed activities. The strategy session will result in a course of action for Affirmatively Furthering Fair Housing (AFFH).



*Delivering Results for
Housing that's Affordable*

Florida Housing Coalition

1311 N. Paul Russell Road, B-201
Tallahassee, FL 32301

Phone | 850.878.4219

Website | FLhousing.org

TABLE OF CONTENTS

1. LETTER OF TRANSMITTAL AND INTRODUCTION.....	4
2. PROJECT UNDERSTANDING AND APPROACH	9
2.1 STATEMENT OF APPROACH	9
2.2 WORK PLAN	9
2.3 SCHEDULE OF MILESTONES	17
3. TEAM QUALIFICATIONS.....	20
3.1 CONSULTANT TEAM PROFILE AND EXPERIENCE	20
3.2 LIST OF QUALIFIED PROFESSIONAL TEAM MEMBERS	20
3.3 STAFFING PLAN	21
3.4 PROFESSIONAL SUMMARIES OF CONSULTANT TEAM	24
3.5 ORGANIZATIONAL CHART	28
4. EXPERIENCE AND GOVERNMENT REFERENCES.....	30
4.1 STATEMENT OF QUALIFICATIONS.....	30
4.2 APPLICABLE EXPERIENCE	30
4.3 RELATED WORK	35
4.4 WORK SAMPLES	37
4.5 REFERENCES	37
4.6 PAST PERFORMANCE CASE STUDIES	37
5. QUALITY/COST CONTROLS.....	42
6. PRICING PROPOSAL.....	44
APPENDIX A – SAMPLE WORK	
APPENDIX B – REQUIRED FORMS	

LETTER OF TRANSMITTAL AND INTRODUCTION

County of Hernando
Erin Kluis Briggs, Procurement Coordinator
Carla Rossiter-Smith, Chief Procurement Office
Procurement Department
TO: 15470 Flight Path Drive
Brooksville, FL 34604
Phone: (352) 754-4778
Email: ebriggs@co.hernando.fl.us

Florida Housing Coalition
Ashon Nesbitt, Chief Executive Officer
1311 N. Paul Russell Road, B-201
FROM: Tallahassee, FL 32301
Phone: (813) 476-4170
Email : nesbitt@flhousing.org

RE: Request for Proposal (RFP) # 24-RFPG00576/EK
Consulting Services for HUD/CDBG Citizen Participation Plan / 2024-2026 Consolidated Plan

DATE: February 19, 2024

Ms. Briggs and Ms. Rossiter-Smith:

The Florida Housing Coalition (the Coalition) is pleased to submit its response to the county's RFP for the development of the Citizen Participation Plan and 2024-2026 Consolidated Plan to meet HUD requirements for becoming an Urban County CDBG Entitlement. The Coalition has the experience and expertise to assist the county in meeting its federal requirements on time and with superior execution. The Coalition has a proven track record in HUD grant administration and regulatory planning and has helped numerous local governments maintain compliance with federal regulation. Since 2014, the Coalition has developed over 40 HUD regulatory planning documents helping 19 Florida Entitlements to secure over \$345 million in HUD funds. The Coalition exceeds requirements for citizen participation and stakeholder consultation, while developing goals, priorities, and recommendations supported by data and public feedback.

The Coalition has been a trusted partner of the county through the SHIP and Catalyst programs and recently provided county staff and leadership information on the benefits of becoming a HUD Entitlement and the process involved.

The Coalition is recognized as Florida's foremost authority on affordable housing and technical assistance. The Coalition provides consulting services nationwide for grantees of HUD programs including CDBG and CDBG-CV, HOME and HOME-ARP, ESG and ESG-CV, and HOPWA. Our professional staff has experience in all aspects of administering local government housing and community development programs and ensuring compliance with all program rules and cross-cutting federal requirements.

The Florida Housing Coalition team is committed to completing top quality deliverables on time and within budget. The Coalition is highly respected in the affordable housing and community development space, and we pride ourselves on having never missed a project deadline. We have deep experience completing the deliverables requested and have a long and successful history of partnering with local governments to develop effective, meaningful, and evidence-based planning documents and provide expert technical assistance and services to maintain grant compliance.

Coalition staff are active practitioners in HUD grant administration and strive to develop plans that can be utilized cross-departmentally towards housing and community development efforts. We produce regulatory planning documents that can be used as comprehensive housing needs assessments and/or primary resources for various community initiatives.

The Coalition is excited for the opportunity to provide services for this initiative and believes the county will find that we are uniquely qualified to serve as a trusted partner on this important project. For questions specific to this proposal, please do not hesitate to contact Carter Burton, Director of Housing and Community Development, at (407) 864-5424. We look forward to exceeding your expectations on this project.

Sincerely,



Ashon Nesbitt, President & CEO
Florida Housing Coalition

1. INTRODUCTION

1.1 ORGANIZATIONAL PROFILE

The Florida Housing Coalition (the Coalition), incorporated in 1982, is a nonprofit, statewide organization whose mission is to bring together housing advocates and resources so that all Floridians have a quality affordable home and suitable living environment. The administrative office of the Coalition is located in Tallahassee, FL with twelve offices located throughout the state.

The Coalition provides technical assistance nationwide for grantees of HUD Community Planning and Development (CPD) programs including the Community Development Block Grant (CDBG), CDBG Disaster Recovery (CDBG-DR), CDBG-CV, the HOME Investment Partnerships Program (HOME), HOME-ARP, the Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), and the Continuum of Care (CoC) program.

The Florida Housing Coalition has deep experience working with national, state, regional, and local governments, as well as with private for-profit and non-profit sectors. The Coalition's professional staff have collectively assisted over 30 communities in 10 states with planning documents required for HUD's programs—including Consolidated Plans, Annual Action Plans, and Analyses of Impediments to Fair Housing Choice.

The Coalition is commonly recognized as Florida's foremost authority on affordable housing training and technical assistance. We work under contract with national, state, regional, and local governments, as well as with the private for-profit and nonprofit sectors. We have served as Florida's affordable housing training and technical assistance provider through the Catalyst program and the Predevelopment Loan Program for approximately twenty years. The Coalition has provided training or technical assistance to local government staff in every jurisdiction that receives State Housing Initiatives Partnership (SHIP) funds (67 counties and 52 cities) to enhance housing programs that serve local communities. We have also served as the Department of Economic Opportunity's statewide technical assistance provider for homeless service providers and their partners.

The Coalition has also earned its reputation nationally with HUD and national technical assistance providers. We are the sole subcontractor for the National Association for Latino Community Asset Builders (NALCAB) in Florida. Additionally, the Coalition is a subcontractor for Training and Development Associates (TDA) to provide technical assistance on the Disaster Recovery Grant Reporting (DRGR) system and other HUD programs.

We have a team consisting of twelve full-time professional consultants on staff and the support of four full-time administrators. Our professional staff has experience in all aspects of administering local government housing and community development programs, from preparing needs assessments, market analyses, Consolidated Plans and Annual Action Plans using the eCon Planning Suite, conducting Analyses of Impediments to Fair Housing Choice, to compliance with national objectives and cross-cutting requirements.

Our team of consultants consists of a highly skilled and geographically dispersed network of professional staff providing technical assistance in all areas of affordable housing and community development

planning, finance, and development. Our professional technical assistance team also includes the expertise of our 25-member Board of Directors.

1.2 SERVICES

The Coalition offers affordable housing and related services with an expert team on staff available to assist in various aspects of local government planning. Detailed services related to the requested scope of work are presented below. For a comprehensive list of services, please visit www.flhousing.org.

- ✓ HUD Grant Administration
- ✓ HUD Regulatory Document Preparation
 - Consolidated Plans
 - Fair Housing Plans
 - Annual Action Plans
 - Citizen Participation Plans
 - Consolidated Annual Performance and Evaluation Reports (CAPER)
 - Environmental Reviews
 - Residential Anti-Displacement and Relocation Assistance Plans
 - HOME Recapture/Resale Guidelines
- ✓ IDIS Training
- ✓ eCon Planning Suite Training
- ✓ Performance Measurement Training
- ✓ Technical Assistance

PROJECT UNDERSTANDING AND APPROACH

2. PROJECT UNDERSTANDING AND APPROACH

2.1 STATEMENT OF OUR APPROACH

At the Coalition, we recognize the necessity of superior local government planning. To address a wide range of pressing issues facing communities across Florida, local jurisdictions must maximize their return on investment. It is only through effective planning and efficient deployment of resources that local governments can ensure all residents enjoy a rewarding, secure and productive future.

This belief in planning forms the core of our approach to every engagement. While we always meet basic federal requirements, we also make sure the signature characteristics of superior planning – robust citizen and stakeholder input, identification of evidence-based needs, tracking of valid outcome measures – are brought to bear for all our clients.

The Coalition firmly believes that the preparation of HUD documents should go beyond meeting obligatory federal requirements and should be produced in a manner to be used community wide when planning and implementing housing and community development initiatives. When done correctly, the Consolidated Plan and fair housing plans should be looked to as primary data resources for affordable housing efforts and will support interagency collaboration, coordination of community goals, and consistency in the production of housing plans.

The Coalition offers a depth of knowledge in the successful coordination and delivery of the products requested in the scope of work. The team’s planning process ensures a thorough identification of the populations to be studied and the needs to be addressed. We continue to broaden our outreach efforts to conduct meaningful needs assessment activities. Extensive experience working with HUD Community Planning and Development (CPD) has equipped our consultants with the tools needed to expertly gather and analyze data. These processes allow for thorough, detailed final products for our clients. Our tenured consultants know the full extent of actions and documentation necessary to enhance Consolidated Planning efforts.

2.2 WORK PLAN

2.2.1 Citizen Participation Plan

The Consultant Team will develop a Citizen Participation Plan (CPP) to comply with the provisions at 24 CFR 5.158, Part 91 for program participants. The Citizen Participation Plan will act as a framework for instituting clear, meaningful, and effective community participation processes and/or policies. As a guiding framework, the CPP will provide the foundation for how the County of Hernando will engage its neighbors, housing and community development partners, and other stakeholders and productively work together under clear processes and guidelines for reaching better-informed and community-supported government decisions.

The CPP will be developed with the goal of ensuring that the County of Hernando adopts, adheres to, continuously maintains, and improves the transfer of information pertaining to federal grant programs. The CPP will be developed in an intentional and inclusive manner that aligns with HUD requirements while meeting established standards for providing meaningful and effective

community participation. As such, the CPP will provide a significant foundation for improving internal government processes and/or policies with respect to community information flow and participation in government problem-solving.

The Consultant Team will be sure to incorporate language that complies with HUD’s new guidance on non-traditional methods of outreach, virtual engagement, and additional outreach methods for encouraging engagement by marginalized populations. The Consultant Team will also ensure the Citizen Participation Plan contains language for carrying out activities or conducting outreach in relation to the receipt of HUD special allocation funding to avoid the need to amend the CPP under these circumstances (ex. CARES Act funding).

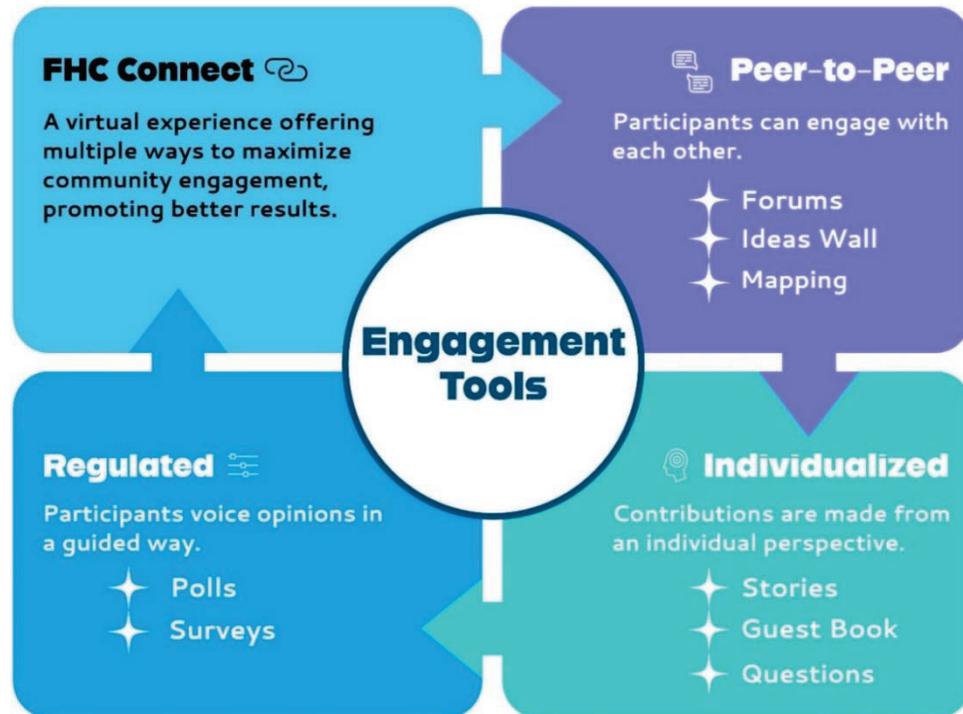
The Citizen Participation Plan will be made available for public review to provide citizens with an opportunity to comment.

2.2.2 Consultation and Citizen Participation

The Florida Housing Coalition offers robust citizen participation and utilizes a hybrid approach to meet both the physical and technological needs of community residents and stakeholders. The Coalition recognizes that community outreach has changed, particularly since the pandemic, and now provides progressive outreach methods to maximize citizen participation. All qualitative data received through community engagement will undergo analysis and be incorporated into regulatory documents.

1. The Coalition conducts outreach and facilitates engagement activities in a manner to ensure all state or federally required target populations, community—based organizations, local, state, or federal agencies, and all other stakeholders are given the opportunity to participate in the planning process and provide input on funding recommendations.
2. The Consultant Team will facilitate up to three (3) virtual/onsite community stakeholder meetings in addition to generating meaningful public input via targeted stakeholder interviews and direct agency consultation. The Team will assist with the preparation of public notices and materials for county staff to participate in one public hearing with the county commission.
3. The Coalition carries out all engagement efforts with inclusive intentions. To ensure participation by underserved populations, specifically individuals with disabilities, the Consultant Team will utilize the *Online Suite for Effectively Engaging Individuals with Disabilities*, hosted on the Florida Housing Coalition’s Elevate platform. The Online Suite houses accessible planning checklists, forms, and templates for use during consultation efforts to ensure inclusive planning.
4. The Coalition will provide a unique virtual experience through our *FHC Connect* platform, which conforms with requirements to broaden outreach and engagement efforts. *FHC Connect* is an all-in-one community engagement platform offering a set of comprehensive tools and widgets to collect resident and stakeholder input. Through this platform the county will have a webpage dedicated to each project that features multiple ways to engage in one convenient

location. The platform has been proven to increase citizen participation and significantly streamline the consultation process.



5. In accordance with public notification requirements, the Consultant Team will assist the with preparing public notices and meeting announcements that will be published in newspapers of general circulation, posted on the web, at libraries, other government offices, and public places, or used for television or radio spots. The Consultant Team will prepare materials for staff to participate in one public hearing with the commission including a public hearing notice and presentation.
6. To further encourage participation by marginalized populations, the Consultant Team will employ non-traditional methods of outreach in accordance with new HUD guidance on citizen participation. These methods may include using a hybrid approach of on-site and virtual engagement, utilizing social media, distributing a data collection form to service providers, using list serves or online portals for information sharing, and including Support Coordinators from the Agency for Persons with Disabilities.
7. Meetings may be virtual or on site and will be determined prior to contract execution. The Coalition will comply with all social distancing requirements and our internal COVID policy when determining attendance at on-site meetings.

(Please Note: Our proposed fee schedule is based on the county providing the legally required advertising of the public meetings and other required postings, procuring, or arranging ADA-compliant space for the meetings, and assisting with public outreach.)

2.2.3 Five-Year Consolidated Plan and Annual Action Plan

The Consultant Team will prepare the 2024-2026 Consolidated Plan and 2024-2025 Annual Action Plan according to the requirements of 24 CFR Part 91 and eCon Planning Suite guidelines. The Consultant Team will partner with the county in the identification, development, scheduling, and implementation of activities designed to complete a HUD acceptable Consolidated Plan and Action Plan. The Scope of Work for this task will be as follows:

1. Develop a Three-Year Consolidated Plan according to HUD’s specified process:

A. Executive Summary and Process:

As an introduction to the Consolidated Plan, the Consultant Team will detail the required content of the Executive Summary to include a summary of the objectives and outcomes identified in the needs assessment overview, evaluation of past performance, a summary of the citizen participation and consultation process, and a summary of public comments.

In addition, the Consultant Team will identify the lead agency, detail community outreach and methods used, provide dates of community meetings and public hearings, summarize coordinating efforts, and acknowledge participants.

B. Needs Assessment and Market Analysis:

Determining Needs: The Consultant Team will prepare narratives, data tables, and maps for the Needs Assessment (NA) and Market Analysis (MA) sections of the Consolidated Plan. Variables to be considered include, but are not limited to:

- Household demographics (household size and composition, race and ethnicity, income category)
- Details on housing stock, including tenure, age, price, number of units in structure, vacancy rates, and lead-based paint hazards
- Income trends and demographic breakdown
- Poverty trends and demographic breakdown
- Substandard housing issues (overcrowding, cost burden, incomplete kitchen, or plumbing facilities) by demographic
- Public housing data, including number of Housing Choice Vouchers, project-based vouchers, Veterans Supportive Housing (HUD-VASH) vouchers,

demographics of beneficiaries, household income and source, and number of households on waiting lists for accessible and non-accessible units

- Homeless data, including number of persons experiencing homelessness (sheltered, unsheltered, chronic) on a given night and each year, number days of experiencing homelessness per year, number of people entering and exiting homelessness each year, number of year-round and seasonal shelter beds, and number of transitional housing and permanent supportive housing beds. This data will be further broken down by demographic, HIV/AIDS diagnoses and veteran status
- Data on non-homeless special needs populations, including elderly, people with HIV/AIDS, people with substance abuse disorders, and people with disabilities
- Data on non-housing community development needs and assets, including infrastructure, community facilities (including facilities for people with special needs), transportation, business and employment dynamics, commute times, and educational attainment among the workforce
- Community development needs including housing, neighborhood development, and economic development
- Barriers to fair and affordable housing

C. Strategic Plan:

Setting Priorities: The Consultant Team will assist with determining priority needs, based on the data and other information gathered from the Needs Assessment, Market Analysis, and citizen participation.

Determining Resources: The Consultant Team will work with staff to quantify the Anticipated Resources (including CDBG and other public and private resources leveraged by HUD funds) and assess the Institutional Delivery Structure for investing these resources in housing and community development.

Setting Goals: The Consultant Team will assist staff in developing goals for each identified Priority Need, considering the strengths and limitations of the Institutional Delivery Structure. The Team and staff will follow the recommendations of the *Consolidated Plan in IDIS Desk Guide* and eCon Planning Suite Guidance in developing goals that are specific, measurable, action-oriented, realistic, and time-bound.

2. Develop the First-Year Action Plan:

The Consultant Team will develop the 2024-2025 Action Plan, based upon the information gathered for the Five-Year Consolidated Plan. As outlined in 24 CFR 91.220, the Action Plan will include, but not be limited to, the following components:

- A. *Annual Goals and Objectives*: this component will briefly summarize each goal, identifying the priority needs that it addresses, the geographic area to be served, and the funding amount and outcome indicators.
- B. *Projects*: this component will identify and describe specific projects to be funded during the program year and will explain the basis for identifying priorities and allocating funding.
- C. *Geographic Distribution*: this component will identify the locations of specific projects and will explain the basis for selecting projects in various geographic areas of the county.
- D. *Affordable Housing*: this component will provide numerical targets for affordable housing activities, including construction, acquisition, and rehabilitation of rental and ownership housing; assistance to households that are homeless or at risk of homelessness; assistance to special needs households; and direct assistance to homebuyers.
- E. *Public Housing*: this component will describe how the local Housing Authority will address the needs of public housing residents, encourage their involvement, and promote self-sufficiency and homeownership.
- F. *Homeless and Other Special Needs Activities*: this component will describe specific actions that the county and its partners will undertake to reduce and prevent homelessness and serve special needs populations.
- G. *Barriers to Fair and Affordable Housing*: this component will identify regulatory, financial, land use, and knowledge barriers to fair and affordable housing access for low- and moderate-income households and propose remedies to these barriers. The Consultant Team will incorporate information from the current Analysis of Impediments.
- H. *Other Actions*: this component will address other actions to be taken during the program year such as addressing lead-based paint hazards, reducing the number of families in poverty, improving the institutional structure for service delivery, and enhancing coordination between public and private housing and social service agencies.
- I. *Program-Specific Requirements*: this component will describe the county's policies and procedures for fulfilling specific requirements of the CDBG program.

2.2.4 Integrated Disbursement and Information System (IDIS) Input

The Consultant Team will enter the Consolidated Plan, Annual Action, and all related maps or attachments into the IDIS Consolidated Plan Template (eCon Planning Suite). This is also where the plans will be submitted to HUD. Revisions as requested by HUD will be made and the contract will not conclude until HUD approval.

2.2.5 New Housing Equity Plan

The Coalition will prepare a Housing Equity Plan in accordance with HUD's new Affirmatively Furthering Fair Housing (AFFH) proposed rule and related Housing Equity Plan. The Consultant Team will use information gathered from the review of existing plans and documents, HUD-provided data and maps, information gathered through the community participation process, and local data and knowledge from county staff and community stakeholders to assess fair housing issues in the county. The scope of this work would be as follows:

1. Assemble Fair Housing Information:
 - A. The Consultant Team will identify and collect the information needed to develop a comprehensive Housing Equity Plan including data on:
 - B. Demographics
 - C. Segregation and Integration
 - D. Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)
 - E. Access to Community Assets
 - i. Education
 - ii. Employment
 - iii. Transportation
 - iv. Low-poverty neighborhoods
 - v. Environmentally healthy neighborhoods
 - vi. Other community assets
 - F. Access to Affordable Housing Opportunities
 - G. Access to Homeownership and Economic Opportunity
 - H. Local and State Policies and Practices Impacting Fair Housing
2. Develop the Housing Equity Plan:
 - A. The Consultant Team will prepare narratives and maps to identify and analyze the fair housing issues impacting protected class members in the county. A wide array of issues will be examined to identify and address impediments to fair housing choice. The fair housing issues include, among others:
 - i. Local and regional segregation and integration patterns and trends based on race, color, religion, sex, familial status, national origin, and disability within the county (levels of segregation, identification of areas with high segregation, location of owner-occupied housing in relation to segregation patterns, and discussion of trends, policies, or practices that could lead to higher levels of segregation).
 - ii. Racially or ethnically concentrated areas of poverty (R/ECAPs) within the county (identification of R/ECAPs, identification of protected classes disproportionately residing in R/ECAPs, and identification of trends).

- iii. Disparities in access to opportunity for any protected classes within the county (exposure to various opportunity indicators including education, employment, transportation, low poverty exposure, environmentally healthy neighborhoods, and geographic disparities in access to opportunity).
- iv. Disproportionate housing needs for any protected classes within the county (disproportionate housing needs by protected class groups, identification of areas experiencing the greatest housing burdens, identification of needs of families with children related to the available housing stock, and differences in rates of renter and owner-occupied housing by race/ethnicity).

3. Fair Housing Recommendations Strategy Session

Once impediments from each fair housing category have been identified, the Consultant Team will facilitate a strategy session with county staff to prioritize impediments to fair housing. During this session, the Consultant Team will provide evidence-based recommendations for mitigating fair housing issues and advise on best practices for implementing proposed activities. The strategy session will result in a course of action for Affirmatively Furthering Fair Housing (AFFH).

2.2.6 Closing the Gap Equity Profile (OPTIONAL)

The Florida Housing Coalition Center for Racial Equity is the manifestation of an organizational commitment to advance racial equity in Florida. The Center for Racial Equity serves as a composite platform for the Coalition’s efforts focused on race and equity in the public and private investments, regulations, and legal and policy frameworks that shape Florida’s neighborhoods, cities, and regions.

The Coalition encourages local governments to commit to racial equity in housing by embarking in a comprehensive, systems-change effort towards closing the racial gap in homeownership. This work involves developing an Equity Profile to identify historical patterns of discrimination and present strategies for furthering racial equity efforts.

The Consultant Team will develop an Equity Profile, to be incorporated into the Consolidated Plan and Analysis of Impediments, which includes the following components:

- A. History of Injustice: Investigates the written and oral history of the county’s racial homeownership gap to identify key points providing insight into the inequality that exists today.
- B. Legacy of Inequality: Provides an analysis of available data related to causing gaps in Black homeownership including homeownership rates, income, cost burden, credit profiles, lending practices, housing market, land use & zoning, federal, state, and local policies, heirs’ properties, redlining and segregation maps.

- C. Strategies for success: Trends revealed will inform the selection of high impact strategies to be implemented to close the racial gap in homeownership. Strategies will be evidence-based and will provide actionable steps for leading with equity.

2.3 SCHEDULE OF MILESTONES

The schedule outlined below is estimated based on receiving a fully executed contract by March 2024. The final schedule of milestones will be discussed and agreed upon prior to contract execution. Any modifications will be discussed and agreed to by both parties.

Schedule	
Milestone	Timeline
Citizen Participation Plan and Consolidated Plan	
Citizen Participation Plan Content Development	March - April 2024
Consultation and Citizen Participation	March – May 2024
Conduct Research and Analysis	April – May 2024
Needs Assessment /Market Analysis Content Development	March – April 2024
Strategic Plan Content Development	April – May 2024
FY 24-25 Annual Action Plan Content Development	April – May 2024
Consolidated Plan /Annual Action Plan Review Ready	June 2024
30-Day Public Comment Period	July 2024
Commission Adoption	August 2024
Submit Consolidated Plan and Action Plan to HUD	August 15, 2024
Housing Equity Plan	
Consultation and Citizen Participation	March – May 2024
Conduct Research and Analysis	May – June 2024
Housing Equity Plan Review Ready	Late June 2024



30-Day Public Comment Period	July 2024
Closing the Gap: Homeownership Equity Profile	
Neighbor Engagement	September – October 2024
Content Development	October- December 2024
Final Draft	December 2024



TEAM QUALIFICATIONS

3. TEAM QUALIFICATIONS

3.1 CONSULTANT TEAM PROFILE AND EXPERIENCE

Coalition staff are proficient in all areas related to the scope of work including HUD grant administration, consolidated planning, and fair housing planning and is including an expert partner for this proposal for the provision of HOME underwriting services. Together we offer a full consultant team that will be lending their expertise on the stated projects. Staff will work collectively under the Project Director and Project Manager (see staffing plan) to complete tasks associated with the scope of work. The Project Director and Project Manager are responsible for overseeing contract services.

Coalition staff are seasoned experts in their respective roles in the housing and community development fields. Staff offers over 30 years of experience in areas such as HUD grant administration, consolidated planning, fair housing, state and federal regulatory planning, land use regulations, homelessness, affordable housing development, pre-development loans, Community Land Trusts, data management, Arc GIS, transportation planning, and more. Our experts have completed numerous HUD regulatory documents for over 19 Florida Entitlements including Consolidated Plan, Fair Housing Plans, Action Plans, CAPERs, and HOME-ARP Allocation Plans. Under the Housing and Community Development arm of the Coalition, staff provide HUD grant administration services and technical advice daily.

Our staff is a diverse, well-rounded group of experts responsible for the transfer of information and for assisting local governments implement best practices for housing and community revitalization efforts. Coalition team members have committed to providing exceptional services to our partners through continuous professional development, meaningful connections, and building trust.

The following professional summaries indicate the consultant team for this project and demonstrate staff experience and capabilities in carrying out the services requested in the scope of work. Please see the staffing plan below which indicates management members that will supervise the project. Management professional summaries are also included in section 3.3.

3.2 LIST OF QUALIFIED PROFESSIONAL TEAM MEMBERS

Florida Housing Coalition realizes our responsibility to provide staff capacity and the necessary resources to successfully complete the required scope. Tasks are divided equally among team members; however, the Project Manager assumes primary responsibility for project work. The Coalition has assembled a staff of extremely talented, competent, and capable consultants. The consultants at Florida Housing Coalition have always met the challenges placed before them and provide the highest quality services to clients.

The consultant team dedicated to this project has extensive experience administering HUD programs, facilitating robust community engagement techniques, developing high impact strategic plans that support housing and community development initiatives, and ensuring compliance with local, state, and federal regulations.

Team Member	Title	Relevant Experience
Florida Housing Coalition		
Ashon Nesbitt	Chief Executive Officer	15 Years
Carter Burton	Director of Housing and Community Development	21 Years
Amanda Wander	Director of Ending Homelessness	18 Years
Elissa Plancher	Director of Affordable Housing Development	18 Years
Tamara West	Technical Advisor	23 Years
Wis Benoit	Research Manager	7 Years
Kody Glazer	Chief Legal and Policy Officer	6 Years
Dayna Lazarus	Technical Advisor	6 Years
Crystal Harrison	Technical Advisor	11 Years
Ali Ankudowich	Technical Advisor	7 Years

3.3 STAFFING PLAN

While the Florida Housing Coalition is headquartered out of Tallahassee Florida, the location of our expert consultants covers nearly every corridor of the state. The Coalition maintains nearly 20 offices from the pan handle down to Miami, ensuring that team members are available to the county for on-site interactions including training, technical assistance, presentations, and facilitating public meetings. Travel pertaining to lump sum items is included in the price and is not considered a reimbursable cost.

Please see the staffing plan below which indicates the individuals performing the required services and the work to be performed by each team member to carry out essential functions of the RFP.

Team Member	Project Role	Project Duties	Location
Ashon Nesbitt CEO	Project Director	<ul style="list-style-type: none"> ■ Oversee the Consultant Team in carrying out the scope of services requested in the scope of work. ■ Manage Consultant Team for effectiveness. ■ Delegate project roles. 	Tallahassee
Carter Burton HCD Director	Project Manager	<ul style="list-style-type: none"> ■ Primary contact for administration of project. ■ Monitor progress to ensure accountability for deliverables. ■ Lead meetings ■ Prepare timeline for project milestones. ■ Conduct public meetings for community and stakeholder feedback. ■ Incorporate community feedback into regulatory documents. ■ Conduct research and analysis of HUD, Census, local, regional, and state data. ■ Make and coordinate funding recommendations to be included in regulatory documents. ■ Draft sections of regulatory documents. ■ Make revisions to proposed plans. ■ Data entry into IDIS/eCon Planning Suite. ■ Lead Environmental Review tasks. 	Ocala
Amanda Wander Director of Ending Homelessness	HUD Grant Specialist Homeless Specialist	<ul style="list-style-type: none"> ■ Conduct research and analysis of HUD, Census, local, regional, and state data. ■ Draft sections of regulatory documents. ■ Document editor. ■ Make revisions to proposed plans. ■ Assist with coordinating funding recommendations for CDBG, HOME, and ESG. 	Tallahassee
Elissa Plancher Technical Advisor	Homeless Specialist Development Specialist	<ul style="list-style-type: none"> ■ Conduct research and analysis of HUD, Census, local, regional, and state data. ■ Draft sections of regulatory documents. ■ Document editor. ■ Make revisions to proposed plans. ■ Assist with recommendations for housing development projects. ■ Assist with Environmental Review tasks. 	Miami

<p>Tamara West Technical Advisor</p>	<p>Community Development Specialist SHIP Specialist</p>	<ul style="list-style-type: none"> ■ Conduct research and analysis of HUD, Census, local, regional, and state data. ■ Draft sections of regulatory documents. ■ Align and coordinate funding recommendations with state funding programs, when applicable. 	<p>Lakeland</p>
<p>Wis Benoit Research Manager</p>	<p>Community Engagement Specialist Equity Specialist Data & Policy Analyst/ArcGIS</p>	<ul style="list-style-type: none"> ■ Assist with community engagement and consultation. ■ Assist with build-out and management of FHC Connect. ■ Conduct research and analysis of HUD, Census, local, regional, and state data. ■ Analyze data and develop content for racial/ethnic equity plans. ■ Prepare, using ArcGIS, mapping relevant to regulatory documents. 	<p>Tallahassee</p>
<p>Kody Glazer Chief Legal and Policy Officer</p>	<p>Attorney Land Use Specialist Policy Specialist Fair Housing Specialist</p>	<ul style="list-style-type: none"> ■ Review local land use regulations including zoning ordinances, housing codes, regulations for subdivisions, and building codes. ■ Interpret fair housing law. ■ Assist with recommendations for mitigating fair housing issues. ■ Review environmental review regulations and ensure compliance. 	<p>Tallahassee</p>
<p>Dayna Lazarus</p>	<p>Community Engagement Specialist Transportation Planner Environmental Planner</p>	<ul style="list-style-type: none"> ■ Assist with community engagement and consultation. ■ Assist with build-out and management of FHC Connect. ■ Conduct research and analysis of HUD, Census, local, regional, and state data. ■ Draft sections of regulatory documents ■ Prepare, using ArcGIS, mapping relevant to regulatory documents. ■ Prepare Environmental Review documents. 	<p>Tampa</p>
<p>Crystal Harrison</p>	<p>HUD Grant Specialist PHA Liaison Homeless Specialist</p>	<ul style="list-style-type: none"> ■ Conduct research and analysis of HUD, Census, local, regional, and state data. ■ Draft sections of regulatory documents. ■ Leads direct consultation with the CoC and PHAs. ■ Assist with coordinating funding recommendations for ESG. 	<p>Crestview</p>

Ali Ankudowich	Land Use Specialist Planning Specialist	<ul style="list-style-type: none"> ■ Review local land use regulations including zoning ordinances, housing codes, regulations for subdivisions, and building codes. ■ Conduct research and analysis of HUD, Census, local, regional, and state data. 	Tampa
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3.4 PROFESSIONAL SUMMARIES OF CONSULTANT TEAM



ASHON NESBITT is the President and CEO of the Florida Housing Coalition. A respected community and nonprofit leader, Mr. Nesbitt was previously Chief Programs Officer and Technical Advisor with the Coalition where he has led the Community Land Trust Institute as well as the Center for Racial Equity. During his tenure at the Coalition, Nesbitt has championed an expansion and professionalization of Community Land Trusts throughout the state, overseeing the development of nationally recognized and first of its kind the Community Land Trust Certification Program, which in 2021, led to six nonprofits receiving their Certification. Mr. Nesbitt is the author of the Coalition’s innovative guidebook: *Eyesore to Asset: A Guidebook for Adaptive Reuse of Vacant Retail*, designed to aid local governments and business leaders in their search for new models for local economic development Mr. Nesbitt has two master’s degrees from the University of Florida; a Master’s in Urban and Regional Planning and a Master’s in Real Estate. He also holds a Bachelor of Science in Architectural Studies from Florida A&M University. As CEO, Mr. Nesbitt leads all of the Coalition’s housing affordability production and preservation initiatives.



CARTER BURTON is the Director of Housing and Community Development at the Florida Housing Coalition, has 21 years of experience administering HUD Community Planning and Development (CPD) programs specifically the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs. Carter is a former CDBG Program Manager for the Arizona Department of Housing and former Grant Administrator for the State of New York Small Cities program where she administered nearly \$70 million in CDBG funds. Burton specializes in HUD consolidated planning and has developed numerous Consolidated Plans, Annual Action Plans, Analyses of Impediments to Fair Housing Choice, and Consolidated Annual Performance and Evaluation Reports for Entitlements throughout Arizona, California, Connecticut, Florida, Georgia, New York, and Texas. Prior to joining the Florida Housing Coalition Burton worked for two State agencies, then transitioned to consulting for HUD Entitlement Communities. Burton is a licensed Realtor in Florida and a member of the Florida Realtors and National Association of Realtors. Carter holds a Master’s in Social Sciences from Binghamton University.



AMANDA WANDER is the Florida Housing Coalition’s Ending Homelessness Team Director. In this role, Wander works closely with Continuums of Care (CoC), local governments, nonprofits, faith-based organizations, service providers, and other stakeholders working to prevent and end homelessness in their communities. Knowing that homelessness is solvable, Wander provides training, technical assistance, and consulting to ensure communities have an effective housing crisis

response system. Wander is also a HUD technical assistance provider to Continuums of Care throughout the United States helping to build capacity and navigate complex funding sources. Prior to working with the Coalition, Wander lead an 8 County Continuum of Care and has worked in various behavioral health, and homeless and housing programs including coordinated entry, Homeless Management Information System (HMIS), permanent supportive housing, and street outreach. As a strong advocate for housing first and with a passion to resolve and prevent chronic homelessness through utilizing data, Wander has dedicated the past 15 years of her career to implementation of solutions ending homelessness. Wander holds a bachelor's degree from Florida State University and has served as a HMIS Administrator, Technical Advisor and Trainer as well as a CoC Executive Director.



ELISSA PLANCHER has years of hands-on experience in the homelessness and housing sector administering a variety of housing projects and programs for people experiencing homelessness. She is focused on developing and implementing effective solution-oriented strategies to help enrich the lives of individuals who are experiencing homelessness or reintegrating into the community by making decent, safe, and affordable housing opportunities accessible to these vulnerable residents. In her most recent role as Housing & SOAR/Entitlements Coordinator at the Broward Behavioral Health Coalition, Elissa strategically developed and launched the Behavioral Health/Homeless Systems Integration, implemented the SOAR initiative in Broward County, and was responsible for PATH oversight. Over the last 12 years, Elissa has served disadvantaged populations in South Florida and Colorado by providing direct services, training, technical assistance, and system development/implementation. Her primary experience relates to administering HUD, state, and locally funded subsidized housing programs for the Colorado Coalition for the Homeless, Boulder County Department of Housing and Human Services, Boulder County Housing Authority, and Broward County Housing Authority. Elissa has also worked in case management as well as directly working with consumers in homeless shelters. She graduated from Florida State University in 2004 with her Bachelor of Science, majoring in International Affairs with a minor in Political Science.



TAMARA WEST is a Technical Advisor at the Florida Housing Coalition and provides training and advice to local governments and nonprofit organizations in Florida. Tamara has 22 years of experience administrating and implementing state, federal and local housing grants awarded to local governments. Tamara has expertise in budgeting, housing, and community development to include CDBG, HOME, ESG and ERA. She's knowledgeable of SHIP program implementation and working with local governments to be successful. She has previously worked for the Polk County BoCC and as a Finance & Grants Manager for Hillsborough County. Tamara is a graduate of the University of South Florida and graduated with her Master's in Public Administration from Troy University.



WIS BENOIT is the Research Manager at the Florida Housing Coalition. In this role, Wis works across teams providing technical assistance in the areas of data analysis, community engagement, and urban planning. Primarily, his work revolves around the Center for Racial Equity, where he works on multiple projects whose aim is to close the racial disparities found in within the housing sector and work to support communities of practice and organizational allies in partnership initiatives. Prior to

joining the Coalition, Wis worked with the Department of Economic Opportunity to produce the State of Florida's CDBG Mitigation Action Plan, then subsequently providing comprehensive plan amendment review for Osceola, Orange, Brevard, and Seminole County as well as administering the Community Planning Technical Assistance Grant. Wis has a passion found his passion in grassroots neighborhood organizing and urban infill development.



KODY GLAZER is the Chief Legal and Policy Officer at the Florida Housing Coalition. He graduated Magna Cum Laude from the Florida State University College of Law and has experience with local and state governmental affairs, fair housing, land use, and environmental law. Prior to joining the Coalition, Kody clerked for the National Fair Housing Alliance in Washington D.C. where he gained valuable insight into federal funding mechanisms and discrimination laws that affect affordable housing and opportunity. Kody has also clerked for the Leon County Attorney's Office and Hopping Green & Sams P.A. where he specialized in land use and environmental law focusing on the land development process of various local governments and other processes that affect the makeup of the human environment. Kody was a member of the Florida State University Law Review, the Journal of Land Use & Environmental Law, and in 2019, was chosen to represent the FSU College of Law as an outstanding law student by the City, County and Local Government Section of the Florida Bar.



DAYNA LAZARUS is a Technical Advisor at the Florida Housing Coalition. Dayna has over a decade of experience in community organizing and a Master's in Urban and Regional Planning from USF. At USF, she won several professional and academic fellowships and scholarships, earned graduate certificates in Sustainable Transportation and Community Development, and produced a thesis on achieving transportation equity through the urban planning process. Soon after, she had the opportunity to build on her thesis work and co-produce a first-of-its-kind Nondiscrimination and Equity Plan for a Florida TPO. She designed an innovative public engagement approach to oversample underserved communities, an approach that has been highly-regarded by national equity-planning experts. She believes in centering those who are most impacted by policy decisions in decision-making processes, and has dedicated her career to pushing for social equity through housing affordability, transportation equity and climate resiliency.

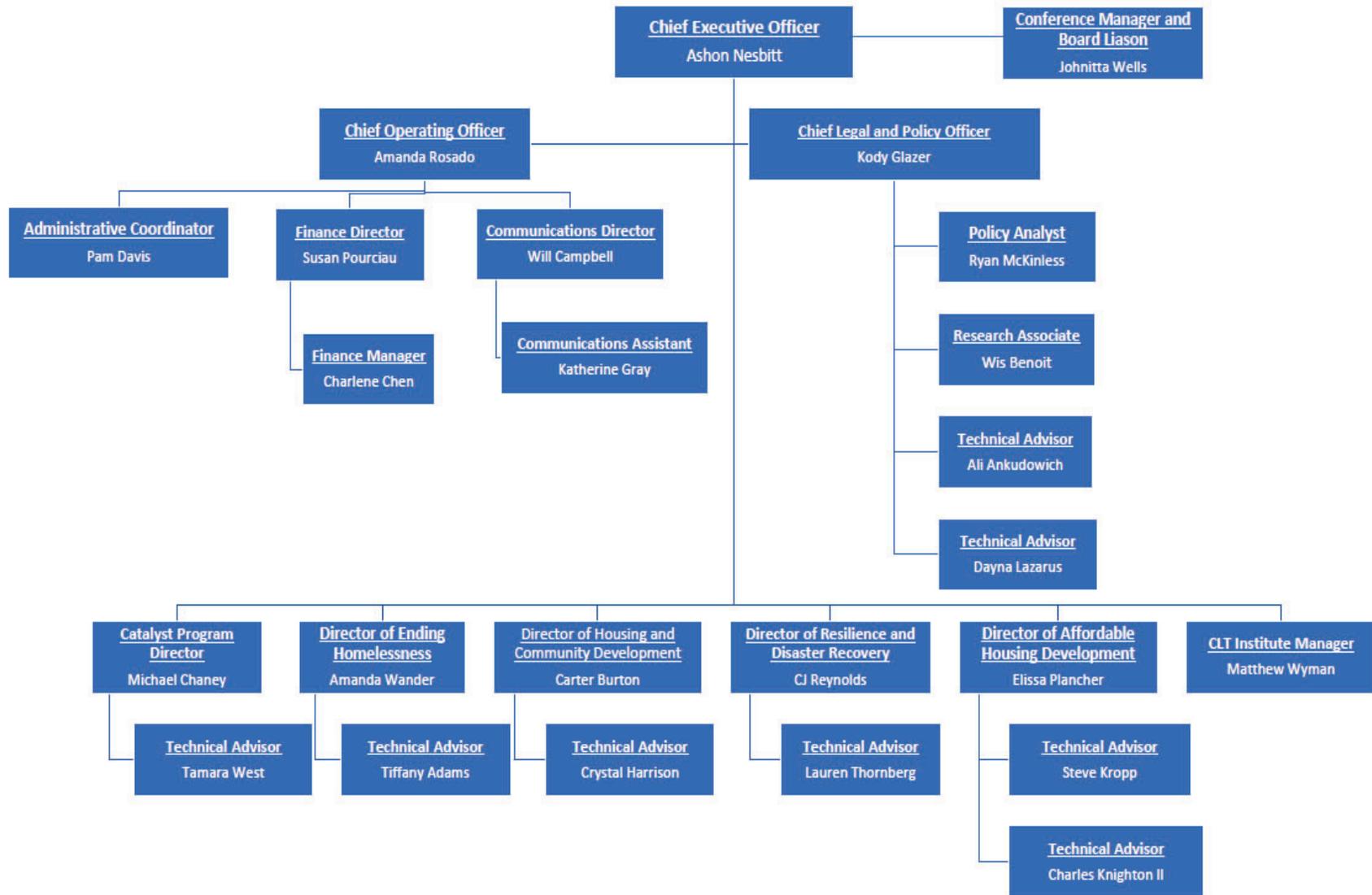


CRYSTAL HARRISON is the Housing and Community Development Technical Advisor at the Florida Housing Coalition. Crystal performs data research and analysis on housing, homeless, community development, and economic development issues for HUD regulatory documents including Consolidated Plans and Fair Housing Plans. Crystal serves as the liaison for direct consultation with local organizations serving low-income and vulnerable populations including the Continuum of Care lead agency and Public Housing Authorities. She previously served as the Executive Director for the Okaloosa Walton Homeless Continuum of Care and as the Operations Director for the local housing authorities.



ALI ANKUDOWICH is a Land Use and Planning Technical Advisor at the Florida Housing Coalition. Immediately prior to Ali's employment with the Florida Housing Coalition, she served for six years as a Senior Planner in Community Planning & Design with Benesch Tampa office, (formerly Tindale Oliver), a national full-service engineering and design firm. During her tenure she specialized in comprehensive plans and land development code amendments; conducted case study research, policy analysis, fieldwork, public outreach/communications for plans and supporting documents (related to redevelopment, parks, affordable housing, comprehensive plans, small area, public finance, transportation). Her expertise included project management, including budgeting, scoping, scheduling, and managing engagements with the public and private sector. She volunteers with the Tampa Bay group of CNU Florida and the Suncoast Chapter of the American Planning Association. Ali is a graduate of Smith College (Magna Cum Laude) and received her Master's in Urban and Regional Planning from the University of California, Los Angeles. Email her at ankudowich@flhousing.org.

3.5 ORGANIZATIONAL CHART



EXPERIENCE AND GOVERNMENT REFERENCES



4. EXPERIENCE AND GOVERNMENT REFERENCES

4.1 STATEMENT OF QUALIFICATIONS

The Coalition is Florida's premier provider for HUD grant administration services including regulatory document preparation such as consolidated plans, action plans, citizen participation plans, performance reports, and fair housing plans. We help our local government partners to leverage their resources, apply the most effective strategies to meet local needs, and improve the quality and availability of affordable housing in their jurisdiction. We take great pride in excelling. We are a mission driven organization; and when we are providing consulting services for local government our mission is to help that local government achieve all its goals.

The Coalition spearheads extensive public consultation processes to meet and exceed requirements for community input. Additionally, the Coalition team draws upon our extensive knowledge of regulations and best practices to help each community maintain grant compliance and develop plans that are data-driven, reflect local priorities, and meet federal objectives.

The Coalition also offers expertise using HUD required systems such as the eCon Planning Suite to prepare consolidated plan, action plans, and CAPERs and utilizes alternative data sources to develop strategies based on the most current data. The Coalition has extensive experience in identifying and prioritizing needs, developing goals and specific objectives, and identifying meaningful and impactful projects that can be carried out with federal resources and through effective leverage of additional state and local funding sources.

4.2 APPLICABLE EXPERIENCE

The Coalition and has demonstrated experience related to the RFP in the following areas:

- 4.2.1 Citizen Participation Plans:** Review of the local government's adopted Citizen Participation Plan is the Coalition's standard practice when developing HUD regulatory planning documents. Revisions are made to reflect any new or updated regulations or to ensure compliance when new program funding is introduced, such as the CARES Act or HOME-ARP funds. The Coalition also includes its Chief Legal and Policy Officer in the review to determine if language or content should be added or revised to better support housing partnerships. The Coalition is skilled at coordinating with the local government to determine internal procedures that align best with current local policy while offering transparency to the public and stakeholders and maintaining compliance with HUD requirements for citizen participation.
- 4.2.2 Consolidated Plans:** The Coalition offers over 20 years of experience in consolidated planning and has completed over thirty Consolidated Plans, many for Florida Entitlements. Our approach aims to alter the perception of the Consolidated Plan as an obligatory document only necessary to receive federal funding. The Coalition facilitates a comprehensive process from start to finish and intends for the Consolidated Plan to be utilized cross departmentally and community wide as a primary resource and needs assessment for important community initiatives. The Coalition has elevated the consolidated plan process with innovative methods of engagement and data

manipulation beyond the scope of HUD regulation. The Coalition also maintains communications with HUD representatives to ensure best practices are being implemented that align with HUD preferred methods, such as goal setting.

Recently, the Coalition completed consolidated planning contracts for the City of Cape Coral, the City of Gainesville, Hillsborough County, Palm Beach Gardens, Pompano Beach, Seminole County, the City of Tallahassee, and Volusia County. The Coalition also previously completed Consolidated Plans for the City of Gainesville and City of Tampa in 2018, Cities of Miami Gardens and Port Orange in 2016 and Cities of West Palm Beach and Hialeah in 2015. Other examples of relevant work for local governments by consultant team members include Con Plans and Annual Action Plans in several other communities: Glendale, AZ; Delano, CA; Town of Jupiter, FL; Marion County, FL; North Miami, FL; Ocala, FL; Palm Beach County, FL; New Rochelle, NY; Troy, NY; Garland, TX, and Williamson County, TX. Coalition staff also completed two State Agency Consolidated Plans and four Annual Action Plans for the States of Arizona and New York.

- 4.2.3 Annual Action Plans:** The Coalition has produced first-year Annual Action Plans as part of the consolidated planning process and as standalone documents to comply with program years 2-5 of the consolidated plan period. The Coalition ensures that Annual Action Plans are developed consistent with consolidated plan priority needs identified and reflect activities that align with consolidated plan goals. The Consultant Team is sure to use best practices in identifying resources and developing goals and projects that are tied to the Strategic Plan to better address affordable housing, special needs housing, non-housing community development needs, and homelessness.

In addition to the first-year Annual Action Plans developed for the Entitlements mentioned above under “Consolidated Plans”, the Coalition recently developed three plans for the City of Gainesville, including a substantial amendment to include CDBG-CV funds. The Coalition has also developed subsequent HUD Annual Action Plans for Collier County, FL; Town of Jupiter, FL; Ocala, FL; Troy, NY; the State of Arizona; and the State of New York.

- 4.2.4 Fair Housing Plans:** The Coalition consistently tracks and reviews any changing requirements surrounding fair housing planning and is sure to develop any fair housing plans in accordance with the most recent guidance. The Coalition has developed numerous fair housing plans in various forms including Analyses of Impediments, Assessments of Fair Housing, and Housing Equity Plans. The Coalition provides Entitlements with information on current rules and coordinates with the local government to determine which format works best. The Coalition’s current standard approach to producing a fair housing plan aligns with HUD’s Affirmatively Furthering Fair Housing proposed rule using the Housing Equity Plan template.

Most recently the Coalition completed a Housing Equity Plan for the City of Deltona and is working on another for the City of Gainesville. The Coalition is also developing an Analysis of Impediments for the City of Miami.

Previous fair housing plan work for Florida Entitlements includes an Assessment of Fair Housing for the City of Gainesville and Analyses of Impediments for the City of Pompano Beach, the City

of Tallahassee, Seminole County, Lake County, City of Daytona Beach, City of Miami Gardens, City of Tampa, City of Hialeah, and Hillsborough County.

Analysis of Impediments were also developed for Maricopa County, AZ; Mesa, AZ; Meriden, CT; Schaumburg, IL; Saginaw, MI; Missoula, MT; Fremont, NE; Goldsboro, NC; Troy, NY; Dallas, TX; and Williamson County, TX.

Coalition staff also prepared two State level Analysis of Impediments for the State of Arizona and the State of New York.

4.2.5 Consolidated Annual Performance and Evaluation Report: Coalition staff has prepared over thirty Consolidated Annual Performance and Evaluation Reports (CAPERs) for local government and state agencies. The Coalition takes a very organized approach to gathering data from the local government, sub-recipients, and IDIS reports to properly complete required CAPER tables. The Coalition also coordinates with local finance departments to ensure the most accurate data is reported to HUD. Our team is experts in analyzing IDIS reports, financials, and accomplishment data and incorporating results into the CAPER to demonstrate program performance and compliance with federal regulations. Our staff ensures that the CAPER highlights initiatives in support of HUD's objectives towards affordable housing, community revitalization, and economic development.

The Coalition has completed CAPERs for Florida communities including Collier County and the City of Ocala. Other Entitlements Coalition staff has produced CAPERs for include Troy, NY; Meriden, CT; Maricopa County, AZ; Mesa, AZ; Norwich, CT; State of NY; and State of AZ.

4.2.6 Program Policies and Procedures: As a premier provider of HUD related technical assistance, the Coalition has helped Entitlements develop various policies and procedures to help guide their HUD programs. Coalition standards require that our Technical Advisors continuously review state and federal regulations and participate in relevant training for professional development. This allows our staff to develop policies and procedures that align with best practices while complying with federal regulations. The Coalition also coordinates cross-departmentally when developing policy to ensure local guidelines are followed and incorporated into program materials.

The Coalition has developed HUD grant administration manuals, HOME Recapture/Resale Guidelines, Housing Rehabilitation Guidelines, Residential Anti-displacement and Relocation Assistance Plans, inclusionary zoning policy, accessory dwelling unit policy, and more. The Coalition is also tasked with producing publications under the Catalyst program, sponsored by the Florida Housing Finance Corporation. Coalition staff have authored numerous guidebooks on various policy issues.

4.2.7 Needs Assessments: The Coalition has partnered with many Florida communities to develop housing needs assessments in support of affordable housing initiatives. These needs assessments have taken form as NRSA's, HOME-ARP Allocation Plan Needs Assessments, Housing Action Plans, Equity Profiles, and Housing Blueprints. Most recently Coalition staff completed homeless needs assessments for the City of Gainesville and Seminole County. In 2022, the Coalition completed

historical needs assessments for the City of West Palm Beach and City of Fort Pierce in support of efforts to promote equity in homeownership. The Coalition previously completed housing needs assessments for Alachua County’s Inclusionary Zoning Study, the City of Gainesville’s Affordable Housing Blueprint, and City of Sarasota Workforce Housing Action Plan. The Coalition also completes a statewide housing needs assessment annually for our HOME Matters Report distributed to all Florida communities. Needs assessments have also been completed by the Coalition as part of the many Consolidated Plans developed across the State of Florida.

- 4.2.8 Knowledge of HUD Rules, Regulations, and Policies:** Our project team members routinely provide grant administration services on projects subject to applicable Federal, State and local regulations. Our extensive experience has built a skilled familiarity with CDBG, CDBG-CV, CDBG-DR, HOME, HOME-ARP, ESG, ESG-CV, HOPWA, and CSBG. This experience has been gained through exclusive positions, held by our team members, in various housing and community development organizations. Staff members have administered over 70 federal grants providing a vast knowledge of regulations, specifically 24 CFR Part 570, Part 91, and the Fair Housing Act. In addition, Coalition staff have been at the forefront providing technical assistance for the new CDBG-CV, HOME-ARP, and ESG-CV funds.
- 4.2.9 Diverse Stakeholder Consultations:** Coalition staff always coordinate with the client to ensure maximum outreach to all relevant stakeholders. Consultation efforts are targeted to agencies, organizations, or groups including neighborhood associations, community development organizations, key departments in the grantee’s jurisdiction, neighboring jurisdictions, housing providers, non-profit organizations representing underserved populations (low- and moderate-income persons, Non-English speaking persons, persons with disabilities, public housing residents, special needs population, and persons experiencing homelessness). To gather input on fair housing issues, the Coalition also targets fair housing organizations including nonprofit organizations that focus on fair housing problems, advocacy groups, banks and other financial institutions, as well as realtors. The Coalition also directly invites stakeholders to topic-oriented stakeholder sessions. Stakeholder interviews may also be conducted by telephone to reach more agencies.
- 4.2.10 Public Meetings:** The preparation of consolidated plans and fair housing plans requires grantees to consult with stakeholders and gather feedback from residents during the preparation of the plans. The Coalition prides itself on its use of various outreach techniques beyond traditional methods. While the Coalition does adhere to each grantee’s Citizen Participation Plan, the Consultant Team prefers to conduct a minimum of two public meetings during the preparation of the plan in addition to the two required public hearings. The meetings are advertised in newspapers of general circulation, on the grantee’s website, through email announcements, on social media, and using local television.
- 4.2.11 Obstacles, Practices, and Issues that Impact Fair Housing:** The Coalition has been making the connection between affordable housing and fair housing for many years. We offer training and technical assistance and publish reports on issues impacting the development of affordable housing, patterns of segregation, and land use tools for promoting mixed income housing. Our

staff has been publishing and training nationally on inclusionary housing policies for the past twenty years. Examples of our publications addressing issues that impact fair housing include our annual Home Matters for Florida reports, local Home Matters reports for four Florida communities, an annually updated guidebook on combatting Not In My Back Yard (NIMBY) resistance to affordable housing developments, and a compilation of Rural Capacity Building technical assistance provided for Collier County to advance affordable housing development in Immokalee.

4.2.12 Conducting Comprehensive Research: The Coalition specializes in conducting research utilizing primary and secondary sources of data and is currently creating an inventory of data sources specifically for consolidated planning and fair housing planning. It is standard practice for the Coalition to create web-based surveys and tools to gather input from residents and community stakeholders. The Coalition also collects data from various sources including HUD, U.S. Census Bureau, Federal Financial Institutions Examination Council (FFIEC), and local data through the Florida Housing Data Clearinghouse. The Coalition uses GIS and online mapping tools such as HUD CPD Maps to gather and present information about market conditions and demographics as well as to map community resources. The Coalition is continuously seeking out new and innovative ways to gather information to enhance the consolidated planning and fair housing planning processes and to ensure that the most recent and accurate data is being used.

4.2.13 Technical Assistance: The Coalition has over 20 years of experience helping Entitlements maintain compliance with federal regulations and providing training and technical assistance related to HUD Community Planning and Development (CPD) Programs. Through our role as the states Catalyst technical assistance provider, the Coalition has provided grant training to nearly every HUD Entitlement in Florida. The Coalition is an active practitioner in the housing and community development fields and through first-hand knowledge our experts have authored numerous guidebooks, articles, and publications. The Coalition is skilled at developing and publishing all required notices for HUD regulatory planning and in assisting Entitlements with developing content for presentations to the public and elected officials. In addition, the Coalition is the premier facilitator of housing and community development webinars and training state-wide, reaching tens of thousands of participants annually.

The Coalition also provides technical assistance through site visits with SHIP and HUD grantees which includes all staff training, cross-departmental training, and one-on-one guidance. Coalition staff are consistently invited as the experts to facilitate and present at roundtables, housing forums, summits, workshops, and Commission meetings.

4.2.14 Substantial Amendments: The Coalition is well versed in regulations that trigger substantial amendments to regulatory plans and has assisted several Florida Entitlements in meeting these obligations. Recently, the Coalition amended Annual Action Plans for the City of Gainesville to include CDVG-CV funds received through the CARES Act. The Coalition is sure to comply with all federal regulations when preparing a substantial amendment including citizen participation and public notice requirements.

4.3 RELATED WORK

4.3.1 HUD Consolidated Plans and Annual Action Plans

CONSOLIDATED PLANS AND ACTION PLANS DEVELOPED BY CONSULTANT TEAM		
STATE OF FLORIDA		
CLIENT	DELIVERABLE	DATE
City of Gainesville	Consolidated Plan & 1 st Yr Action Plan	2023
Hillsborough County	Consolidated Plan & 1 st Yr Action Plan	2021
Volusia County	Consolidated Plan & 1 st Yr Action Plan	2020
Seminole County	Consolidated Plan & 1 st Yr Action Plan	2020
City of Pompano Beach	Consolidated Plan & 1 st Yr Action Plan	2020
City of Palm Beach Gardens	Consolidated Plan & 1 st Yr Action Plan	2020
City of Cap Coral	Consolidated Plan & 1 st Yr Action Plan	2020
City of Tallahassee	Consolidated Plan & 1 st Yr Action Plan, NRSA Plan	2020
City of Gainesville	Consolidated Plan & 1 st Yr Action Plan	2018
Collier County	Action Plan	2017
City of Tampa	Consolidated Plan & 1 st Yr Action Plan	2017
City of Miami Gardens	Consolidated Plan & 1 st Yr Action Plan	2016
City of Port Orange	Consolidated Plan & 1 st Yr Action Plan	2016
City of West Palm Beach	Consolidated Plan & 1 st Yr Action Plan	2015
City of Hialeah	Consolidated Plan & 1 st Yr Action Plan	2015
Town of Jupiter	Action Plan	2015
City of North Miami	Consolidated Plan & 1 st Yr Action Plan	2015
Marion County	Consolidated Plan & 1 st Yr Action Plan	2014
City of Ocala	Consolidated Plan & 1 st Yr Action Plan	2014
Town of Jupiter	Action Plan	2014
West Palm Beach	Action Plan	2013
Palm Beach County	Action Plan	2011
Palm Beach County	Consolidated Plan & 1 st Yr Action Plan	2010
OUT-OF-STATE		
CLIENT	DELIVERABLE	DATE
Glendale, AZ	Consolidated Plan & 1 st Yr Action Plan	2015
Troy, NY	Consolidated Plan & 1 st Yr Action Plan	2015
Garland, TX	Consolidated Plan & 1 st Yr Action Plan	2015
Williamson County, TX	Consolidated Plan	2014
Troy, NY	Consolidated Plan & 1 st Yr Action Plan	2010
Delano, CA	Consolidated Plan & 1 st Yr Action Plan	2008

CONSOLIDATED PLANS AND ACTION PLANS

DEVELOPED BY CONSULTANT TEAM

New Rochelle, NY	Consolidated Plan & 1 st Yr Action Plan	2008
State of Arizona	Consolidated Plan & 1 st Yr Action Plan	2006
State of New York	Consolidated Plan & 1 st Yr Action Plan	2003

4.3.2 Affirmatively Furthering Fair Housing

**FAIR HOUSING PLANS
DEVELOPED BY CONSULTANT TEAM**

STATE OF FLORIDA		
CLIENT	DELIVERABLE	DATE
City of Deltona	Housing Equity Plan	2023
Seminole County	Analysis of Impediments	2020
City of Pompano Beach	Analysis of Impediments	2020
City of Tallahassee	Analysis of Impediments	2020
City of Gainesville, Gainesville Housing Authority, Alachua County, Alachua County Housing Authority	Joint Assessment of Fair Housing	2018
Lake County	Analysis of Impediments	2018
City of Deltona	Analysis of Impediments	2018
Hillsborough County, City of Tampa, Tampa Housing Authority	Regional Analysis of Impediments	2018
City of Miami Gardens	Analysis of Impediments	2016
City of Daytona Beach	Analysis of Impediments	2016
City of Hialeah	Analysis of Impediments	2015
OUT-OF-STATE		
CLIENT	DELIVERABLE	DATE
Maricopa County, AZ	Analysis of Impediments	2014
Williamson County, TX	Analysis of Impediments	2014
Mesa, AZ	Analysis of Impediments	2014
Troy, NY	Analysis of Impediments	2012
Meriden, CT	Analysis of Impediments	2010
Troy, NY	Analysis of Impediments	2009
State of Arizona	Analysis of Impediments	2006
State of New York	Analysis of Impediments	2003

4.4 WORK SAMPLES

Refer to the end of Section 4 to see a work sample of a CPP and Consolidated Plan as requested in the RFP.

4.5 REFERENCES

Refer to the end of section 4 for client reference surveys from the past years (3) years whose scope is of a similar nature to this RFP.

4.6 PAST PERFORMANCE CASE STUDIES

City of Gainesville: Consolidated Plan and Analysis of Impediments

The Coalition recently contracted with the City of Gainesville to complete the 2023-2027 Consolidated Plan, a Housing Equity Plan, and a Closing the Gap Equity Profile. The Coalition developed all components of the Consolidated Plan in accordance with HUD regulations. The Coalition is currently working on developing the fair housing plan in accordance with HUD's Affirmatively Furthering Fair Housing proposed rule.

The Coalition previously contracted with the City of Gainesville to develop the 2018-2022 Consolidated Plan. The Consultant Team ensured a comprehensive citizen engagement and consultation process by conducting four public meetings and reaching out to over 100 stakeholders to participate in the process and provide feedback. The Coalition provided extensive research and analysis of HUD, state, and local data to be included in the Consolidated Plan and incorporated input received from residents, service providers, and stakeholders. The Consultant Team developed a strategic plan that identified appropriate metrics in accordance with the housing, community development, and economic development needs determined throughout the Consolidated Planning process.

In lieu of the AFH Rule suspension, the City contracted with the Coalition to convert the previous Joint Assessment of Fair Housing (AFH) to an Analysis of Impediments specific to the City of Gainesville. The Consultant Team developed a hybrid Analysis of Impediments that incorporated components suggested in the Fair Housing Planning Guide with important elements previously required of the Assessment of Fair Housing. This hybrid document allows for a more comprehensive Fair Housing Plan that the city can utilize to support and implement housing strategies and incentives and to mitigate factors impeding fair housing.

Seminole County: Consolidated Plan and Analysis of Impediments

The Florida Housing Coalition developed the county's 2020-2024 HUD approved Consolidated Plan during the pandemic. FHC provided technical assistance on HUD waivers initiated because of COVID-19 and seamlessly continued the Consolidated Plan process while incorporating new regulations including virtual community engagement strategies to comply with social distancing. FHC conducted extensive research and analysis, updated pre-populated tables with the most recent available data, and participated in funding strategy sessions with the county. Other contracted work includes the upcoming 2025-2029 Consolidated Plan, Analysis of Impediments, CSBG Needs Assessment, HOME-ARP Allocation Plan, Closing the Gap Equity Profile.

City of Cape Coral: Consolidated Plan

The Coalition partnered with the City of Cape Coral to develop the 2020-2024 Consolidated Plan. FHC worked with city staff in creating a stakeholder list to be used for community engagement and facilitated multiple public meetings virtually to accommodate social distancing requirements of COVID-19. The Coalition conducted comprehensive research and analysis data and updated tables with the most current census data to ensure accurate representation of community needs. All components of the consolidated plan were developed in accordance with HUD regulation resulting in a HUD approved plan with no revisions.

Volusia County: Consolidated Plan

The Florida Housing Coalition partnered with Volusia County to develop the 2020-2024 Consolidated Plan. FHC carried out processes in accordance with HUD regulations, conducted extensive research and analysis, updated pre-populated tables with the most recent available data, and participated in funding strategy sessions with the county. The Coalition also facilitated multiple community engagement meetings and provided extensive direct consultation with local organizations and housing partners, particularly the Public Housing Authority's serving the county.

City of Tallahassee: Consolidated Plan, Analysis of Impediments, and Neighborhood Revitalization Strategy Area (NRSA) Plan

FHC developed the city's 2020-2024 Consolidated Plan including a Neighborhood Revitalization Strategy Area Plan. Our expert knowledge enabled us to provide TA on HUD regulations, conduct extensive research and analysis, and provide strategic direction on the best use of HUD funds specifically to benefit the city's low-income and vulnerable populations. The Coalition facilitated several community engagement meetings and met with leadership to share information and provide education on the consolidated planning and fair housing planning process and how federal programs impact affordable housing.

City of Tampa: Consolidated Plan and Regional Analysis of Impediments

The Coalition prepared the FY 2017-2021 Consolidated Plan and Annual Action Plan for the City of Tampa covering the CDBG, HOME, HOPWA, and ESG programs. The Consultant Team coordinated the Consolidated Planning process including citizen participation, agency consultation, research and analysis, and data entry into the eCon Planning Suite.

The Coalition also prepared a Regional Analysis of Impediments for the City of Tampa, Hillsborough County, and the Tampa Housing Authority. Elements of the Regional AI were incorporated into the Consolidated Plan including the identification of targeted geographic areas for coordinated investment of public and private resources and the selection of goals, strategies and projects that aligned with the goals of the fair housing plan.

City of Miami Gardens: Consolidated Plan and Analysis of Impediments

The Coalition completed its contract with the City of Miami Gardens to prepare the City's 2016-2020 Consolidated Plan for CDBG and update the City's Analysis of Impediments. The contract included preparation of the Annual Action Plan and IDIS entry. The Consultant Team completed deliverables for

the city such as: a Kickoff Meeting, review of the City's housing and community development documents, a final Analysis of Impediments, and final Consolidated Plan/ Action Plan. The Consolidated Planning process included two Stakeholder meetings, two Citizens meetings and an electronic public survey (in English and Spanish). These efforts resulted in almost 250 comments and suggestions which, in concert with housing and demographic data, helped determine the city's funding priorities.

City of Hialeah: Consolidated Plan and Analysis of Impediments

The Coalition developed the 2015-2019 Consolidated Plan for CDBG, HOME, and ESG for the City of Hialeah, including the Strategic Plan and Annual Action Plan. The Coalition managed the public consultation effort that exceeded the requirements of 24 CFR Part 91 and included one public meeting for citizens and one for community stakeholders, and an online survey in English and Spanish. These opportunities for citizen and stakeholder participation were advertised through the city website, social and print media, public service announcements, postcards, and targeted e-mail outreach.

The Consultant Team also updated the City's Analysis of Impediments for 2015. The Coalition managed the citizen participation process, which included a public meeting, a stakeholder meeting, and an online survey available in English and Spanish. The AI analyzed Home Mortgage Disclosure Act (HMDA) reporting data, high-cost loans, Community Reinvestment Act (CRA) compliance by lending institutions operating in Hialeah, and fair housing complaints and lawsuits. Additionally, the Analysis of Impediments reviewed the City's land use planning policies and regulations; HOME fair housing marketing procedures; and Hialeah Housing Authority procedures for marketing, reasonable accommodation, and admission and continued occupancy. The Analysis of Impediments concludes with a variety of recommendations, including public education about fair housing standards, updating City policies to reflect new federal and local fair housing requirements, and improving the process for collecting and sharing data about local fair housing complaints.

Lake County: Analysis of Impediments

Lake County contracted with the Coalition from 2017-2018 to conduct a comprehensive process resulting in an Analysis of Impediments to Fair Housing Choice (AI), as required by HUD. Over six months, the Consultant Team reviewed existing local plans, including the County's Comprehensive Plan, relevant to housing policy, directed an outreach strategy to solicit input from community residents and stakeholders, facilitated stakeholder meetings, analyzed public and private data to assess fair housing barriers in the County, and developed specific strategies and measurable goals to mitigate those barriers.

City of Port Orange: Consolidated Plan

The Coalition prepared the FY 2016-2020 Consolidated Plan and FY 2016-2017 Action Plan for the City of Port Orange. The Consultant Team held a Kickoff Meeting where a timeline for the development of the plans was finalized, a citizen participation and consultation strategy was developed, and information was gathered in the form of reports and studies relevant to housing and community development needs in the city. Public meetings were held and an online survey for residents and stakeholders provided over 700 responses.

City of West Palm Beach: Consolidated Plan

The Coalition developed the 2016-2020 Consolidated Plan for CDBG, HOME, and HOPWA for the City of West Palm Beach. The Coalition spearheaded an extensive public consultation effort that exceeded the requirements of 24 CFR Part 91, including two meetings each for members of the public and stakeholders, and an online survey in both English and Spanish. These opportunities for citizen and stakeholder participation were advertised through the city website, social and print media, public service announcements, postcards, and targeted e-mail outreach. Over 160 residents and stakeholders provided comments and input that enabled the city to set funding priorities.

City of Daytona Beach: Analysis of Impediments

The Coalition completed its contract with the City of Daytona Beach to update the City's Analysis of Impediments. As part of this contract, the Coalition prepared a hybrid Analysis using the AFFH Assessment Tool in combination with typical Analysis of Impediments requirements such as a list of impediments, recommended actions to address the impediments, and a Fair Housing Plan which included measurable objectives and a timeframe to implement the recommended actions. While it was not statutorily required that we use HUD's new AFFH approach, we incorporated this additional level of analysis in our Analysis of Impediments as an added value to the city. The Coalition submitted the Analysis of Impediments including a demographic profile, a review of issues relating to segregation/integration, racially or ethnically concentrated areas of poverty (R/ECAPs), disparities in access to opportunity, disproportionate housing needs, publicly supported housing, fair housing enforcement, and outreach. The Coalition also managed the public consultation effort including two public meetings for citizens and community stakeholders, and an online survey.

QUALITY/COST CONTROLS

5. QUALITY/COST CONTROLS

5.1 COST CONTROL STATEMENT

The Florida Housing Coalition is intentional when setting project budgets to optimize cost and value for our community partners. Our expert staff has over 20 years of experience administering HUD CPD grants and are active practitioners in the field. This allows us to design a more streamlined approach to all facets of the regulatory planning process and provide accurate estimates on cost.

The Coalition uses several cost efficiency strategies including:

1. Flat-Fee Structure: Flat-rate pricing typically increases productivity and limits project changes, reducing overall costs for our partners. This budget structure also provides transparency to our community partners by detailing cost expectations that are not to be exceeded.
2. Time Tracking: The Coalition tracks staff time allocated towards projects to determine actual costs, avoid cost variances, and identify opportunities for reducing costs. This strategy also ensures we are meeting project milestones as the budget calls for a project to be completed by a certain time.
3. Leveraging Existing Resources: The Coalition works to build on the strengths and collaborations already existing in the community to avoid duplication of services and reduce the cost associated with any proposed solutions.
4. Utilizing Technology: The Coalition utilizes innovative time-saving software and tools for data research and project administration to reduce costs. These technologies include ArcGIS, Tableau, Slido, FHC Connect, WellSaid Labs, Monday.com, QuickBooks, and more.
5. Intentional Planning: The Coalition reduces future costs for our community partners by developing regulatory planning documents with the intention of using them as comprehensive housing needs assessments and market analyses. Coalition prepared plans can be used to leverage funding and initiate housing and community development efforts outside of HUD programs. Examples include using Consolidated Plans and Fair Housing Plans for disaster and resiliency efforts, to prepare Findings of Necessity for CRAs, to adopt a Neighborhood Revitalization Strategy Area Plan (NRSA), and to prepare applications for tax credits or financing for affordable housing development.

5.2 ORGANIZATIONAL FINANCIAL STATEMENT

The purpose of the Coalition is to engage in activities to improve housing opportunities and conditions for very-low, low - and moderate - income families in Florida in the form of education and technical assistance to non-profit organizations, local governments, and individuals. Revenues are primarily derived from contracts and membership dues.

The Coalition's financial information is audited by an independent auditor and prepared on the accrual basis of accounting, in accordance with accounting principles generally accepted in the United States of America. The financial statement indicates a clean opinion demonstrating that the Coalition possesses the financial capability to ensure good faith performance under this contract and is free from financial or external factors which would hinder its ability to operate as a going concern for the term of the agreement.

PRICING PROPOSAL

6. PRICING PROPOSAL

Having provided HUD grant administration services for numerous Entitlements, including regulatory planning such as Citizen Participation Plans, Consolidated Plans, Action Plans, Fair Housing Plans, and CAPERs, Florida Housing Coalition is confident that we have developed a comprehensive and reasonable compensation schedule.

The Coalition has provided a clear accounting of costs in accordance with the prescribed tables from the RFP. The Coalition provides this service as an all-inclusive flat fee. The Coalition determines its lump sum costs based on an hourly rate of \$175. The amount proposed is pursuant to the scope of work stated in this response and the budget will be finalized upon contract.

IMPORTANT NOTE: In accordance with the RFP and HUD requirements the price proposal for the Consolidated Plan includes the fair housing task of incorporating fair housing issues into the Consolidated Plan as appropriate. This entails a review of the current Analysis of Impediments and broad analysis of typical fair housing barriers.

The Coalition has included in this response a scope of work for the development of a new comprehensive Housing Equity Plan under Section 7 (Optional Section) of the bid submittal portal. A comprehensive Housing Equity Plan is a separate document than the Consolidated Plan requiring extensive research and analysis, outreach, and consultation outside of the Consolidated Plan scope. The Coalition has provided a proposed budgetary line item to complete a new Housing Equity Plan within this proposal and in Section 7 of the bid portal.

The Coalition has also provided an option to invest in racial equity in homeownership by developing an Homeownership Equity Profile, which directly aligns with HUD national objectives. This task is listed below as a separate line item.

Citizen Participation Plan and 2024-2026 Consolidated Plan		
TASK	DESCRIPTION	LUMP SUM
1	Citizen Participation Plan	\$ 5,000
2	3-Year Consolidated Plan	\$ 32,500
TOTAL (CPP and Con Plan)		\$37,500
*Optional Task	Housing Equity Plan (optional)	\$ 30,000
TOTAL - (If including development of a new comprehensive Housing Equity Plan)		\$ 67,500

*Optional Task	Closing the Gap – Homeownership Equity Profile (optional)	\$ 7,500
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APPENDIX A

WORK SAMPLES

Gainesville.

Citizen centered

People empowered

2018-2022

CITIZEN PARTICIPATION PLAN



City of Gainesville, Florida
CITIZEN PARTICIPATION PLAN
2018-2022

Gainesville.
Citizen centered
People empowered

1. Introduction

In accordance with 24 CFR Section 91.105, the City of Gainesville Housing and Community Development (HCD) Division has prepared a Citizen Participation Plan to provide for and encourage citizen participation in the process of preparing and implementing plans related to programs funded by the U. S. Department of Housing and Urban Development (HUD).

The Citizen Participation Plan provides a guide for citizens and organizations to participate in an advisory role in assisting with the development of the Consolidated Plan, Annual Action Plan, and Fair Housing Plan, and in the review of the Consolidated Annual Performance Evaluation Report (CAPER). The Plan sets forth policies and procedures for citizen participation, which are designed to maximize the opportunity for engagement in the community development process. Special emphasis has been placed on encouraging participation by persons of low and moderate incomes, residents of blighted neighborhoods, residents of areas where community development funds are utilized, residents of predominantly low- and moderate-income neighborhoods identified by the City of Gainesville, minorities, non-English speaking persons, and persons with disabilities.

The Consolidated Plan establishes the City of Gainesville’s long-range strategy and five-year investment plan for community development, housing, and homeless services. The Plan allocates federal resources from the Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME). The Fair Housing Plan, including the Analysis of Impediments to Fair Housing Choice (AI) and/or Assessment of Fair Housing (AFH), analyzes fair housing data, housing issues and contributing factors to housing discrimination, which limit housing opportunity and choice. The Fair Housing Plan identifies goals and priorities to address these issues and encourages collaboration with other entities (public housing authorities, participating jurisdictions, in the area). The CAPER is a summary of progress toward achievement of the goals and objectives of the Consolidated and Action plans.

Citizens are encouraged to participate in all phases of the CDBG and HOME programs and will be provided full access to program information. However, final responsibility and authority for the development and implementation of the CDBG and HOME programs, and related plans, will lie with the City of Gainesville.

2. Purpose

Section 508 of the Housing and Community Development Act of 1987 reinstated the requirement for a written citizen participation plan. The purpose of this plan is to meet HUD’s requirements and to spell

out the elements of the City's Citizen Participation Plan to encourage citizen input, particularly for the City's program-eligible populations.

The City of Gainesville's Citizen Participation Plan serves as the foundation for developing stronger citizen relationships in the City. The City supports and encourages full participation of citizens, community groups, and other interested agencies in both the development and evaluation of programs and activities covered in the preparation and implementation of the Five-Year Consolidated Plan, Annual Action Plan, Fair Housing Plan, Substantial Amendments, Consolidated Annual Performance Evaluation Report (CAPER), and other HUD-related plans.

3. Citizen Participation Contact

The Neighborhood Planning Coordinator is designated as the Citizen Participation Coordinator and will serve as the contact person for all matters concerning citizen participation activities. This person shall be responsible for overseeing citizen participation throughout the community development process and the implementation of all citizen participation activities and functions, except those which may be specifically delegated to other parties by this Plan.

The specific duties and responsibilities of the Citizen Participation Coordinator shall include, but not necessarily be limited to: disseminating information concerning proposed projects and the status of current project activities; coordinating various groups which may be participating in the community development process; receiving written comments; serving as a vehicle by which ideas, comments, and proposals from local residents may be transmitted to local officials and/or program staff; and, monitoring the citizen participation process and proposing such amendments to the Citizen Participation Plan as may be necessary.

The Citizen Participation Coordinator may be contacted at (352) 393-8565 during regular business hours. All questions concerning citizen participation in the community development process should be addressed to the Citizen Participation Coordinator.

4. Citizen Advisory Committee Structure

Increasing citizen and community involvement is an important component of gaining a better understanding of the needs in the city and developing appropriate strategies to address those needs. This is evidenced by the creation of a Citizen's Advisory Committee in 1974. The Citizen's Advisory Committee for Community Development (CACCD) consists of up to 15 members, and is devoted to activities related to the CDBG, HOME, and SHIP programs. The CACCD is used as a primary vehicle for citizen input for the City's federally and state-funded programs. The City of Gainesville is committed to a meaningful citizen participation process, and therefore, to the continued use of the CACCD.

The primary responsibility of the City Commission-appointed CACCD is to make recommendations to the City Commission on the annual distribution of the CDBG and HOME project funds based upon the objectives stated in the Consolidated Plan. The CACCD establishes program guidelines that assist them in recommending funding priority of housing, community development, and home activities.

The CACCD is a critical component of the public participation process. The CACCD is a resident advisory committee that works with the HCD Division of the City of Gainesville. The Advisory committee reviews and evaluates all housing development and public services applications; performs site visits to the agencies, hears presentations from each applicant; then, makes recommendation to the City Commission for final approval.

5. Public Participation Process

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

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

Public Hearings/Meetings

Local governments applying for federal funds must comply with citizen participation regulations outlined in 24 CFR 570.486. Prior to submitting their application for federal funds, the local government applicant must provide sufficient opportunity for affected citizens to gain an understanding of the proposed project activities and the amount of federal funds being sought.

The number of public hearings required depends on the type of plan, amendment process, or performance report considered, but communities are generally encouraged to engage citizens at the onset of the project's planning process.

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

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

The table below summarizes the public hearing, meeting/workshop, notification, comment period, and submittal requirements by type of plan, amendment process or performance report considered:

Public Participation Table					
TYPE OF SUBMITTAL:	Consolidated Plan (including Year 1 Annual Action Plan)	Annual Action Plan	Fair Housing Plan AI / AFH	Substantial Amendments	Consolidated Annual Performance and Evaluation Report (CAPER)
<i>Description</i>	Once every five (5) years, the City of Gainesville must develop a Consolidated Plan that identifies goals and strategies for providing affordable and decent housing, a safe and suitable living environment and adequate economic opportunities for program-eligible populations. The Consolidated Plan includes the Year 1 Annual Action Plan.	Each program year, the City of Gainesville must develop an Annual Action Plan that identifies sources of funding and projects to be completed during the program year to implement the Consolidated Plan. The Year 1 Annual Action Plan is included in the Consolidated Plan process. The remaining Year 2 thru Year 5 Annual Action Plans are developed subsequently.	Once every five (5) years, the City of Gainesville must develop a Fair Housing Plan (Analysis of Impediments or Assessment of Fair Housing) to identify fair housing issues and related contributing factors in the jurisdiction and region. The Fair Housing Plan must set goals to overcome fair housing issues and contributing factors identified and those goals must inform subsequent housing and community development planning processes.	A substantial change in the proposed use of program funds requires that amendments to the Consolidated Plan and/or Annual Action Plan be submitted to HUD. Amendments to the Fair Housing Plan are required when there is a material change that impacts the circumstances in the City which may include natural disasters, significant demographic changes, new significant contributing factors, and civil rights findings and/or causes alterations to the Plan's analyses, contributing factors, priorities, and/or goals.	Each program year, the City will issue a Consolidated Annual Performance and Evaluation Report (CAPER) showing how the Consolidated Plan and Annual Action Plan were implemented. The CAPER includes a description of the resources available and investment of those resources in terms of geographic distribution and populations assisted.
<i>Public Hearings</i>	Minimum of two (2) public hearings to encourage citizen participation, the first to be held early in the planning process and the second to be held at the conclusion of the 30-day comment period.	Minimum of one (1) public hearing at the conclusion of a 30-day public comment period.	Minimum of one (1) public hearing during the development of the Plan.	Consolidated Plan/Fair Housing Plan Amendments: Same as for the Consolidated Plan Action Plan Amendments: Same as for the Annual Action Plan.	Minimum of one (1) public hearing at the conclusion of a 15-day public comment period.
<i>Public Meetings/ Workshops</i>	Minimum of two (2) public meetings/workshops with neighborhoods and/or stakeholder groups, to be held early in the planning process	At the discretion of the City Commission and/or CACCD to encourage citizen participation.	Same as for the Consolidated Plan	Consolidated Plan/Fair Housing Plan Amendments: Same as for the Consolidated Plan Action Plan Amendments: Same as for the Annual Action Plan.	Public meetings are not required by HUD regulation for the preparation of the CAPER. The City, at its discretion, may decide to hold a public meeting in addition to the one (1) required public hearing.

Public Participation Table

TYPE OF SUBMITTAL:	Consolidated Plan (including Year 1 Annual Action Plan)	Annual Action Plan	Fair Housing Plan AI / AFH	Substantial Amendments	Consolidated Annual Performance and Evaluation Report (CAPER)
<i>Published Notice of Plan Availability for Review/ Comment</i>	Minimum of one (1) notice of plan availability for public review and comment, including a summary of the plans and locations and hours of availability; published in a newspaper of general circulation and any smaller publications serving program-eligible populations; and published at the start of the 30-day comment period.	Same as for Consolidated Plan.	Same as for Consolidated Plan.	Same as for Consolidated Plan.	Minimum of one (1) notice of CAPER availability for public review and comment; including a summary of the CAPER; locations and hours of availability; published in a newspaper of general circulation and any smaller publications serving program-eligible populations; and published at the start of the 15-day comment period.
<i>Comment Period</i>	The City will make a draft of the plans available for a 30-day comment period. Copies of the draft plans will be made available for review at the Clerk of the Commission's office, HCD Division offices and public libraries serving program-eligible populations. The plans will also be posted to the City's website and a reasonable number of additional copies will be provided to citizens upon request.	Same as for Consolidated Plan.	Same as for Consolidated Plan.	Same as for Consolidated Plan.	The City will make a draft of the CAPER available for a 15-day public comment period. Copies of the draft CAPER will be made available for review at the Clerk of the Commission's office, HCD Division offices and public libraries serving program-eligible populations. The CAPER will also be posted to the City's website and a reasonable number of copies will be provided to citizens upon request.
<i>Submission of the Plan</i>	Submitted to HUD no later than 45 days prior to the start of the program year, including all HUD-required forms and certifications.	Same as for Consolidated Plan.	Same as for the Consolidated Plan.	Consolidated Plan/Action Plan Substantial amendments may be submitted up to six (6) times per program year.	Submitted to HUD by December 30th or within 90 days of the close of the program year. The City of Gainesville's program year begins on October 1st and ends on September 30th.

Public hearings and meetings/workshops will be held in buildings accessible to all persons, and at times and locations convenient to stakeholders and potential beneficiaries of each federally funded program. These public hearings and meetings/workshops will address the needs of the community, particularly those of program-eligible populations.

Public hearings, meetings and/or workshops are held during the regularly scheduled CACCD meetings to hear and review proposals for funding amendments, new funding proposals, and submission to HUD of the Consolidated Plan, Annual Action Plan, CAPER, and other plans and reports, as applicable. CACCD meets at least once a month, except in July and August when meetings are held on an as-needed basis. Additionally, the CACCD meetings provide an opportunity to receive citizen feedback regarding activities being funded through CDBG, HOME, and other sources, as applicable.

Public Comment

All residents, particularly those low and moderate income residents of neighborhoods targeted for the use of CDBG, HOME, or Section 108 funds, will be afforded opportunities to participate in discussions on these programs. Residents have the opportunity to make comments by (1) communicating directly with the Citizen Participation Coordinator or; (2) attending meetings of the CACCD; and (3) attending meetings of the City Commission when such items are being considered. Any citizen or citizen's group desiring to comment or object to any phase of the planning, development or approval of the application for CDBG or HOME funds, to the implementation of any CDBG or HOME program, performance reports, or to any substantial amendments to the Consolidated Plan or Fair Housing Plan should submit such comments or objections either in person, by telephone, or in writing.

Citizen comments are received during regular office hours of the City by calling (352) 334-5026, or writing the Department of Neighborhood Improvement, Housing & Community Development Division, City of Gainesville, P.O. Box 490, Station 22, Gainesville, FL 32627-0490. Likewise, comments to the City Commission are addressed to the City Commission by calling (352) 334-5015, or writing to the City Commission, City of Gainesville, P.O. Box 490, Station 19, Gainesville, FL 32627-0490.

All meetings of the CACCD and City Commission are open to the public in compliance with the Florida Government-in-the-Sunshine Law. Each group sets its own agenda and rules for addressing the group, and allows for public discussion.

CACCD members serve in an additional role of hearing citizen comments through personal contact with friends and neighbors. Depending on their involvement or representation in other community groups, they may also serve in a formal or informal liaison role with these groups.

Notification Procedures

The City of Gainesville will give adequate notice of public hearings and meetings/workshops related to federal programs. As required by HUD, documentation of these notices must be submitted with the respective application for federal funds. To reach the broadest audience possible, the City places meeting notices in various media outlets and in a variety of languages, when applicable.

Residents are notified of City Commission and CACCD public hearings and meetings/workshops in the following manner:

- Clerk of the Commission’s Weekly Notice of Meetings;
- City of Gainesville Bi-Weekly newsletter;
- City of Gainesville website (www.cityofgainesville.org); and
- Gainesville Sun (newspaper of general circulation)

In addition, when public meetings/workshops are held in targeted neighborhoods, any one or a combination of means may be used to publicize the events, including: display ads in the Gainesville Sun and minority newspapers; distribution of flyers or handouts; and announcements on the radio, television or the City’s website (www.cityofgainesville.org). Notifications of the availability of federal funds may be made in a like manner.

Notice of all regularly scheduled CACCD meetings will be published at least seven (7) days in advance. Every effort will be made to hold these meetings at locations that are convenient to residents of targeted neighborhoods and accessible to the disabled.

Notice of all public hearings will be published in a newspaper of general circulation at least 10 days in advance of the event. Notice of public meetings/workshops will be published in a like manner.

Information about public hearings and meetings/workshops can also be accessed by calling the HCD Division at (352) 334-5026.

6. Development of the Consolidated Plan and Fair Housing Plan

The policies and procedures in this Citizen Participation Plan relate to specific stages of action mandated by Housing and Urban Development (US HUD) and the entitlement program guidelines in the consolidated planning and fair housing processes.

Development of the Consolidated Plan

The stages for the development of the Consolidated Plan include:

- Needs Assessment Stage - The identification of housing and community development needs.
- Plan Development Stage – The preparation of a draft use of funds for the upcoming year. This process may include the development of a proposed new five-year Strategic Plan depending on the cycle.

Development of the Fair Housing Plan

The steps in the fair housing planning process will lead to a Fair Housing Plan that includes strategies to address policies, practices, programs, and activities that restrict fair housing choice and access to opportunity. The City of Gainesville will follow the process and procedures described below in the development of the Fair Housing Plan.

- Community Participation Stage - The City will make the HUD - data and any other data to be included in the Plan, available to the public and provide reasonable opportunities for public involvement during the development of the Fair Housing Plan.
 - The data or links to the data will be posted on the City’s website as soon as feasible after the start of the public participation process.
- Fair Housing Plan Development Stage – The identification and discussion of the fair housing issues affecting protected class members as well as the identification and prioritization of significant contributing factors for the fair housing issues, and development of goals to overcome the effects of the contributing factors.

7. Substantial Amendments

Citizens will be given reasonable notice and an opportunity to comment on substantial amendments to the Consolidated Plan, Annual Action Plan, and Fair Housing Plan. Public notice and public comment requirements will be implemented in accordance with the public participation process described in Section 5 of this CPP (also refer to the public participation process table in Section 5).

Consolidated Plan and Annual Action Plan

The Consolidated Plan or Annual Action Plan can be amended to provide for changes in the purpose, location, scope or beneficiaries of an activity. Substantial amendments are triggered by the following actions:

- The addition or elimination of an activity differing from the ones originally described in the Consolidated Plan or Annual Action Plan.
- A change in the purpose, scope, location, or beneficiaries of an activity.
- Budget changes to any activity that is equal to at least fifteen (15) percent of the annual entitlement grant.
- Any use of HUD Section 108 financing that was not described in the Consolidated Plan.

A substantial amendment does not apply for the correction of an inadvertent omission of any data or funding details that were available for public comment, and subsequently approved by the Gainesville City Commission. Documents may be amended to correct such oversights without implementing the Substantial Amendment Process.

Fair Housing Plan

The City will revise its Fair Housing Plan under the following circumstances:

- A material change occurs. A material change is a change in circumstances in the City that affects the information on which the Plan is based to the extent that the analysis, the fair housing contributing factors, or the priorities and goals of the Plan no longer reflect actual circumstances. A material change includes, but is not limited to:

- Presidentially declared disasters, under title IV of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 et seq.), in the City that are of such a nature as to significantly impact the steps the City may need to take to affirmatively further fair housing;
 - Significant demographic changes;
 - New significant contributing factors in the City; and
 - A civil rights finding, determination, settlement (including Voluntary Compliance Agreements), or court order.
- Upon HUD's written notification specifying a material change that requires the revision.

8. Annual Performance Report

Every year, the City must submit to HUD the Consolidated Annual Performance Evaluation Report (CAPER), within 90 days of the close of the program year. In general, the CAPER describes how funds were actually spent and the extent to which these funds were used for activities that benefited low and moderate income people. The Annual Performance Report shall be made available for review and comment. Public notice and comment requirements will be implemented in accordance with the procedures described Section 5 of this CPP.

9. Availability of Program Information

The City of Gainesville uses the annual planning process to provide for accountability in the administration of the CDBG and HOME programs. Prior to the adoption of Consolidated Plans or Annual Action Plans, city staff shall make information regarding the program available to citizens, public agencies, and other interested parties. City staff will address concerns and provide an opportunity for all comments to be addressed.

The City shall provide the public notice of anticipated receipt of grant funds, including an estimate of the amount of CDBG, HOME, and program income expected in the following year along with a description of the range and types of activities that can be funded with these resources. Also, the notice will provide an estimate of the amount of these funds that will benefit low and moderate income people. The City will also provide the public with its plan to minimize displacement of persons (see section 10 for the anti-displacement plan). Contact information will be included in the notice so that interested persons can obtain additional information.

10. Access to Program Information

Full access to HCD Division program information, documents, and schedules of meeting times and publication dates will be provided to the public. Program records and information, consistent with state and local laws regarding privacy and obligations of confidentiality, are available for citizen review at the office of the HCD Division located at 306 N. E. 6th Avenue, Thomas Center "B", 2nd Floor, Room 245, Gainesville, Florida. The HCD Division office may be reached by telephone at (352) 334-5026 or by fax at (352) 334-3166 during normal business hours of 8:00 a.m. – 5:00 p.m., Monday through Friday.

Information is also available on the City's website (www.cityofgainesville.org). Upon request, the City of Gainesville will provide copies of standard documents at no charge to the general public.

Key documents of the HCD Division are placed on file for public inspection in its offices and at the Alachua County Library. All documents which are reviewed by the City Commission are also on file in the offices of the Clerk of the Commission. Key documents include, but are not limited to:

- The Consolidated Plan;
- The Annual Action Plan;
- The Fair Housing Plan;
- The Consolidated Annual Performance and Evaluation Report (CAPER); and
- Other HUD Reports, as applicable.

Other information and records relating to the City's use of various federal and state program funds may be reviewed by the public in the offices of the HCD Division in compliance with the Florida Public Records Law and applicable HUD regulations.

11. Technical Assistance

Upon request, the City's HCD Division will provide technical assistance to groups representing the needs of program-eligible populations, especially those groups representative of persons of low or moderate income, as may be required to adequately provide for citizen participation in the planning, implementation and assessment of the CDBG, HOME, and other federally funded programs.

Such technical assistance is intended to increase citizen participation in the community development decision making process and to ensure that such participation is meaningful. Technical assistance shall also be utilized to foster public understanding of federal program requirements.

Technical assistance shall be provided on request and may include, but not necessarily be limited to: interpreting the CDBG and HOME program rules, regulations, procedures and/or requirements; providing information and/or materials concerning the CDBG or HOME programs; and, assisting low and moderate income citizens, and residents of blighted neighborhoods to develop statements of views, identify their needs, and to develop activities and proposals for projects which, when implemented, will resolve those needs.

Technical assistance for developing proposals will be limited to guidance in completing applications for funding, providing information on deadlines and project eligibility, and providing technical assistance concerning HUD regulations. City staff members will neither prepare applications, nor appear as advocates for or against specific project proposals.

12. Encouraging Public Participation

The City of Gainesville provides this Citizen Participation Plan for the purposes of providing for and encouraging public participation, emphasizing the involvement of low- and moderate-income people, especially those living in designated revitalization areas or slum and blighted areas, and neighborhoods

identified as low- and-moderate income. The City of Gainesville will make every reasonable effort to encourage the participation of minorities, non-English speaking persons, limited English proficiency persons, and persons with disabilities.

Low and Moderate Income Persons

The public participation process outlined herein is designed to promote participation by low and moderate income citizens, as well as residents of blighted neighborhoods and CDBG or HOME project areas. The City may take additional steps to further promote participation by such groups, or to target program information to these persons should officials feel that such persons may otherwise be excluded or should additional action be deemed necessary. Activities to promote additional participation may include: posting of notices in blighted neighborhoods and in places frequented by low and moderate income persons, and holding public hearings in low and moderate income neighborhoods or areas of existing or proposed CDBG or HOME project activities.

Persons with Disabilities

Persons with special needs who require assistance to participate in public hearings or meetings/workshops are requested to notify the City's Office of Equal Opportunity at (352) 334-5051 (voice) or (352) 334-2069 (TDD), at least two business days in advance of the event. The Office of Equal Opportunity will inform the Citizen Participation Coordinator.

The City will consult with local disability advocacy groups to identify the most effective ways to reach persons with different types of disabilities, and if willing, use their communication networks to provide notice of upcoming events of interest to the disability community. The locations of all public hearings as described herein shall be made accessible to persons with disabilities. The City shall provide a sign language interpreter whenever the Citizen Participation Coordinator is notified in advance that one or more deaf persons will be in attendance. The City shall provide reasonable accommodations whenever the Citizen Participation Coordinator is notified in advance that one or more hearing or visually impaired persons will be in attendance at a meeting or workshop. Additionally, the City shall provide reasonable accommodations whenever the Citizen Participation Coordinator is provided reasonable advance notification that one or more persons with mobility or developmental disabilities will be in attendance.

Limited English Proficiency

The City will make all reasonable efforts to accommodate non-English speaking citizens expected to participate in a public hearing or meeting/workshop of the CACCD or City Commission. Printed notices of such meetings will be prepared in the language of the non-English speaking citizens and the City will employ the services of an interpreter to assist in translating the event for the benefit of the non-English speaking citizens.

Stakeholders

Federal regulations require the City of Gainesville to consult with public and private agencies when developing and implementing the Consolidated Plan and Fair Housing Plan. The City of Gainesville will

encourage the participation of local and regional institutions, Continuums of Care, businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations in the process of developing and implementing the Consolidated Plan and Fair Housing Plan.

Public Housing Agencies

The City of Gainesville will encourage, in conjunction with consultation with public housing agencies, the participation of residents of public and assisted housing developments (including any resident advisory boards, resident councils, and resident management corporations) in the process of developing and implementing the Consolidated Plan and Fair Housing Plan, along with other low-income residents of targeted revitalization areas in which the developments are located. The City will provide information to the Gainesville Housing Authority (GHA) about Consolidated Plan, Fair Housing Plan, and AFFH activities related to its developments and surrounding communities so that the GHA can make this information available at the annual public hearing(s) required for the PHA Plan.

13. Anti-Displacement

It is the policy of the City of Gainesville to make all reasonable efforts to ensure that activities undertaken with federal or state program funds will not cause unnecessary displacement. The City will continue to administer these programs in such a manner that careful consideration is given during the planning phase to avoid displacement. Displacement of any nature shall be reserved as a last resort action necessitated only when no other alternative is available and when the activity is determined necessary in order to carry out a specific goal or objective that is of benefit to the public.

If displacement is precipitated by activities that require the acquisition (whole or in part) or rehabilitation of real property directly by the City of Gainesville, all appropriate benefits as required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and amendments, the “Uniform Act”, or the City’s Residential Anti-Displacement and Relocation Assistance Plan under Section 104(d) shall be provided to the displaced person or persons. Information about these programs will be provided to all persons who may potentially be displaced in the form of informational brochures on these programs and detailed explanations by City staff.

These policies are more specifically outlined in the City’s Displacement Relocation Policy which details the Residential Anti-Displacement and Relocation Assistance Plan. This document is available for public review at the office of the HCD Division located at 306 N. E. 6th Avenue, Thomas Center “B”, 2nd Floor, Room 245, Gainesville, Florida.

14. Comment, Grievance, and Complaint Procedure

The City of Gainesville will consider any comments or views of citizens received in writing, or orally, at public hearings and meetings/workshops. A summary of all comments or views, as well as how they were addressed in the relevant document, will be included in the final Consolidated Plan, Annual Action Plan, Fair Housing Plan, substantial amendments to the plans, or performance reports.

The City of Gainesville will provide citizens with timely responses to grievances or complaints. Citizens may submit a written grievance or complaint to the City Manager at City of Gainesville, P.O. Box 490, Station 6, Gainesville, FL 32627-0490. The City will make reasonable effort to issue a written response to every written grievance or complaint within 15 working days of receipt. When this is not possible the City shall, within 15 working days of receipt, issue a letter indicating the status of the response and approximate anticipated date of a final determination.

15. Use of the Citizen Participation Plan

The City of Gainesville will use this Citizen Participation Plan when preparing and implementing plans related to programs funded by HUD.

If there are changes because of legislative authority or HUD causes changes in rules, regulations or guidelines which impact its federal programs, such changes will supersede the provisions contained in this Citizen Participation Plan.

In addition to the HCD Division office address and phone numbers referenced herein, inquiries and comments regarding federal programs may also be directed to HUD's Community Planning and Development Division located at the Charles Bennett Federal Building, 400 W. Bay Street, Suite 1015, Jacksonville, FL 32202, or by calling (904) 232-2627.

City of Gainesville



2023-2027 Consolidated Plan

What's Inside:
Needs Assessment
Market Analysis
Strategic Plan
Annual Action Plan

Prepared by: Florida Housing Coalition

Table of Contents

Executive Summary.....	4
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	4
The Process	12
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	12
PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l).....	13
PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)	20
Needs Assessment	30
NA-05 Overview	30
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)	31
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)	40
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	44
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2).....	48
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	50
NA-35 Public Housing – 91.205(b)	52
NA-40 Homeless Needs Assessment – 91.205(c).....	57
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	63
NA-50 Non-Housing Community Development Needs – 91.215 (f)	68
Housing Market Analysis.....	72
MA-05 Overview	72
MA-10 Number of Housing Units – 91.210(a)&(b)(2).....	74
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	78
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a).....	81
MA-25 Public and Assisted Housing – 91.210(b)	85
MA-30 Homeless Facilities and Services – 91.210(c).....	88
MA-35 Special Needs Facilities and Services – 91.210(d).....	91

MA-40 Barriers to Affordable Housing – 91.210(e)	94
MA-45 Non-Housing Community Development Assets – 91.215 (f)	95
MA-50 Needs and Market Analysis Discussion.....	105
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2).....	110
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3).....	113
Strategic Plan	116
SP-05 Overview	116
SP-10 Geographic Priorities – 91.215 (a)(1).....	117
SP-25 Priority Needs - 91.215(a)(2).....	121
SP-30 Influence of Market Conditions – 91.215 (b).....	124
SP-35 Anticipated Resources– 91.215 (a)(4), 91.220 (c)(1,2)	126
SP-40 Institutional Delivery Structure – 91.215(k)	130
SP-45 Goals Summary – 91.215(a)(4)	137
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	140
SP-55 Barriers to affordable housing – 91.215(h).....	142
SP-60 Homelessness Strategy – 91.215(d).....	145
SP-65 Lead based paint Hazards – 91.215(i).....	147
SP-70 Anti-Poverty Strategy – 91.215(j)	149
SP-80 Monitoring – 91.230	153
Expected Resources	155
AP-15 Expected Resources – 91.220(c)(1,2)	155
AP-20 Annual Goals and Objectives.....	159
AP-35 Projects – 91.220(d)	162
AP-38 Project Summary –	164

AP-50 Geographic Distribution – 91.220(f).....	182
Affordable Housing	184
AP-55 Affordable Housing – 91.220(g)	184
AP-60 Public Housing – 91.220(h).....	185
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	187
AP-75 Barriers to affordable housing – 91.220(j)	190
AP-85 Other Actions – 91.220(k)	193

Executive Summary

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

Introduction

As a recipient of federal grant funds from the U. S. Department of Housing and Urban Development (HUD), the City of Gainesville receives funds on an annual basis to address priority community needs locally identified through a comprehensive analysis and extensive community engagement process. To receive funds, the City must submit a strategic plan — the Consolidated Plan — every five years that assesses the housing, homeless, social service, community revitalization, and economic development needs of the community and outlines strategies for how these needs will be addressed. This Consolidated Plan is for October 1, 2023, through September 30, 2028.

Since the last Consolidated Plan, the Gainesville community was impacted by the COVID-19 pandemic exacerbating housing and community development needs. The nation also experienced an unprecedented housing market that has not fully corrected itself post pandemic, creating the need for significant intervention to keep low income and vulnerable households stably housed and healthy during the recovery phase of the pandemic. The City’s Consolidated Plan for Program Years (PY) 2023 – 2027 provides data on these trends and other conditions related to the current and future affordable housing and community development needs. The analysis of this data is used to establish priorities, strategies, and actions that the City will undertake to address these needs over the next five years.

The City of Gainesville will commit HUD funding over the next five years towards activities that address the most pressing housing and community development needs and in a manner that promotes equity. This approach will align economic development, housing, and public services to address the needs of Gainesville residents.

Purpose of the Plan

The Consolidated Plan is part of a larger grants management and planning process that can be divided into four phases: (1) determining needs, (2) setting priorities, (3) determining resources, and (4) setting goals. The Consolidated Plan is designed to help the City of Gainesville assess affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding. The Consolidated Plan is guided by three overarching goals that are applied according to a community’s needs. The goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.

- To provide a suitable living environment through safer, more livable and accessible neighborhoods, greater integration of low- and moderate-income residents throughout the city, increased housing opportunities, and reinvestment in aging neighborhoods.
- To expand economic opportunities through job creation, homeownership opportunities, façade improvement, development activities that promote long-term community viability and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

Consolidated Plan Block Grant Programs

The city receives annual allocations under the following federal block grants which are included in this plan:

- Community Development Block Grant (CDBG): The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income levels. Funds can be used for activities that address needs such as infrastructure, economic development projects, public facilities installation, community centers, housing rehabilitation, public services, clearance/acquisition, microenterprise assistance, code enforcement, and homeowner assistance.
- HOME Investment Partnerships Program (HOME): The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.

The city anticipates receiving the following allocations for the PY 2023-2027 Consolidated Plan period; however, allocations are subject to change dependent on the federal budget.

- CDBG: \$6,785,970
- HOME: \$3,181,745

Focus of the Plan

As required by HUD, the identification of needs and the adoption of strategies to address those needs must focus primarily on low- and moderate-income individuals and households. The Consolidated Plan must also address the needs of marginalized or vulnerable populations such as the elderly, individuals with disabilities, large families, single parents, homeless individuals and families, and public housing residents.

Plan Components

The Consolidated Plan consists of five components: a description of the planning process and community outreach; a housing and community development needs assessment; a housing market analysis; a strategic plan that identifies strategies and details how HUD resources will be allocated over the next five years; and an annual action plan that details CDBG and HOME allocations for one program year.

This plan was formulated using HUD's eCon planning suite, which dictates the plan's structure and provides a series of pre-populated tables. The city updated or supplemented the HUD-provided tables with more accurate or relevant data when possible and as data was made available.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview.

The City of Gainesville identified three priority needs areas to be addressed during the PY 2023-2027 Consolidated Plan. The priority needs identified below meet the HUD National Objectives of providing decent housing, creating a suitable living environment, or providing economic opportunity. Priority needs, objectives, outcomes, and indicators projected for the 5-Year period include:

Priority Need: Affordable Housing

National Objective: Low/Moderate Housing

Objective: Decent Housing

Outcome: Accessibility/ Availability

Indicators:

- Homeowner Housing Rehabilitated: 140 Households Assisted
- Direct Financial Assistance to Homebuyers: 12 Households Assisted
- Homeowner Housing Added: 30 Units Constructed

Activities: Housing rehabilitation, homeowner assistance, new construction.

Priority Need: Public Services

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

Objective: Create a Suitable Living Environment

Outcome: Accessibility/ Availability

Indicator:

- Public Service Activities Other Than Low/Moderate Income Housing Benefit: 4,100 Persons Assisted

Activities: Essential services for low-income and limited clientele populations, special needs populations, and the homeless.

Priority Need: Planning and Administration

National Objective: N/A

Objective: Create or Sustain a Suitable Living Environment

Outcome: Sustainability

Indicator: N/A

Activities: Management and operation of tasks related to administering and carrying out the City's CDBG and HOME programs.

Evaluation of past performance

The city regularly monitors and evaluates its past performance to ensure meaningful progress is made toward its goals identified in its previous PY 2018-2022 Consolidated Plan. Below summarizes progress made on each goal identified in that Consolidated Plan as of publication of the city's PY 21 Consolidated Annual Performance and Evaluation Report (CAPER). It is to be noted that the pandemic delayed the start of PY 20 so accomplishments for that program year will be reported in the PY 22 CAPER and are not reflected in the numbers shown below.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Code Enforcement	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	5200	1985	38.17%			
Economic Development	Job Creation & Retention	CDBG: \$	Jobs created/retained	Jobs	0	0				
Homeowner Assistance	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0				
Homeowner Assistance	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	15	21	140.00%	3	7	233.33%
Housing Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0				
Housing Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	125	75	60.00%	25	17	68.00%

Summary of citizen participation process and consultation process.

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

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

The city began its citizen participation process in May 2023 and reached out to nearly 200 individuals considered to be relevant stakeholders for the consolidated planning process. Public meetings and public hearings were held and conducted in accordance with 24 CFR Part 91 and the city's Citizen Participation Plan. Stakeholder input was recorded and incorporated into this Consolidated Plan.

Concurrently, the city solicited public feedback through newspapers, local media outlets, official governmental websites, social media, and an online survey. Meetings were conducted to ensure inclusion of all residents, target areas, beneficiaries of federal resources awarded through the public awards process, and public and private agencies operating in the city. The city received nearly 300 responses to its Community Needs Survey.

On May 5, 8, 9, 10, and 11, 2023 community meetings were held to solicit input from stakeholders on housing and community development priority needs. The Citizens Advisory Committee for Community Development held a meeting on July 11, 2023, to hear funding presentations from agencies seeking funding under the PY 2023-2024 Annual Action Plan.

The city solicited comments on the draft Consolidated Plan and Annual Action Plan from July 10, 2023, through August 8, 2023. The city also held a public hearing on August 3, 2023, to solicit comments on the Consolidated Plan and for the City Commission to adopt the plan.

Summary of public comments.

<u>Category</u>	<u>Friday, May 5; Zoom</u>	<u>Monday, May 8; Holy Faith Church</u>	<u>Tuesday, May 9; Long Gallery</u>	<u>Wednesday, May 10; Sr. Rec Center</u>	<u>Thursday, May 11; GTEC</u>
Housing	<ul style="list-style-type: none"> • Access to affordable home ownership • Help to obtain mortgages • Help to weatherize homes 	<ul style="list-style-type: none"> • Location close to workplace and conveniences • Increase choice for appropriate house size • Increased paths to homeownership, (including homeownership training) 	<ul style="list-style-type: none"> • Leverage for existing funds for more funds <ul style="list-style-type: none"> ○ Increase efficiency • Homeownership (DPA) • Permanent Supportive Housing (Homeless & Special Needs) • House Rehab (preserves housing stock) 	<ul style="list-style-type: none"> • Youths aging out of special programs, such as foster care • More units for senior housing, including but not limited to Assisted Living Facilities • Housing for homeless, including more units, & units with “wrap around” services • Shared housing <ul style="list-style-type: none"> ○ Can coordinate with HCV ○ Can be similar to student housing model • Streamline Development Process <ul style="list-style-type: none"> ○ Friendly to innovative ideas & processes (e.g. printed houses & container houses) • Workforce housing • Rental Assistance • Rehab existing buildings 	<ul style="list-style-type: none"> • Homeless (shelter beds) • Homes for Veterans • Senior Housing • Rental assistance • Deposit assistance • Utilities assistance • Homeownership • Rehab, including weatherization, insulation, and maintenance • Shared housing • Incentives for power companies • Incentives for landlords to accept HC Vouches • Inspection incentives for affordable housing
Public Facilities & Infrastructure	<ul style="list-style-type: none"> • Facilities that serve youth • Community centers • Focus on infants and 16 to 24 year olds 	<ul style="list-style-type: none"> • Broadband/Internet/wireless • Electric/Power needs (sustainable, affordable, efficient) 	<ul style="list-style-type: none"> • Community Centers • Street Lighting • Stormwater Management (pollution prevention) 	<ul style="list-style-type: none"> • Street improvements including resurfacing, widening, sidewalks, roundabouts for new development, and more & better bus stops; • Bus stations and transfer stations 	<ul style="list-style-type: none"> • Multi-purpose Community Centers, including healthcare, youth, seniors, safe, ballfields, courts • Bus stops and stations • Police & fire stations & sub-stations

				<ul style="list-style-type: none"> • Senior Centers (Possibly Eastside and SW Archer Road) • Tree mitigation and landscaping • Public Safety (more ambulance & EMS, ADA improvements including sidewalks) 	
Public Services	<ul style="list-style-type: none"> • Affordable housing • Transportation • Youth services Coordination with the School District 	<ul style="list-style-type: none"> • Financial Management Training • Housing Counseling • Transportation, RTS (connectivity & convenience, particularly for seniors & non-drivers) 	<ul style="list-style-type: none"> • Youth Programs (Recreational, Night-time, ex. Midnight basketball) • Childcare • Homeless • Elderly 	<ul style="list-style-type: none"> • Public transportation (better bus routes, focus on under-served areas, reducing headways) • Senior centers • “Wrap around” homeless services • Housing counseling • Youth services • Drug & alcohol treatment and counseling 	<ul style="list-style-type: none"> • Youth services • Fair housing services
Economic Development	<ul style="list-style-type: none"> • Affordable Housing 	<ul style="list-style-type: none"> • More industries (more diverse, more than medical) • Construction/Contractors Trades <ul style="list-style-type: none"> ○ Apprenticeships ○ Keep local • Work with SFC & ACSB • UF, SFC, & local gov need to coordinate to keep graduates local 	<ul style="list-style-type: none"> • Employment training • Reduce food deserts 	<ul style="list-style-type: none"> • Technical assistance training & apprenticeships • Need to keep nurses & CNAs • Training for trades • Job training with local retention incentives 	<ul style="list-style-type: none"> • More high paying jobs • Training • Communications between public and private • Job opportunities at army reserve, including suppliers & vendors • Long-term master • Master housing plan • Youth symposiums

Additional comments received, if any, will be included upon conclusion of the 30-day public comment period.

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

There were no comments, opinions, or statements rejected during the public comment period, survey collection, stakeholder forums, publicly available meetings, or public hearings.

Summary

The Consolidated Plan and First-Year Annual Action Plan are formal documents that detail how the City of Gainesville plans on utilizing its CDBG and HOME funds to serve the community and address priority needs. Through the Consolidated Plan process, the City of Gainesville engaged the community, both in the process of developing and reviewing the proposed plan, and as partners and stakeholders in the implementation of Housing and Community Development programs. By consulting and collaborating with other public and private entities, the city can better align and coordinate housing and community development programs and resources to achieve greater impact.

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

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	City of Gainesville	Office of Housing and Community Development
CDBG Administrator	City of Gainesville	Office of Housing and Community Development
HOME Administrator	City of Gainesville	Office of Housing and Community Development

Table 1 – Responsible Agencies

Narrative

As lead agency, the Office of Housing and Community Development (HCD) is responsible for the implementation of Consolidated Plan strategies utilizing CDBG and HOME program funds. This responsibility includes overall planning, general management, oversight, and coordination of all activities. Other city departments are active stakeholders in community development projects and improvements, including the Department of Doing (DoD), Gainesville Police Department (GPD), Gainesville Regional Utilities (GRU), Parks and Recreation, Public Works, Office of Strategic Planning, and Emergency Management.

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

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

Introduction

In accordance with its adopted Citizen Participation Plan (CPP), the City of Gainesville reached out to and consulted with citizens, neighborhood groups, nonprofits, professional housing and community development partners, and governmental agencies to determine community needs and establish Consolidated Plan priorities. The city's CPP encourages involvement from all city residents, particularly low income and vulnerable populations of the Gainesville community living in underserved areas and marginalized populations such as minorities, individuals with limited English proficiency, and individuals with disabilities.

As a city policy, all weekly notices of meetings are available on the city's website and broadcasted on Cox Cable's Government Access Channel 12 between scheduled programming. Revisions to notice of meeting may occur at any time permissible and updated on the official bulletin board, the city website, and Cox Channel 12. All notices are published in at least one publication of general circulation, the Gainesville Sun and/or the Gainesville Guardian. The city also posts official notifications on the first-floor bulletin board in the lobby of City Hall (200 East University Avenue).

The citizen participation process began in May 2023 with the printed media public Notice of Funding Availability for PY23 CDBG/HOME program funding and notice of the upcoming Consolidated Plan submission. The city held a virtual webinar for non-profit community partners and hosted four in-person public meetings to solicit input from interested citizens and stakeholders. An online community needs survey was also available from May – July 2023 to encourage maximum participation from neighbors and professional housing and community development partners.

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

The draft PY 2023-2027 Consolidated Plan and PY 2023 Annual Action Plan were available for public comment for 30 days from July 10, 2023, through August 8, 2023. A notice was published in the *Gainesville Sun* and announcements were posted on the city's website and social media accounts. A final public meeting held before the Board of City Commissioners on August 3, 2023, provided another opportunity for public comment on draft plans.

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

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

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

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

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

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

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

The City of Gainesville coordinates with the United Way of North Central Florida (UWNCFL), which is the local Continuum of Care (CoC) lead agency. Through the CoC, the city coordinates with a network of partner agencies serving the homeless and individuals and families at risk of homelessness. As part of this partnership, the city assists with drafting the CoC's Action Plan; actively participates on the CoC's Governance Board and on the CoC's Grants and Housing Committees; and directly funds low barrier emergency shelter and other homeless services.

Consultation with UWNCFL was conducted through multiple interactions, including direct engagement, participation in stakeholder meetings, and review of the City of Gainesville/Alachua County 10-Year Plan to End Homelessness, point-in-time (PIT) homeless counts, housing inventory counts, and populations and subpopulations report. The CoC lead agency was also requested to review and approve data presented in the Consolidated Plan Needs Assessment. In addition, many CoC member agencies serving homeless and at-risk populations participate in consolidated planning outreach efforts and provide input that informs funding allocations.

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

The City of Gainesville does not receive or administer an Emergency Solutions Grant (ESG). As the lead agency for the CoC, UWNCFL is responsible for submitting the Unified Grant for ESG, Challenge and TANF grant funds that is submitted to the Florida Department of Children and Families (DCF). This grant is used to determine the amount of funding the CoC will receive for the Emergency Solutions Grant (ESG) funds that are allocated to the State. Grant funding requests are based on need, which is determined from the data collected during the annual Point-in-Time Count and from other HMIS assessments and reports that are submitted to HUD or the State of Florida.

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

the HUD performance standards. Those that are not meeting the standards receive coaching or training from the CoC staff.

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

Agency
United Way of North Central Florida
City of Gainesville
Communities that Care Community Land Trust
Alachua County
Alachua Habitat for Humanity
Center for Independent Living North Central Florida
University of Florida Health Shands Hospital
Aces in Motion
Florida Credit Union
Girls Place
Vukas Capital
ElderCare of Alachua County
National Association for the Advancement of Colored People (NAACP)
Gainesville Area Community Tennis Association
Gainesville Harvest
Girls to Young Ladies
Gainesville Family Promise
Vystar Credit Union
Institute for Workforce Innovation

Grace Market Place
Alachua County Housing Authority
Gainesville Housing Authority
St. Francis House
Gainesville Alachua County Association of Realtors
Peaceful Paths
Rebuild Together North Central Florida
Community Spring
Gainesville Vineyard
Salvation Army
Central Florida Community Action Agency

Table 2 – Agencies, groups, organizations who participated.

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care Strategic Plan	United Way of North Central Florida	UWNCFL organizational mission overlaps with the City of Gainesville's Strategic Plan and Action Plan goals through enhanced coordination between public and private social service providers, as well as community outreach on issues related to homelessness.
Local Housing Assistance Plan	City of Gainesville	The City of Gainesville Housing Assistance Plan (LHAP) includes goals related to homeownership and rental housing, both of which are identified as priority needs in this Consolidated Plan, particularly in terms of expanding the supply of affordable housing.
Comprehensive Plan	City of Gainesville	The Housing Element of the city's Comprehensive Plan identifies goals in support of affordable housing activities that align with housing needs and priorities of the Consolidated Plan.
PHA Five-Year Plan	Gainesville Housing Authority	The PHA annual plans include increasing access to affordable housing and supporting services to achieve self-sufficiency as goals which aligns with the city's affordable housing priorities.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Analysis of Impediments to Fair Housing Choice	City of Gainesville	Analyzes fair housing data, issues and factors contributing to housing discrimination and then identifies goals and priorities to address these issues, including collaboration with other entities.
Affordable Housing Action Plan	City of Gainesville	Provides strategies to help increase affordable units, diversify the housing stock, and promote equitable housing choice which aligns with the affordable housing priority need in the Consolidated Plan.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I)).

The city consulted with a variety of public entities in the development of this plan including, but not limited to, the Alachua County Health Department, the Florida Department of Health, the Gainesville Housing Authority, the Alachua County Housing Authority, and Alachua County. The city actively partners with many local non-profit community agencies and works with city and county committees to support the goals of the provision of affordable, safe, and sanitary housing; a suitable living environment, and expanded economic opportunities for low and moderate-income persons. Through the State Housing Initiatives Partnership (SHIP) program, the city coordinates with the Florida Housing Finance Corporation on carrying out affordable housing efforts which often directly align with Consolidated Plan priority needs. In addition, SHIP dollars are often leveraged with federal HOME and CDBG dollars requiring coordination with this state agency.

At a minimum, implicit in these goals is the city’s commitment to providing coordinated community, housing, and supportive services to its low-income residents. These services are provided through partnerships with government and quasi-government agencies, as well as respective planning efforts. The City of Gainesville will continue to encourage building partnerships between governments, lenders, builders, developers, real estate professionals, and advocates for low-income persons. The City of Gainesville will continue to work with the building industry, banking industry, real estate industry, social service providers and other community groups to promote the development of affordable housing and related housing services.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

The city considers qualitative data equally important to quantitative data when determining funding strategies and setting goals. Conducting qualitative research through citizen participation provides a more detailed and valid perspective on community needs directly from resident and stakeholder experiences. The city uses this data to inform funding strategies and to set practical and measurable goals.

The city conducts qualitative research in accordance with 24 CFR Part 91 and the Citizen Participation Plan, and ensures inclusion of all neighbors, target areas, beneficiaries of federal resources, and local public and private agencies. The city advertised public meetings in newspapers of general circulation and consulted directly with stakeholders. The citizen participation process included:

Public Meetings

The city facilitated seven (6) meetings and two public hearings during the development of the Consolidated Plan. The public meetings informed residents and stakeholders about the PY 2023-2027 Consolidated Plan and PY 2023-2024 Annual Action Plan, described the process, and solicited input on priority community needs. The city considered times convenient for residents and stakeholders and offered a hybrid approach of on-site and virtual meetings. Meeting dates, times, and virtual platforms are detailed below.

Engagement Opportunities		
1	Partner / Stakeholder Meeting	May 5, 2023 10:00 AM Zoom
2	Community Meeting	May 8, 2023 6:00 PM
3	Community Meeting	May 9, 2023 6:00 PM
4	Community Meeting	May 10, 2023 6:00 PM
5	Community Meeting	May 11, 2023 6:00 PM
6	Citizen’s Advisory Committee for Community Development (CACCD)	July 11, 2023 6:00 PM

7	Public Hearing	August 3, 2023 5:30 PM
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Online Survey

The city developed an on-line survey to maximize engagement. The survey gathered information related to priority needs in the county, including housing needs, homeless needs, public infrastructure/facility needs, economic development needs, and public service needs. English and Spanish versions of the survey were made available.

Goals were developed in accordance with high priority needs identified through community input, the needs assessment, and market analysis. Community input helped prioritize needs and goals to be incorporated into the Consolidated Plan and informed activities to be funded to address need within the city’s regulatory and funding frameworks.

Direct Agency Consultation

Partner agencies and stakeholders were invited to participate in any of the public meetings held throughout the process and two virtual meetings were held specifically for partner agencies and organizations. During these specialized meetings, partners were given the opportunity to provide input on priority community needs and the specific needs of their clientele. Additionally, city staff and the CACCD conducted interviews with applicants and pertinent stakeholders to gather input or information for the Annual Action Plan.

Efforts to Broaden Participation

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

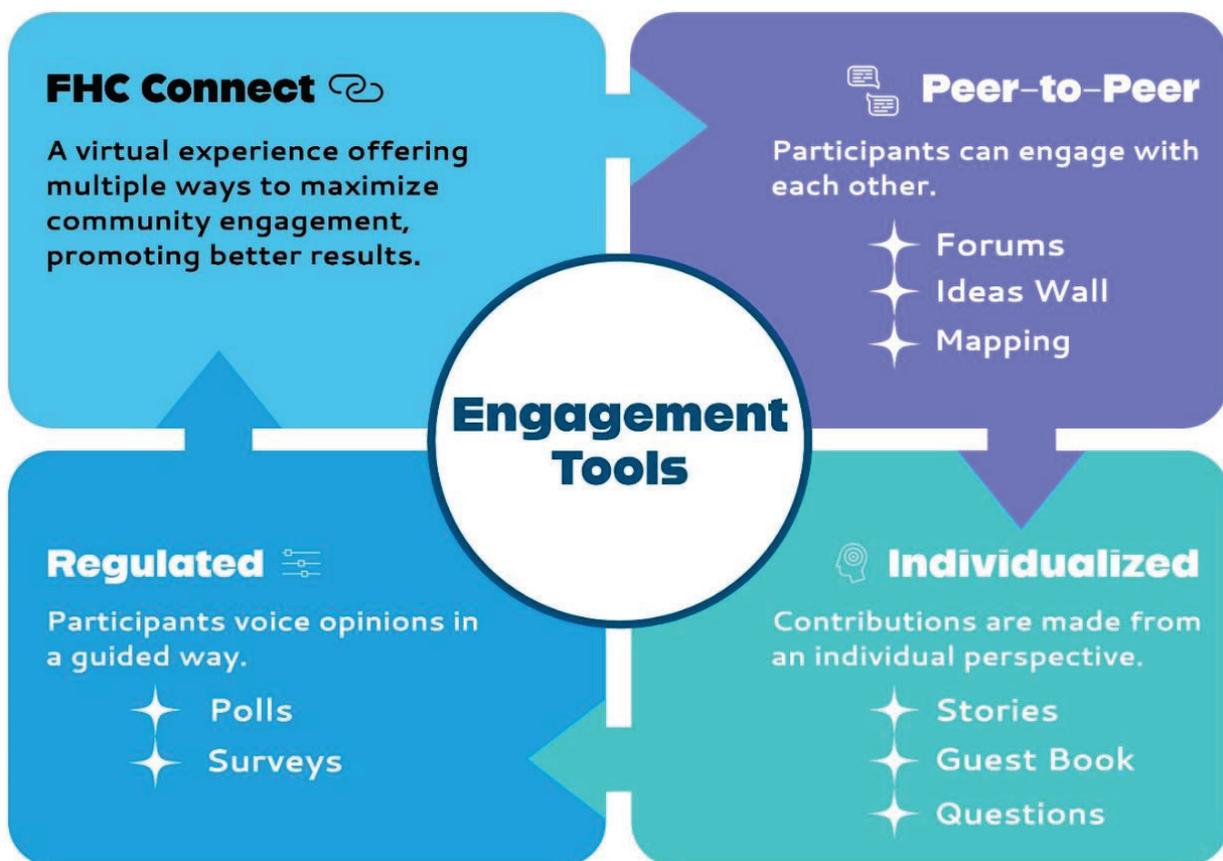
Public Notices and other advertisements were distributed at physical locations and electronically to stakeholders including organizations representing populations that are typically underrepresented in the planning process such as persons who reside in target areas, persons who are limited English proficient (LEP), and individuals with disabilities.

The city also recognizes that traditional methods of outreach often unintentionally exclude underserved populations and is committed to making changes to its planning process with the intention of eliminating barriers to participation. While the city complied with federal citizen participation regulations, a key effort made to broaden participation was launching the *FHC Connect* virtual experience in addition to holding meetings at a physical location.

FHC Connect utilizes current technology to meet the increasing demand for a virtual presence. Outreach has changed, particularly since the pandemic, and *FHC Connect* is a progressive outreach method for maximizing citizen participation. This unique virtual experience is an all-in-one community engagement platform offering a set of comprehensive tools and widgets to collect stakeholder input and data.

The platform allowed partners and stakeholders to participate in a service specific survey and allowed residents the opportunity to comment on the draft Consolidated Plan and Annual Action Plan during the 30-day comment period. The platform complies with Web Content Accessibility Guidelines (WCAG), offers convenience, and the ability to engage at a comfortable pace. These features often increase participation by marginalized populations.

Available features of *FHC Connect* include:



Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Virtual Stakeholder Meeting <u>May 5, 2023</u>	Minorities Non-English Speaking - Specify other language: Not Applicable Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Not Applicable	2 Attendees	Refer to summary of comments in the Executive Summary of this plan.	All accepted	Zoom

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting <u>May 8, 2023</u>	Minorities Non-English Speaking - Specify other language: Not Applicable Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	2 Attendees	Refer to summary of comments in the Executive Summary of this plan.	All accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting <u>May 9, 2023</u>	Minorities Non-English Speaking - Specify other language: Not Applicable Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	4 Attendees	Refer to summary of comments in the Executive Summary of this plan.	All accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting <u>May 10, 2023</u>	Minorities Non-English Speaking - Specify other language: Not Applicable Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Not Applicable	4 Attendees	Refer to summary of comments in the Executive Summary of this plan.	All Accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting <u>May 11, 2023</u>	Minorities Non-English Speaking - Specify other language: Not Applicable Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Not Applicable	5 Attendees	Refer to summary of comments in the Executive Summary of this plan.	All Accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing / CACCD Meeting July 11, 2023	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Not Applicable</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Not Applicable</p>		CACCD reviewed and finalized Program Year 2021-2022 funding recommendations for subsequent City Commission review and requested approval	All Accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Not Applicable</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>City Commissioners</p>	<p>The city of Gainesville presented the proposed PY 2023-2027 Consolidated Plan and the PY 2023-2024 Annual Action Plan to the City Commission. During the presentation, city staff presented the overall funding amounts, steps taken to solicit public feedback, and answered questions from Commissioners and attendees. CACCD chairperson also presented committee funding recommendations</p>	N/A	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Consolidated Plan Needs Assessment is an example of the City of Gainesville’s needs for affordable housing, community development and redevelopment, homelessness, and non-homeless special needs. This Needs Assessment is the basis of the Strategic Plan and will assist the City of Gainesville in targeting limited housing and community development resources. The following Needs Assessment sections provide a concise summary of the estimated housing needs projected for the ensuing 5-year period of 2023-2027.

Housing Needs Assessment – Data identifies the most common problem is that of housing cost burden, and severe housing cost burden and specifically impacts extremely low-income household and renters at the greatest level. Reviewing the housing needs of low- and moderate-income households by race and ethnic group indicates that Black/African American households experience disproportionately greater housing needs. Black/African American households have greater housing needs, when compared to White households across Gainesville.

Public Housing – As of 2022, the GHA owns and operates a total of 635 public housing units in eight developments. These units range from single-family homes, to duplexes, to apartment units. The GHA administers 1,379 housing vouchers comprising 1,209 Section 8 Housing Choice Vouchers (HCV), and 170 HUD-Veteran Affairs Supportive Housing (HUD-VAS) vouchers.

Homeless Needs Assessment – The Continuum of Care (CoC) is responsible for coordinating homelessness related activities in the City of Gainesville. The CoC has identified a total of 1,242 persons experiencing homelessness on a given night, of those, 440 are sheltered and 802 are unsheltered.

Non-Homeless Special Needs Assessment – The City of Gainesville has identified several special-needs populations that require supportive services. These populations include the elderly, persons with disabilities, persons suffering from substance abuse, persons with mental health needs, and victims of domestic violence.

Non-Housing Community Development Needs - Non-Housing needs discussed in this plan include the categories of public facilities, public improvements, and public services.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The housing needs tables below provide data on housing needs by income level, family type, households type, and tenure. Housing needs are estimated by the number of households experiencing a housing problem. HUD defines housing problems as substandard housing, overcrowding, and housing cost burden.

- Substandard housing means a housing unit lacking complete plumbing or kitchen facilities.
- Overcrowded means a household having more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Severely overcrowded means a household has more than 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Cost-burdened means a household's total gross income spent on housing costs exceed 30% of household income; and
- Severely cost-burdened means a household's total gross income spent on housing costs exceeds 30% of household income.

Demographics

Demographics	Base Year: 2016	Most Recent Year: 2021	% Change
Population	128,610	138,741	7.88%
Households	47,922	53,503	11.65%
Median Income	\$32,716	\$40,937	25.13%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2016 Census (Base Year), 2017-2021 ACS (Most Recent Year), Table DP05 (Population), Table S1101 (Households), Table S1901 (Median Income)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	13,130	7,235	7,810	4,024	16,795
Small Family Households	2,335	1,450	2,015	1,230	6,505
Large Family Households	250	125	190	160	845
Household contains at least one person 62-74 years of age	860	1,280	1,130	650	3,289
Household contains at least one person age 75 or older	505	615	710	360	1,379

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Households with one or more children 6 years old or younger	750	460	680	365	1,105

Table 6 - Total Households Table

Data 2013-2017 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	160	90	15	55	320	70	10	0	0	80
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	80	85	55	20	240	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	65	80	90	4	239	0	0	25	0	25
Housing cost burden greater than 50% of income (and none of the above problems)	7,075	2,025	420	45	9,565	890	505	335	15	1,745

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	550	2,175	2,375	405	5,505	185	575	590	280	1,630
Zero/negative Income (and none of the above problems)	2,860	0	0	0	2,860	480	0	0	0	480

Table 7 – Housing Problems Table

Data 2013-2017 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	7,380	2,280	580	120	10,360	960	515	360	15	1,850
Having none of four housing problems	1,010	2,995	4,730	2,135	10,870	435	1,445	2,140	1,749	5,769
Household has negative income, but none of the other housing problems	2,860	0	0	0	2,860	480	0	0	0	480

Table 8 – Housing Problems 2

Data 2013-2017 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,420	915	720	3,055	285	255	345	885
Large Related	125	105	60	290	65	10	30	105
Elderly	425	515	240	1,180	385	535	275	1,195
Other	5,855	2,910	1,835	10,600	415	280	300	995
Total need by income	7,825	4,445	2,855	15,125	1,150	1,080	950	3,180

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,280	285	65	1,630	275	130	100	505
Large Related	125	30	0	155	65	0	0	65
Elderly	330	310	25	665	265	265	110	640
Other	5,525	1,470	335	7,330	365	110	130	605
Total need by income	7,260	2,095	425	9,780	970	505	340	1,815

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	115	90	85	24	314	0	0	25	0	25

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	10	0	0	4	14	0	0	0	0	0
Other, non-family households	49	74	59	0	182	0	0	0	0	0
Total need by income	174	164	144	28	510	0	0	25	0	25

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present				4,149				4,561

Table 12 – Crowding Information – 2/2

Data Source: 2017-2021 ACS, Table B25012 (Housing units with related children under 18).

Describe the number and type of single person households in need of housing assistance.

According to the 2021 ACS, there are 56,513 households in Gainesville of which 41.1% or 23,227 households are households living alone. This is an 8.4% reduction in the number of households living alone since 2016. Most single person households are female with 13,126 or 56.5 % of the total households living alone, while 10,102 males live alone. Male single person households have a median income of \$26,998 while female single person households report less of a median income at \$26,697, a difference of \$301. There are 2,392 (10.3%) single persons households who are age 65 or older.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

There are a total of 13,153 individuals living with a disability within the city of Gainesville. 62.6% of them are reliant on non-labor force income, meaning they either have no earned income themselves and are relying on someone else to make ends meet, or are likely receiving SSI or SSDI as their limited monthly income. 15.8% have an education level less than high school graduate. There are nearly 81% of households containing a person with a disability earning 80% or less of the Area Median Income (\$48,550) according to the 2023 HUD Income Limits Summary. 24.7% of individuals living with a disability fall under the 100% poverty level.

What are the most common housing problems?

The most common housing problem residents of Gainesville face is the housing cost burden. Data tables show that the number of households with severe housing cost burdens and housing cost burden far exceed households living in substandard housing conditions or overcrowded living situations. Almost 21,785 households are experiencing housing cost burden with 11,310 of those households experiencing severe cost burden. Renters have a greater rate of cost burden than owners. Data also shows that 400 households live in substandard housing, 504 households are overcrowded, and 3,340 households with zero or negative income, that cannot have a cost burden, still require housing assistance.

Are any populations/household types more affected than others by these problems?

Data shows the number of households with housing cost burdens more than 30% and 50%, respectively, by housing type, tenure, and household income. Households classified as 'Other' which includes single person households (discussed above) experience a higher level of need in terms of cost burden and severe cost burden. Approximately 19,530 'Other' households are cost burdened and 17,930 of these households are renters. Extremely low-income households (0-30% AMI), regardless of tenure, experience the greatest rate of cost burden when compared to all other income categories.

Regarding crowding, data shows that Single Family Households have the highest rate of overcrowding with 339 (63%) households being overcrowded. Overcrowding impacts renters to a greater degree than it does owners. There are 510 renter households and 25 owner households that are overcrowded. Overcrowding affects households at all income levels, however extremely low-income (0-30% AMI) and low-income (30-50% AMI) households experience overcrowding at a higher rate than other income categories.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Data shows that there are 28,175 low-income (0-80% AMI) households in Gainesville which includes 13,130 extremely low-income (0-30% AMI) households. In terms of housing need, Table 9 shows that 15,125 low-income households are cost burdened of which 7,825 of these families are extremely low-income.

Through assessment of the 2021-2022 Florida Department of Education Homeless Student Data, 896 students were identified as homeless by the DoE definition of homeless, including 660 families who lived in shared housing situations due to economic factors. These students and their households are at high risk of becoming literally homeless by the HUD definition. This same data source indicates 110 students resided in emergency shelters and 98 resided in motels temporarily.

A strong indicator of more and more households falling into homelessness and being at risk of homelessness is demonstrated by the trend Point In Time Count Data provided through the 2023 Florida Council on Homelessness Report. In 2023 931 individuals were identified in Alachua County, as literally homeless on the night of the PIT count, while only 641 individuals were identified in 2018, that shows a 30% increase in homelessness from 2018 to 2023 according to the PIT numbers.

Rapid Rehousing emphasizes rapid permanent housing placement through housing search and relocation services and short- and medium-term rental assistance to move people experiencing homelessness as rapidly as possible into permanent housing. The CoC serving Gainesville does prioritize use of RRH programming, however they have had difficulty in identifying service providers with the capacity to administer certain RRH programs.

As rapid re-housing participants transition to independent permanent housing their needs consist of locating affordable sustainable housing including access to public housing. There is also an issue identifying affordable units for the ELI and VLI population who also have a mobility issue or disability which causes them to need ADA units on the first floor, there is a lack of these specific types of units for this income range. To remain stable in housing, other needs include job training and placement services to increase earning potential. Formerly homeless families and individuals may continue to need supportive services, such as counseling about tenant responsibility, and links to mainstream services and benefits like medical or mental health treatment, Medicaid, SSI, or TANF.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Gainesville does not provide estimates of at-risk populations and, therefore, does not have a methodology for this.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

Housing characteristics that indicate instability and increased risk for homelessness include a lack of affordable housing, housing cost burden especially for elderly persons and those living on SSI disability income, low vacancy rates that lead to more restrictive tenant screening criteria, overcrowding, and substandard housing conditions.

In addition, the following characteristics could be used to determine eligibility for homeless assistance and are indicators of housing instability:

- Households undergoing a traumatic life event that prevented the household from meeting its' financial responsibilities.
- Households with current housing costs that exceed 50% of their income - severe housing cost burdens.

- Households with income at or less than 15% of AMI.
- Household members with physical disabilities and other chronic health issues including HIV/AIDS.
- Households with a poor credit history, or no credit history.
- Households with a family member with a record of prior criminal history.

Discussion

Disaster planning is becoming increasingly necessary over the past five years and understanding the vulnerability of housing occupied by low- and moderate-income households to increased natural hazards associated with climate change is now something that communities must seriously consider.

Again, local data on this topic is limited but some studies indicate that climate change could increase the intensity of hurricane seasons and the amount of rain in some areas. Both of those changes could also lead to flood hazards. In Gainesville, housing occupied by low- and moderate-income households is particularly vulnerable to these natural hazards. There are several reasons for that increased vulnerability.

1. Low- and moderate-income households are less likely to have the means to afford adequate insurance for flood or wind damage.
2. Low- and moderate-income households are more likely to live in older homes. Such homes are less likely to have been built to current wind resistance standards. Additionally, older homes are more likely to have structural issues due to age, particularly given the fact that low- and moderate-income households are less likely to have the means to afford needed maintenance.

Low- and moderate-income households are less likely to have the means to afford the costs of properly trimming trees. Given the risk of falling tree limbs in hurricanes, untrimmed trimmed or improperly trimmed trees can be a significant hazard.

Section MA-65 of this plan further discusses the impact of climate change and natural disasters on low-income households.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater number of housing problems exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

The data presented in the following tables provides a breakdown of housing problems by income level (0-30% AMI; 30-50% AMI; 50-80% AMI, and 80-100% AMI) and race and ethnic category. The analysis of this data will indicate the level of housing need for each race/ethnic group within that income level. The comparison of the housing need of each group to the total number of households in that income bracket will determine if any racial or ethnic groups are experiencing disproportionately greater housing problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,080	715	3,340
White	4,430	330	1,615
Black / African American	2,825	265	685
Asian	500	20	395
American Indian, Alaska Native	15	35	10
Pacific Islander	15	0	8
Hispanic	1,075	30	615

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2013-2017 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,545	1,690	0
White	3,060	1,045	0
Black / African American	1,295	475	0
Asian	395	95	0
American Indian, Alaska Native	20	10	0
Pacific Islander	0	0	0
Hispanic	615	65	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,905	3,900	0
White	2,480	2,070	0
Black / African American	850	1,115	0
Asian	105	280	0
American Indian, Alaska Native	20	15	0
Pacific Islander	30	8	0
Hispanic	385	355	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	825	3,194	0
White	535	1,964	0
Black / African American	195	835	0
Asian	50	109	0
American Indian, Alaska Native	4	14	0
Pacific Islander	0	8	0
Hispanic	34	225	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

According to the data presented in the tables above, there are 19,355 households with incomes between 0-100% AMI experiencing a housing problem. These households fall within four income categories: 0-30% AMI – 9,080 households (46.9%); 30-50% AMI – 5,545 households (28.6%); 50-80% AMI – 3,905 households (20%); and 80-100% AMI – 825 households (4.2%).

According to the 2020 ACS data, Gainesville’s general population data shows a total population of 141,085 with 81,107 (57.5%) identifying as white households, 29,115 (20.6%) identifying as Black/African American households, 10,998 (7.8%) identifying as Asian households, 403 (.3%) identifying as American Indian households, 57 (.00%) identifying as Pacific Islander households, and 19,445 (13.8%) identifying as Hispanic households.

Extremely Low-Income (ELI) Households (<30% AMI)

For the income category 0-30% AMI, 9,080 (69%) of the 13,135 households within that income cohort have a housing problem with 4,430 (48.7%) White households, 2,825 (31.1%) Black/African American households, 500 (5.5%) Asian households, 15 (.16%) American Indian households, 15 (.16%) Pacific Islander households, and 1,075 (11.8%) Hispanic households having a housing problem. Based on this data, Black/African American households are experiencing a disproportionately greater number of housing problems at the 0-30% AMI income level. This population in this income range accounts for just over 2% of the total population for the city of Gainesville according to the 2020 ACS.

Very Low-Income (VLI) Households (30%-50% AMI)

For the income category 30-50% AMI, 5,545 (76.6%) of the 7,235 households within that income cohort have a housing problem with 3,060 (55.1%) White households, 1,295 (23.3%) Black/African American households, 395 (7.1%) Asian households, 20 (.3%) American Indian households, no Pacific Islander households, and 615 (11%) Hispanic households having a housing problem. No specified racial or ethnic category households at the 30-50% income level experience a disproportionately greater number of housing problems as compared to the 2020 ACS data.

Low Income (LI) Households (50%-80% AMI)

For the income category 50-80% AMI, 3,905 (50%) of the 7,805 households in that income cohort have a housing problem with 2,480 (63.5%) White households, 850 (21.7%) Black/African American households, 105 (2.6%) Asian households, 20 (.5%) American Indian households, 30 (.7%) Pacific Islander households, and 385 (9.8%) Hispanic households having a housing problem. No specified racial or ethnic category households at the 30-50% income level experience a disproportionately greater number of housing problems as compared to the 2020 ACS data.

Moderate Income (MI) Households (80%-100% AMI)

For the income category 80-100% AMI, 825 (20.5%) of the 4,019 households in that income cohort have a housing problem with 535 (64.8%) White households, 195 (23.6%) Black/African American households, 50 (6%) Asian households, 4 (.4%) American Indian households, no Pacific Islander households, and 34 (4%) Hispanic households having a housing problem. No specified racial or ethnic category households at the 30-50% income level experience a disproportionately greater number of housing problems as compared to the 2020 ACS data.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The data presented in the tables below provide a breakdown of severe housing problems by income level (0-30% AMI; 30-50% AMI; 50-80% AMI, and 80-100% AMI) and race/ethnic category. In addition to a lack of complete kitchen facilities and a lack of complete plumbing facilities, severe housing problems also include overcrowded households with more than 1.5 persons per room and households with cost burdens of more than 50% of income.

The analysis of this data will indicate the level of need for each race and ethnic group within that income level. The comparison of the housing need of each group to the total number of households in that income bracket will determine if any racial or ethnic groups are experiencing disproportionately greater number of severe housing problems.

A disproportionately greater number of severe housing problems exists when the members of a 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.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,340	1,445	3,340
White	4,070	680	1,615
Black / African American	2,570	520	685
Asian	480	39	395
American Indian, Alaska Native	15	35	10
Pacific Islander	15	0	8
Hispanic	1,000	95	615

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,795	4,440	0
White	1,500	2,605	0
Black / African American	710	1,065	0
Asian	200	290	0
American Indian, Alaska Native	14	15	0
Pacific Islander	0	0	0
Hispanic	315	365	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	940	6,870	0
White	555	3,995	0
Black / African American	155	1,815	0
Asian	30	355	0
American Indian, Alaska Native	4	25	0
Pacific Islander	0	39	0
Hispanic	190	550	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	135	3,884	0
White	65	2,439	0
Black / African American	45	985	0
Asian	4	160	0
American Indian, Alaska Native	4	14	0
Pacific Islander	0	8	0
Hispanic	15	240	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The tables above present data on the number of households with severe housing problems by income, race, and ethnicity. Of the approximately 32,054 households with incomes between 0-100% AMI, 12,210 households have severe housing problems within four income categories: 0-30% AMI – 8,340 households (68.3%); 30-50% AMI – 2,795 households (22.8%); 50-80% AMI – 940 households (7.6%); and 80-100% AMI – 135 households (1.1%).

Extremely Low-Income (ELI) Households (<30% AMI)

For the income category 0-30% AMI, 8,340 (63.5%) of the 13,125 households within that income cohort have a severe housing problem with 4,070 (48.8%) White households, 2,570 (30.8%) Black/African American households, 480 (5.7%) Asian households, 15 (.17%) American Indian households, 15 (.17%) Pacific Islander households, and 1,000 (11.9%) Hispanic households having a severe housing problem. Based on this data, Black/African American households are experiencing a disproportionately greater number of severe housing problems at the 0-30% AMI income level.

Very Low-Income (VLI) Households (30%-50% AMI)

For the income category 30-50% AMI, 2,795 (38.6%) of the 7,235 households within that income cohort have a housing problem with 1,500 (53.6%) White households, 710 (25.4%) Black/African American households, 200 (7.1%) Asian households, 14 (.5%) American Indian households, no Pacific Islander households, and 315 (11.2%) Hispanic households having a severe housing problem. No specified racial or

ethnic category households at the 30-50% income level experience a disproportionately greater number of housing problems as compared to the 2020 ACS data.

Low Income (LI) Households (50%-80% AMI)

For the income category 50-80% AMI, 940 (12%) of the 7,810 households within that income cohort have a housing problem with 555 (59%) White households, 155 (16.4%) Black/African American households, 30 (3.1%) Asian households, 4 (.4%) American Indian households, no Pacific Islander households, and 190 (20.2%) Hispanic households having a severe housing problem. No specified racial or ethnic category households at the 30-50% income level experience a disproportionately greater number of housing problems as compared to the 2020 ACS data.

Moderate Income (MI) Households (80%-100% AMI)

For the income category 80-100% AMI, 135 (3.4%) of the 3,884 households within that income cohort have a housing problem with 65 (48.1%) White households, 45 (33.3%) Black/African American households, 4 (2.9%) Asian households, 4 (2.9%) American Indian households, no Pacific Islander households, and 15 (11.1%) Hispanic households having a severe housing problem. Black/African American households are experiencing a disproportionately greater number of severe housing problems at the 80-100% AMI income level.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The table below provides cost burden data for each racial and ethnic group. The data includes information on households without a cost burden ($\leq 30\%$), cost-burdened households that pay between 30% and 50% of their income on housing costs, severely cost-burdened households that pay 50% or more of their income on housing costs, and households whose income is zero or negative and thus are not cost-burdened but may require housing assistance.

A disproportionately greater number of cost-burdened households means that the members of a racial or ethnic group experience cost burden or severe cost burden at a greater rate (10 percentage points or more) than the jurisdiction as a whole.

Housing Cost Burden

Housing Cost Burden	$\leq 30\%$	30-50%	$> 50\%$	No / negative income (not computed)
Jurisdiction as a whole	25,594	8,240	11,740	3,435
White	17,035	5,085	6,095	1,635
Black / African American	4,599	1,790	3,305	740
Asian	1,545	450	625	410
American Indian, Alaska Native	130	15	40	10
Pacific Islander	20	30	15	8
Hispanic	1,850	660	1,415	615

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2013-2017 CHAS
Source:

Discussion:

The table above shows that there are 49,009 households in Gainesville and that 8,240 households (16.8%) are cost-burdened, and 11,740 households (23.9%) are severely cost-burdened. There is no significant finding or disproportionate cost burden within any race or ethnicity for either those cost-burdened spending 30-50% or over 50%, however, Black/African American households spending more than 50% of their income on housing is just over 28% of the total population spending more than 50% on housing, this is more of a representation as compared to general ACS 2020 data showing Black/African-American

households only making up 20.6% of the total Gainesville population, though it does not meet the HUD guidelines of 10 percentage point difference.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

There are instances of disproportionately greater housing needs among specific races and ethnicities, however, there are no disparities among the same racial and ethnic groups across all income categories. Generally, the racial or ethnic groups experiencing disproportionately greater need in Gainesville based on income level are African American households. Black/African American households in the 0-30% AMI range as well as the 80-100% AMI range are disproportionately impacted and have a greater rate of housing problems and severe housing problems. This same race category is also seeing a disparity of 7.4% for households spending more than 50% of their income on housing, severely cost burdened.

- Black/African American households are experiencing a disproportionately greater number of housing problems at the 0-30% AMI income level. This population in this income range accounts for just over 2% of the total population for the city of Gainesville according to the 2020 ACS.
- Black/African American households are experiencing a disproportionately greater number of severe housing problems at the 0-30% AMI income level.
- Black/African American households are experiencing a disproportionately greater number of severe housing problems at the 80-100% AMI income level.
- Black/African American households spending more than 50% of their income on housing is just over 28% of the total population spending more than 50% on housing, this is more of a representation as compared to general ACS 2020 data showing Black/African American households only making up 20.6% of the total Gainesville population, though it does not meet the HUD guidelines of 10 percentage point difference.

If they have needs not identified above, what are those needs?

The assessment of housing needs in the previous sections of this plan includes an analysis of specific needs of racial or ethnic groups that have a disproportionately greater need in comparison to others in the same income category. However, when looking at the entire Gainesville population compared to the rate of housing problems and housing burden by race or ethnicity, the group with the highest rates of housing problems and severe cost burden are Black/African American households.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The city currently has three areas identified as Racially/Ethnically Concentrated Areas of Poverty (RECAPs), where a significant portion of Black/African American households are located. These areas include:

1. The Waldo Road Corridor R/ECAP. This R/ECAP is in the NE section of the city and comprised of census tract 19.02. The area is predominantly occupied by Black/African American individuals.

2. An area in Downtown Gainesville including University Heights.
3. An area in the southern portion of Gainesville including the SW Student Housing Corridor R/ECAP. This R/ECAP is a grouping of three census tracts – 15.15, 15.17, and 15.19 – bounded on the north by Archer Rd., on the south by Williston Rd., on the west by I-75, and on the east by SW 23rd Terrace.

According to the 2021 Exclusionary and Inclusionary Housing Study for the City of Gainesville, many Black/African American Households are also concentrated in East Gainesville (also identified as a RECAP) and increasingly in the southeast part of the city. In several areas, an increase in the Black population coincides with a decrease in the non-Hispanic white population, and vice versa. Many of the census block groups to the south of NW 16thAve and along the Western portion of Gainesville are experiencing growth in their Black population, while also experiencing a loss in the white population. Northern Gainesville has seen a substantial growth in white households while simultaneously losing Black households.

NA-35 Public Housing – 91.205(b)

Introduction

The Gainesville Housing Authority (GHA) was established in 1966 to provide decent, affordable housing for low-income individuals and families including the elderly and persons with disabilities. GHA owns and operates 635 public housing units in eight developments that are located citywide and include a mix of single-family homes, duplexes, and high-rise apartments of various unit sizes. The developments are Caroline Manor (28 units), Eastwood Meadows (50 units), Forest Pines (36 units), Lake Terrace (100 units), Oak Park (101 units), Pine Meadows (80 units), Sunshine Park (70 units), and Woodland Park (170 units). GHA also administers 1,379 housing vouchers comprised of 1,209 Section 8 Housing Choice Vouchers which allows eligible households to find their own housing in the private market, and 170 HUD-Veterans Affairs Supportive Housing (HUD-VASH) vouchers which combines rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).

The tables below provide information on the number of public housing units and vouchers that are in use and the characteristics of public housing residents and housing choice voucher holders. Like most public housing agencies (PHAs) around the country, GHA programs have a high utilization rate with approximately 100% occupancy (635 units) in public housing developments and a 97.6% utilization rate (1,346 units) for the voucher programs.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/vouchers in use	0	0	635	1,379	0	1,209	170	0	0

Table 22 - Public Housing by Program Type

***Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	9,128	11,298	0	11,343	10,388	0
Average length of stay	0	0	6	4	0	4	1	0
Average Household size	0	0	2	2	0	2	1	0
# Homeless at admission	0	0	2	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	136	117	0	107	10	0
# of Disabled Families	0	0	140	222	0	193	29	0
# of Families requesting accessibility features	0	0	609	1,347	0	1,283	64	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	89	177	0	138	39	0	0
Black/African American	0	0	518	1,148	0	1,126	22	0	0
Asian	0	0	1	3	0	3	0	0	0
American Indian/Alaska Native	0	0	0	8	0	5	3	0	0
Pacific Islander	0	0	1	11	0	11	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	18	56	0	45	11	0	0
Not Hispanic	0	0	591	1,291	0	1,238	53	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 (Section 504) prohibits disability discrimination in programs receiving HUD funds or financial assistance including HUD funded public housing agencies. The regulations require that there must be sufficient accessibility so that persons with disabilities have an equal opportunity to participate and benefit from the program and the same range of choices and amenities as those offered to others. There are 98 GHA families that have requested accessibility features.

Approximately 18% of housing units and vouchers operated by GHA serve 362 households that include a person with a disability while only 10.9% of Gainesville's population report having a disability. There were 609 families that requested project-based units with accessibility features and 1,283 families that requested accessibility features for tenant-based vouchers, and 64 families requesting a unit with accessible features for VASH-Vouchers. A total of 97% (1,956) of families occupying PHA units and vouchers requested accessibility features.

GHA's 5-Year PHA Plan includes a goal to address the needs of families with disabilities. The proposed actions include (a) carrying out modifications needed in public housing based on the Section 504 Needs Assessment for public housing; (b) applying for special purpose vouchers targeted to families with disabilities, should they become available; (c) affirmatively marketing to local non-profit agencies that assist families with disabilities; and (d) targeting announcements and outreach to individuals least likely to apply.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders.

The most immediate need of residents of Public Housing and HCV holders is identifying units that are affordable and identifying landlords with affordable units willing to accept vouchers supporting these tenants. There is also a need for ADA, first-floor accessible units for the elderly and mobility impaired. There is also a need for down payment assistance for households currently in public housing or HCV voucher holders, wanting to move into home ownership.

Additional needs of public housing residents and housing choice voucher holders are employment and job skills training, affordable childcare, life skills training, credit counseling, and activities geared toward the youth and elderly population.

How do these needs compare to the housing needs of the population at large?

Housing needs for the population supported through public housing and vouchers are not entirely different as there is an affordable housing crisis nationwide and the current housing market is extremely hostile. However, residents of public housing and voucher holders are mostly extremely low-income (<30% of area median income) or very low-income (30% - 50% AMI) where affordable housing is severely lacking. There are approximately 37,000 units in Gainesville that are considered to be affordable for households earning greater than 80% of the HUD Area Median Family Income (HAMFI). This discrepancy

in income results in the housing needs of public housing residents and HCV recipients being different from the population at large.

In regard to the need for supportive services, the needs of public housing residents and housing choice voucher holders do not differ significantly from the population at large. Qualitative data gathered through community engagement suggests similar public services needs including transportation, employment training, housing counseling, senior services, and youth services.

Discussion

Gainesville's publicly supported housing residents (public housing development and housing choice voucher holders) have demographic characteristics that are significantly different than the city's population as a whole but similar to beneficiaries of the City's CDBG and HOME programs. Public housing residents and voucher holders are extremely low-income with an average annual income of between \$9,128 and \$11,343 to support a household with 2-3 members depending on the program type. About 13% or 253 of GHA residents are elderly which is comparable to the city's total population of elderly at 13.6%.

Black/African American households are the primary occupants of publicly supported housing and are also overrepresented when compared to the general population. A total of 83% of GHA residents are Black/African American, a racial/ethnic group that represents 20.6% of Gainesville's total population.

In addition to providing affordable housing, GHA also provides services to its residents including the Job Training and Entrepreneurial Program (JTEP).

Currently, the waiting list for PHA programs is closed and not accepting new applicants, as of Fall 2022 the waitlist contained over 1,300 households.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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

The Stewart B. McKinney Homeless Assistance Act defines the ‘homeless’ or ‘homeless individual’ or ‘homeless person’ as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, regular sleeping accommodation for human beings.

The CoC responsible for coordinating homelessness-related activities in the City of Gainesville is the North Central Florida Alliance for the Homeless and Hungry (NCFAHH). The NCFAHH coordinates the activities of social service providers, government entities, philanthropies, and other for-profit and non-profit agencies serving the region. The CoC covers the City of Gainesville, Alachua, Bradford, Levy, Putnam, and Gilchrist Counties in northcentral Florida.

Since the previous Consolidated Plan was submitted and approved, the CoC has named a new CoC lead agency, United Way of North Central Florida.

The NCFAHH and lead agency are also responsible for coordinating the annual point-in-time (PIT) count. The PIT Count estimates the number of homeless individuals and families in the CoC region on a given night, typically held in January

The table below summarizes the data reported by the NCFHH to HUD. Data was available for estimates on the number of persons experiencing homelessness each year, the estimate of the number becoming homeless each year, an estimate for the number exiting homelessness each year, or an estimate for the number of days persons experience homelessness based on the 2022 System Performance Measure Report submitted to HUD by the CoC, however the SPM data is not broken down by household type or sub population.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	21	12				
Persons in Households with Only Children	7	2				
Persons in Households with Only Adults	248	546				
Chronically Homeless Individuals	56	153				
Chronically Homeless Families	9	4				
Veterans	81	54				
Unaccompanied Child	16	24				
Persons with HIV	2	7				
Total	440	802	1,339	1,155	522 (39%)	158 Average

Table 26 – Estimate of Persons Experiencing Homelessness

Data Source: 2022 CoC Homeless Populations and Subpopulations Report (# homeless on given night), NCFHH via HUD (total estimates experiencing homelessness each year).

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Chronically Homeless Individuals and Families

The PIT count reported a total of 13 families and 209 individuals experiencing chronic homelessness. Nearly 27% of the homeless population identified through the PIT are considered chronically homeless. The majority of the chronically homeless population (71%, 153 individuals and 4 families) are living in unsheltered settings.

Families with Children

A total of 42 individuals representing persons in households with adults and children as well as persons in households with only children represent approximately 5% of the total homeless population identified through the PIT count. The majority, 67% (28 individuals), of this population were in sheltered living situations. A total of 21% (9 individuals) were part of child-only households)

Veterans and Their Families

Veterans make up 16% of the total homeless population identified through the PIT Count. A total of 135 veterans were identified with the majority (60%, 81 vets) being sheltered on the night of the PIT.

Unaccompanied Youth

Unaccompanied youth make up nearly 5% of the homeless population with the majority, 24 (60%) living in unsheltered situations.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Black or African American	150	237
White	170	307
Asian	0	2
American Indian or Alaska Native	0	8
Pacific Islander	0	1
Multiple Races	18	32
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	23	22
Non-Hispanic	315	565

Table 27 – Nature and Extent of Homelessness

Data Source: 2022 CoC Homeless Populations and Subpopulations Report

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The NCFAHH PIT count reported a total of 33 persons in households with adults and children, with 21 of those living in sheltered situations and the remaining 12 in unsheltered settings. Child-headed households account for a total of 9 individuals, with 2 living unsheltered. Child-headed households are those households headed by an individual under the age of 18 who is responsible for the household.

The NCFAHH PIT count reported a total of 135 veterans. Of this total, 81 were in sheltered settings. Due to the pandemic, there may be an underrepresentation of homeless families in general among these data sets.

In the City of Gainesville and surrounding areas, the two operating housing authorities in the region (the Alachua County Housing Authority and the Gainesville Housing Authority) administer HUD-VASH vouchers. The HUD-VASH program combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Most of the homeless population identified as White with 477 individuals (51.56%). Representing 41.8% (387 individuals) of the homeless population are those who identified as Black/African American. Asian, American Indian, or Alaska Native, and Pacific Islanders each represent less than 1% of the homeless population. Those identifying with multiple races represent about 5% (50 individuals) of the total homeless population. Those identifying as Hispanic also represent about 5% of the homeless population with 45 individuals.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

There is a significant population of unsheltered homeless persons in the CoC, representing nearly 67% of the total homeless population with 560 individuals unsheltered on the night of the PIT count. NCFCA reported a total of 276 sheltered persons in its annual PIT count. This indicates there is significant unmet demand for affordable housing in the region.

According to the CoC's Housing Inventory Count (HIC) report, there are multiple emergency shelters operating in the CoC, including:

- Family Promise (ES for Families)
- Another Way (ES)
- Lee Conlee House (ES)
- Peaceful Paths (ES)
- St. Francis House (ES)
- Alachua Coalition for the Homeless and Hungry (ES Adults)
- CDS Family & Behavioral Health Services, Inc. (ES Youth)
- Meridian Behavioral Healthcare Emergency Housing Assistance (ES overflow vouchers)
- Volunteers of America SSVF Emergency Housing Assistance (ES overflow vouchers)

The CoC continues to offer transitional housing, including 4 provider agencies (St. Francis House, VETSPACE, The Transition House, and Volunteers of America) operating transitional housing for adults, families, veterans, and other mixed populations. These programs represent a total of 103 beds in the CoC. Given the lack of shelter, programs with the lowest average lengths of stay should be prioritized, including emergency shelter and rapid re-housing programs.

Discussion:

Unsheltered homelessness has been an area of focus for multiple partners over the past 3-5 years, including the City of Gainesville, Alachua County, and the CoC. There was a large encampment some referred to as a tent city that was decommissioned prior to the pandemic. Partners funded increased permanent supportive housing, rapid rehousing, and emergency shelter expansion to accommodate the safe shutdown of the large encampment area with over 200 individuals. The impacts of the pandemic on unsheltered homelessness have caused the site of the previous large encampment to repopulate and the concern for additional programming and affordable housing units is needed to ensure there is a decrease in the overall rate of unsheltered homelessness that is sustainable for years to come.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Subpopulations within the non-homeless special needs category often have very low incomes making them more vulnerable and at risk of housing insecurity. Understanding the special needs profiles within the city and what their priority needs are is important to the provision of targeted, evidence-based support. The city coordinates with direct service providers and dedicates funding to address needs.

This section reflects the latest data on the characteristics of these subpopulations within the city. Special needs populations include the elderly and frail elderly, individuals with disabilities, persons with mental illness, persons with alcohol/other drug addictions, and victims of domestic violence. Note that data for mental health, substance abuse, and domestic violence is only available at the county level.

Describe the characteristics of special needs populations in your community:

Elderly/Frail Elderly

For the purposes of this report, people 65 years of age and older are considered elderly in accordance with HUD's definition. As Gainesville is a hub for many colleges and universities, the elderly and frail elderly population within city limits is relatively low at approximately 12% of Gainesville's total population. Elderly over 65 represent 33% of owner-occupied units and 9% of renter-occupied units in Gainesville. Of the city's total households that are 65 and over, more than 39% are considered very-low income having an income of less than \$35,000 in accordance with HUD income-limits for a 2-person household. About 23% of elderly households (65+) are considered extremely low income receiving under \$20,000 of household income per year.

The most recent census data (2021 5-Year Estimates) Gainesville reports 1,425 seniors living below the poverty level, with elderly women experiencing poverty at a greater rate than men. In addition, many seniors are also living with a disability at 33% of the non-institutionalized population over 65. In addition, of the total households receiving food stamps/SNAP benefits in the past 12 months, 1,348 included one or more individuals over the age of 60.

Individuals with Disabilities

Of the city's civilian non-institutionalized population, about 10% are living with a disability and many are elderly. The most recent census (2021 5-Year Estimates) shows when looking at type of disability that 2% of the non-institutionalized population with a disability has hearing difficulty, 2% has vision impairment, 4.5% has cognitive difficulty, 5% has ambulatory difficulty, 2% has self-care difficulty, and 4% has independent living difficulty.

Data also shows that of the total non-institutionalized population with a disability in Gainesville, nearly 62% are not in the labor force. Of those individuals with disabilities that are working, the median earnings in the last 12 months for ages 16 and over with a disability is \$23,130, with most people earning below \$15,000 per year. Nearly 25% of persons 16 and over with a disability are living below 100% of the poverty

level. In addition, of the total households receiving food stamps/SNAP benefits in the past 12 months, 1,947 included one or more individuals with a disability.

Persons with Mental Illness

Over a three year-period from 2019-2021, the Florida Department of Health, County Health Dashboard reported 9,945 hospitalizations from a mental disorder in Alachua County. Of those hospitalizations 3,225 were aged 25-44 years, 2,636 were aged 45-64, and 1,458 were aged 0-17. Admissions included inpatient hospitalizations, discharged from civilian, non-federal hospitals located in Florida, where a mental disorder, excluding drug and alcohol-induced mental disorders, was the principal diagnosis.

Mental disorders include schizophrenia, schizotypal, delusional, and other non-mood psychotic disorders; mood disorders; and anxiety, dissociative, stress-related, somatoform and other non-psychotic mental disorders. Between 2019-2021, 4,535 hospitalizations were due to mood and depressive disorders and 1,552 were a result of schizophrenic disorders. Relative to other counties in Florida, the age-adjusted rate per 100,000 hospitalizations from mental disorders is less in about three quarters of the counties.

Persons Experiencing Substance Abuse

The Florida Department of Health, County Health Dashboard for Alachua County reports that between 2019-2021, there were 3,219 hospitalizations from drug and alcohol induced mental disorders. In addition, for the same period of time, Alachua County is reporting 158 alcohol related confirmed motor vehicle traffic crashes, 108 alcohol related confirmed motor vehicle traffic crash injuries, and 33 alcohol related confirmed motor vehicle traffic crash fatalities.

Victims of Domestic Violence

From 2019-2021, according to the Florida Department of Health, County Health Dashboard for Alachua County, there were 3,233 cases of domestic violence reported. For the same time period, reports show for Alachua County, 2,607 aggravated assaults, 590 reports of forcible sex offenses, and 518 reports of rape.

The 2022 Point in Time data for Gainesville revealed that 116 people were survivors of domestic violence, with 57 of those individuals being unsheltered. Created Gainesville, who serves victims of domestic violence in Gainesville, reported serving over 600 individuals over the past 12 months through their assistance with sexual exploitation services.

Alachua County is in the third quartile for this measure, meaning that relative to other counties in Florida, there are less domestic violence offenses in about one half of the counties, and more in about one quarter of the counties.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly/Frail Elderly

ElderCare of Alachua County serves Gainesville's elderly population and is committed to raising money and awareness of the services and programs needed to enable seniors to remain independent in their own home for as long as they can. Priority needs identified for seniors that ElderCare helps address are access to meals, transportation, daycare for Alzheimer patients, in home services, educational programs, social activities, training for elderly experiencing severe vision loss or blindness.

Since remaining in their homes has been identified as a priority for elderly populations, housing rehabilitation and accessible modifications is a high need for many of Gainesville's seniors, but the cost of retrofitting can be an impediment.

In addition, for elderly who are not homeowners, or that cannot maintain their homes any longer, access to affordable rental housing is a need paired with rental assistance.

Individuals with Disabilities

A statewide effort conducted through a partnership between the Florida Developmental Disabilities Council (FDCC) and Florida Housing Coalition (FHC) identified access to affordable, accessible, inclusive housing as a primary need for individuals with disabilities. Many individuals living with a disability desire independent living conditions outside of group homes or community settings but need assistance or subsidized housing. Limited access to Housing Choice Vouchers and long wait lists impedes achieving independence.

In addition, transportation and access to supportive services have been identified as priority needs. The Agency for Persons with Disabilities (APD) has identified the need for services including adult dental, accessibility adaptations, physical therapy, speech therapy, behavioral analysis, private duty and residential nursing, skilled nursing, supported living coaching, life skills development.

Additional service needs for individuals with disabilities identified by the Center for Independent Living of North Central Florida (CILNCF) include community advocacy, information and referral services, peer support, and independent living skills education.

Persons with Mental Illness

The Substance Abuse and Mental Health Services Administration (SAMHSA) has identified several priority needs for person experiencing mental illness. Among the top priorities is access to coordinated comprehensive behavioral health care. Access to adequate supportive services within the healthcare system is of utmost importance to prevention and treatment of mental illness. These services include mental health first aid, case management, reducing the use of substances leading to mental health disorders, community re-integration, and workforce development.

Persons Experiencing Substance Abuse

In alignment with the Substance Abuse and Mental Health Services Administration (SAMHSA), direct service providers determine the needs of persons with substance use disorder within their community. Prevention is an important component of addressing substance use including detoxification, inpatient treatment, residential treatment, assessment, case management, supportive housing, crisis support, skill building, peer support, and counseling.

Additional needs identified through Meridian Behavioral Healthcare include stable housing, inpatient and out-patient counseling, case management, and crisis intervention programs.

Victims of Domestic Violence

Individuals fleeing domestic violence, often women, require support both financial and psychological, particularly in the days and months following a separation from the abuser. Created Gainesville, an agency serving victims of domestic violence in Gainesville, identified the primary unmet needs for those fleeing DV and sexual exploitation situations: financial assistance to help with relocation, rent and utility payments and Deposits; resources for case management services; and resources for emergency shelter beds either through single-site or scattered-site hotels.

The Florida Coalition Against Domestic Violence identifies the following essential service needs for victims of domestic violence: survivor focused safety plans, counseling and advocacy, information and referrals for persons seeking assistance, child and youth-specific activities, youth-targeted education, education and training for adults.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The Florida Department of Health, County Health Dashboard for Alachua County, reports that between 2019-2021 there were 52 AIDS cases diagnosed. The term HIV Diagnosis is defined as a diagnosis of Human Immunodeficiency Virus (HIV) infection regardless of the stage of disease (stage 0, 1, 2, 3 [AIDS], or unknown) and refers to all persons with a diagnosis of HIV infection.

As of 2021, the North Central Florida County Health Profile report published by WellFlorida Council, indicates that Alachua County experienced a rate of 12.7 for new HIV diagnoses. That number is based on the crude rate per 100,000. Alachua County is in the third quartile for this measure. This means that relative to other counties in Florida, the situation occurs less often in about one half of the counties, and it occurs more often in about one quarter of the counties.

Overall, over the last 20 years, the rate of HIV cases per 100,000 population in Alachua County has fluctuated slightly since 2002 with low peaks in 2006, 2010, and again in 2016. The lowest rates of HIV cases thus far were in 2020 at a rate of 10.7. High peaks were experienced in 2011 and 2014 with the highest peak being in 2008 at a rate of 28.2.

Discussion:

Across all subpopulations, there is a need for increased housing opportunities and services funding. Housing should be integrated into the community and paired with targeted support services. Implementation of best practices, specific to that person’s individual needs, is essential to stability and recovery. While the City of Gainesville has various resources and specialized programs, communicating the resources and educating the public are still basic, vital components of ensuring residents have the tools at-hand. Addressing the needs of consumers among multiple systems, who are often overlapping, takes a collective approach to help a person achieve stability.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The public facilities category includes a range of activities to address non-housing community development needs such as community centers, fire stations, and parks that benefit low- and moderate-income neighborhoods. Residents and stakeholders that participated in the city’s public meetings between May 5 and 11, 2023 identified the following specific public facility needs as high priorities for Gainesville:

- Senior centers (possibly Eastside and SW Archer Road).
- Multi-purpose community centers, including healthcare, youth, seniors, safe, ballfields, courts.
- Public safety includes police stations and fire stations.

Census tracts throughout East Gainesville, a predominantly Black area, are food deserts. Food deserts are defined by the USDA as Census tracts where at least 100 households with no vehicle access are located more than one-half mile from a grocery store. The only U.S. Department of Agriculture-approved grocery store in East Gainesville is the Walmart on Northeast 12th Avenue. In addition, there are no major primary care hospitals east of Main Street.

One major public facility identified in the Gainesville Community Reinvestment Area’s 10 Year Reinvestment Plan is the Infinity Line concept, which proposes connecting existing trail infrastructure across Gainesville, utilizing unused and underused railroad and utility infrastructure easements, to create a continuous loop with Depot Park as the nucleus. In the plan, the community identified corridors within the Gainesville Community Reinvestment Area (GCRA) to connect key art, history, and nature facilities with bicycle facilities and multi-use trails.

How were these needs determined?

The City of Gainesville facilitated five community engagement meetings on Friday May 5, Monday May 8, Tuesday May 9, Wednesday May 10, and Thursday May 11. The topic of these meetings was, “Priority Housing and Community Development Needs.” In addition, specific facilities needed are described in the Gainesville Community Reinvestment Area’s 10 Year Reinvestment Plan.

Describe the jurisdiction’s need for Public Improvements:

The public improvements category includes a range of activities considered to be non-housing community development needs such as roads, water/sewer improvements, lighting, drainage, and other capital projects that benefit low- or moderate-income neighborhoods. Residents and stakeholders that participated in the city’s public meetings between May 5 and 11, 2023 identified the following specific public improvement needs as high priorities for Gainesville:

- Broadband/Internet/wireless
- Electric/power needs (sustainable, affordable, and efficient; more substations)
- Street lighting
- Storm water management (pollution prevention)
- Street improvements including resurfacing, widening, sidewalks, roundabouts for new development
- More and better bus stops, stations, and transfer stations
- Tree mitigation and landscaping

According to the public engagement survey utilized for the Gainesville Community Reinvestment Area's 10 Year Reinvestment Plan, 2020, the four redevelopment districts with the greatest need for public infrastructure include:

- Fifth Avenue/Pleasant Street - established 1979, expanded 1989
- Downtown - established 1981, expanded in 2001
- College Park/University Heights - established 1995, expanded 2005
- Eastside - established 2001, expanded 2006 & 2010.

Within these four districts, the priority investment areas include the following (percentages represent responses per area):

- Power District (Downtown, 33%)
- Cornerstone/Hawthorne Road (Eastside, 23%)
- University Avenue (College Park/University Heights, 19%)
- NE 8th Ave. and Waldo Road (Eastside, 19%)
- Innovation District (College Park/University Heights, 19%)
- S. Main/S. Depot Industrial Area (College Park/University Heights, 19%).

How were these needs determined?

Priority investment areas are identified in the Gainesville Community Reinvestment Area's 10 Year Reinvestment Plan. A public outreach survey for the plan was distributed and taken by the public both during the Kick-Off meeting and online. This survey began with questions about Gainesville as a whole, as

well as former redevelopment area specific questions. This survey was active from October 14, 2019, until November 22, 2019.

The City of Gainesville facilitated held five community engagement meetings on Friday May 5, Monday May 8, Tuesday May 9, Wednesday May 10, and Thursday May 11. The topic of these meetings was, “Priority Housing and Community Development Needs.”

In the FY 2023 proposed budget, funds spent on transportation costs represent 11.5% of the city’s overall expenditure budget, and includes roadway maintenance, traffic systems, and engineering. About 5.8% of the city’s overall expenditure budget is spent on cultural and recreational expenses including recreation centers, swimming pools, the Ironwood gold course, and parks and special events. About 4% of the city’s overall expenditure budget is spent on storm and flood control projects. Finally, 2.9% of the city’s overall budget goes towards economic development, with most of these funds going to the Gainesville Community Reinvestment Area.

Describe the jurisdiction’s need for Public Services:

Residents and stakeholders that participated in the public meetings between May 5 and 11, 2023 identified the following public services needs as high priorities for Gainesville:

- Financial management training
- Housing counseling and fair housing services
- Transportation, specifically public transportation/regional transit service (connectivity and convenience, particularly for seniors and non-drivers, better bus routes, focus on under-served areas, reducing headways)
- Job training and apprenticeships, including for nursing and trades and for high paying jobs
- Youth services, job symposiums, and programs (recreational, night-time, ex. midnight basketball)
- Childcare
- Homeless services (“wrap-around”)
- Elderly services
- Drug and alcohol treatment and counseling

There is a particular need for public services in Black, non-white, and low-income communities, and neighborhoods. In Alachua County:

- Black household incomes averaged \$32,000, compared to \$51,000 for white households.
- In 2009, white males had a life expectancy over five years longer than Black males.

- Black unemployment was almost twice the rate (15%) as white Gainesville residents (8%).
- 45% of children in Black families suffered from poverty, more than 3X the rate of white children.
- In 2015, white third-graders were drastically more proficient in reading at 74%, compared to only 28% of their Black peers.

How were these needs determined?

The City of Gainesville government staff held five community engagement meetings on Friday May 5, Monday May 8, Tuesday May 9, Wednesday May 10, and Thursday May 11. The topic of these meetings was, “Priority Housing and Community Development Needs.” Imagine GNV, Gainesville’s proposed Comprehensive Plan 2030, also provided some data about public service needs. The plan supports social equity and acknowledges several racial disparity issues related to public services like healthcare, affordable housing, income, and literacy. The plan’s cited data on racial inequality was pulled from the Alachua County Community Health Needs Assessment, and a 2018 University of Florida study titled Understanding Racial Inequity in Alachua County.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis provides a snapshot of the city's current housing stock and housing facilities. Housing market characteristics reviewed include the supply of housing, availability of affordable housing, housing cost and condition of housing units, and the supply of housing or facilities for individuals with disabilities and individuals experiencing homelessness. The Housing Market Analysis is divided into the following sections:

Number of Housing Units – A basic count of the total number of housing units and occupied housing units in the city by property type, unit size, and tenure. There are 63,340 units in the city including a limited supply of subsidized or affordable units.

Cost of Housing – Compares the cost of housing in the city to household incomes to determine if there is a sufficient supply of affordable housing. Housing cost burden (unaffordability of housing) is the foremost housing problem in the city.

Condition of Housing – Analyzes the age of the housing, risk of exposure to lead-based paint, and presence of housing problems to identify the supply of decent housing and the condition of the city's housing inventory. The majority of Gainesville's housing stock was built prior to 1980 indicating a need for housing rehabilitation and putting households at risk of unsuitable living conditions.

Public and Assisted Housing – Examines the total number of public housing units and housing vouchers administered by the Gainesville Housing Authority. GHA manages 635 public housing units and has 1,379 vouchers in use to subsidize housing for residents. GHA currently has waiting lists for public housing units and vouchers that are closed.

Homeless Facilities and Services – Looks at the availability of beds for individuals experiencing homelessness. The 2022 Housing Inventory County report identifies 2,829 total year-round beds for persons experiencing homelessness. This total includes emergency shelter, transitional housing, and permanent supportive housing.

Special Needs Facilities and Services – Provides information on facilities and services that meet the needs of the populations considered to be special needs including elderly, individuals with disabilities, victims of domestic violence, individuals vulnerable to substance abuse, and individuals with HIV/AIDS. Special needs populations in Gainesville require housing stability and access to supportive services.

Barriers to Affordable Housing – An insight into public policy that may impede access to or development of affordable housing. The city's restrictive land use and zoning codes may act as a barrier to affordable housing as well as the presence of NIMBYism.

Non-Housing Community Development Assets – Provides an overview of economic development needs such as the need for employment training/education for workers to better align with the major employment sectors.

Needs and Market Analysis Discussion – Summarizes key points from the Needs Assessment and Market Analysis in relation to areas of the city that have a low-income or minority concentration. The city has three identified Racially/Ethnically Concentrated Areas of Poverty (RECAPs) known as the Waldo Road Corridor, the SW Student Housing Corridor, and East Gainesville. Low income and racially concentrated census tracts/block groups within the city include 5, 6, 7, 15.15, 15.17, 15.19, and 19.02.

Broadband Needs of Housing occupied by Low- and Moderate-Income Households – Examines the availability of internet and broadband services to low- and moderate-income households within the city. Broadband coverage is 90% countywide, but a portion of city and county residents remains unconnected.

Hazard Mitigation – Reviews the risk climate change may be having on the city’s low- and moderate-income households and most vulnerable populations. Approximately, 2,507 properties in Gainesville are at risk of being severely affected by flooding over the next 30 years and 34,287 properties in Gainesville have some risk of being affected by wildfire over the next 30 years. The two greatest risks to Gainesville are extreme wind and extreme heat.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The Housing Supply Analysis provides an estimate of the current housing supply in the City of Gainesville. In this section, the existing housing inventory is examined, including the type and size by tenure (owners/renters).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	24,667	40%
1-unit, attached structure	3,067	5%
2-4 units	7,882	12%
5-19 units	16,179	25%
20 or more units	10,189	16%
Mobile Home, boat, RV, van, etc	1,356	2%
Total	63,340	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2017-2021 ACS, Table DP04 or B25024

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	17	1%	2,018	6%
1 bedroom	284	1%	7,635	24%
2 bedrooms	4,342	20%	12,815	40%
3 or more bedrooms	16,591	78%	9,801	30%
Total	21,234	99%	32,269	100%

Table 29 – Unit Size by Tenure

Data Source: 2017-2021 ACS, Table B25042

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Gainesville invests a large amount of its state and federal dollars towards housing activities including improving access to affordable housing and providing subsidies to support homeownership. Through its federal CDBG and HOME programs, the city will commit \$6,153,776 over five-years to rehabilitate 140 units, \$975,000 to construct 30 new units, and will provide \$163,571 for homeowner assistance to 12 households.

The Local Housing Assistance Plan (LHAP) details the city's strategy for the State Housing Incentive Partnership (SHIP) program, passing through state HTF dollars into the community through rental and

homeownership activities for extremely low, very low, and sometimes moderate-income residents. According to Gainesville's LHAP, between 2020-2022 the city aims to serve 15 very low-income, 24 low-income, and 3 moderate-income units under the homeownership strategy. The city also invests in rental activities and intends to serve 9 very low-income households.

The city has targeted, and will continue to target very low, low, and moderate-income families and households. Household types targeted include small related, large related, family, elderly, disabled, homeless or at-risk of becoming homeless, and special needs households.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Since the writing of the 2018-2022 Consolidated Plan, the Shimberg Center for Housing Studies has reported a loss of 178 units for the City of Gainesville due to expired affordability periods. As of March 2022, the city is reporting 2,448 HUD subsidized housing units throughout 26 developments and data from the city's Affordable Housing Framework indicates the loss of an additional 45 assisted units over the next five years because of subsidy expirations.

To help replenish the loss of assisted units, the Gainesville Housing Authority has a goal in its 2020-2025 Strategic Business Plan of producing 500 housing opportunities by 2025, aligning that with GHMDC's goal of building or renovating 100 affordable units by 2025.

As of 2021, GHA also provided an update on the Woodland Park Housing Development redevelopment process. The GHA received Low Income Tax Credits which enabled the agency to embark on a public/private partnership with Pinnacle Housing Group to redevelop Phase I of the Woodland Park Housing Development. The 170-unit public housing development, which includes a community facility, is planned to be demolished, and replaced with new energy efficient units and state of the art community facility in a mixed income/mixed use community. As part of this revitalization project, residents of Woodland Park would be required to relocate temporarily to other GHA housing communities or by using Housing Choice Vouchers. The project will be developed in three Stages.

Residents in ninety-one units in Stage I have been relocated during the first stage of this redevelopment project. During Stage II, the remaining residents will be moved into the newly built units completed during Stage I or to other GHA properties. Upon completion of Phase I, the new Woodland Park Community will consist of 96 dwelling units with 30 ACC units and 66 project based housing vouchers. This project is utilizing a mixed income finance approach consisting of LIHTC, private loan, and other funding sources.

Woodland Park Phase II Redevelopment Plan will include the redevelopment of the remaining units. GHA is currently seeking funding for Phase II to complete the redevelopment of the remaining 77 Woodland Park units.

Woodland Park Phase III will consist of building houses for homeownership. All units and homes will have new amenities, the units will be energy efficient, follow current 504 Standards, and provide an "art in public places component".

Does the availability of housing units meet the needs of the population?

Though the City of Gainesville has designed its programs to increase access to affordable housing, availability of units does not meet the needs of the population. This is demonstrated by extensive waiting lists for public housing and for housing choice vouchers. Both waiting lists are currently closed, exacerbating the unmet housing needs of many individuals and families looking to be placed in stable housing. In addition, the homeless needs assessment of this plan indicates the nature and extent of homelessness for Gainesville to be 587 unsheltered individuals. This number would be greatly reduced or eliminated if there were more available affordable units.

Most of the city's housing stock was built prior to 1980, which suggests that many available units throughout the city may need rehabilitation prior to occupancy. Units must be suitable for living and be compliant with local codes. An aging housing stock leads to the lack of available units to meet the needs of the population.

COVID-19 social distancing requirements was a strong indicator that the city was lacking units to provide appropriate housing for its residents. Shelters and small housing units were overcrowded with no room for separation to help reduce the spread of the virus. This created unsafe living conditions for many Gainesville residents who were not stably housed.

The pandemic also presented an unprecedented housing market making homeownership opportunities for low-income or vulnerable populations nearly obsolete. Home purchase prices have risen significantly, and a low inventory of available units priced out many prospective homebuyers. Inflation continued post pandemic increasing the cost of utilities, taxes, and insurance and interest rates were up to 7% making homeownership unaffordable. Because so many were forced to rent, not only are rental units lacking to meet the demand, but rents have increased making renting even less affordable than buying.

The State of Florida has also seen an influx of residents post pandemic and it is no different for Gainesville. As the population continues to grow, the need for additional units continues to increase. The challenges to this are the costs of construction and access to adequate developable land with city limits. Development costs and tax credit restrictions can exclude the creation of affordable units entirely or limit it to certain areas. In addition, many households are cost burdened, paying over 30-50% of their wages in rent or mortgage, and have incurred debt and credit issues just out of the necessity of having a place to live.

Describe the need for specific types of housing:

One of the city's goals is to diversify its housing stock to promote affordability. A review of the data presented in this plan shows that the current housing stock is primarily comprised of single-family, detached housing which makes up 40% of all units. Single-family homes are very desirable to prospective homebuyers because they offer a sense of privacy and independence that other types of homes often cannot provide. Most of these homes also offer 3 or more bedrooms and larger square footage. But as

home values continue to rise and interest rates remain high, single-family homes cost more to buy and maintain so this type of housing is becoming unattainable, particularly for low-income residents.

Data also shows that multi-family housing containing 5-19 units represents 25% of the current housing stock. The advantage of living in multi-family housing is that it is often more affordable than single-family housing. Most of these units in Gainesville offer two bedrooms and less square footage, but the large student population in Gainesville and influx of residents' post pandemic has caused a lack of multi-family units to meet the needs of renters.

In addition, the city recently developed its HOME-ARP Allocation Plan which included a needs assessment and gaps analysis for homeless and qualifying populations. Through this assessment it was determined that the city has a surplus of family shelter beds and is lacking beds for single adults.

An analysis of the data presented above suggests that there is a significant need for rental housing including a mixture of family units and smaller studio or 1-bedroom units. In part, the city is addressing this by allowing accessory dwelling units in residentially zoned areas.

The city's proposed comprehensive plan states that many new large-scale housing projects prioritize students and those who can afford market-rate monthly rental costs and that new housing units oriented toward families are constructed on the edge of the city, which are not affordable to many residents. This suggests that to better diversify the housing stock and promote affordability, there may also be a need for infill development. This could increase access to affordable owner and renter housing in the form of condos, townhomes, or other multi-family units.

This plan also stated the GHA has waiting lists for its public housing and housing choice voucher program and that both lists are closed. This indicates a need for public housing units. Additional types of housing mentioned as needs during community engagement included senior housing and housing for individuals with disabilities.

The city has also made efforts to address homeownership needs by partnering with a Community Land Trust (CLT). This will help increase homeownership opportunities for low-income homebuyers and maintain permanent affordability for single-family homes included in the CLT.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The following tables show the cost of both owner and renter housing in the City of Gainesville. These tables have been updated with American Community Survey (ACS) data to better reflect the current market.

Cost of Housing

	Base Year: 2017	Most Recent Year: 2021	% Change
Median Home Value	\$ 147,500	\$ 182,400	23.66%
Median Contract Rent	\$ 730	\$ 878	20.27%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2017-2021 ACS (Most Recent Year), Tables B25077 (median value) and B25058 (median contract rent).

Rent Paid	Number	%
Less than \$500	1,259	4%
\$500-999	13,245	42%
\$1,000-1,499	10,993	35%
\$1,500-1,999	3,914	12%
\$2,000 or more	2,193	7%
Total	31,604	100%

Table 31 - Rent Paid

Data Source: 2017-2021 ACS, Table DP04

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,235	No Data
50% HAMFI	8,620	2,770
80% HAMFI	23,040	6,155
100% HAMFI	No Data	8,149
Total	33,895	17,074

Table 32 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$ 805	\$ 897	\$ 1,083	\$ 1,415	\$ 1,469
High HOME Rent	\$ 805	\$ 873	\$ 1,049	\$ 1,204	\$ 1,324
Low HOME Rent	\$ 641	\$ 686	\$ 823	\$ 951	\$ 1,062

Table 33 – Monthly Rent

Data Source: HUD FMR 2021 and HOME Rents 2021

Is there sufficient housing for households at all income levels?

There is a lack of affordable housing across all income categories, however the most affected are extremely low, very low, and low-income households. Gainesville’s workforce is also impacted by the lack of missing middle housing. These are households that earn too much to qualify for subsidy, but their working wages are not enough to escape housing cost burden.

For renters and owners, most housing is only affordable to those earning at or above 80% of the HUD Area Median Family Income (HAMFI). But the pandemic and inflation significantly changed the housing market in Gainesville so even those at or above 100% HAMFI are struggling with finding affordable housing. According to the 2021 ACS Five-Year Estimates, 42% of Gainesville renters are paying over \$1,000 in rent, even for a 2-bedroom apartment. When looking at the current market in 2023, rent payments for a 2-bedroom apartment are averaging above \$1,500, and newer rental developments in areas with access to amenities are renting upwards of \$2,000/month.

The current housing market has also priced out prospective low and moderate-income buyers, making homeownership out of reach for many. Homeownership is more attainable for homeowners earning above 100% HAMFI.

How is affordability of housing likely to change considering changes to home values and/or rents?

While the ACS data presented in this plan sets a good base for determining housing market conditions in Gainesville, the tables do not reflect how the current market was impacted by COVID-19. During the pandemic Gainesville, along with the rest of the nation, experienced an unprecedented housing market. Low interest rates set the stage for housing prices to rise quickly, bringing home values higher with each sale. A low inventory of homes continued to exacerbate the housing affordability issue. Priced out buyers turned to renting, increasing demand which raised rents.

The 2021 ACS reports the median home value in Gainesville to be \$182,400. According to the Florida Realtors SunStats, the median sales price for single-family homes as of November 2021 was \$259,900. This is evidence of the hostile market experienced during the pandemic. Home sales were significantly higher than appraised values, making homes unaffordable. As of May 2023, the median sales price for a

single family-home in Gainesville is \$307,500, showing that home prices remain high and unaffordable, particularly for lower income buyers. This will also continue to keep rents high as the demand for rentals continues to increase.

Lender requirements for down payment and closing costs can also impede affordable homeownership opportunities. While some lenders offer mortgage products intended to promote affordability, the hostile nature of the current housing market has made these loan products less effective. USDA loans offer 100% financing with zero down-payment and FHA loans offer terms requiring only 3.5% down-payment. But when home prices are high that percentage still requires nearly \$10,000 for a down-payment and that does not include closing costs. Other barriers to qualifying for these affordable products include credit score qualification and the buyer being responsible for providing closing costs up to 6% of the purchase price. If purchase terms include seller paid closing costs or lenders have in house programs to supplement closing costs, these loans can be considered affordable mortgage products.

Post pandemic the market has not fully recovered, and home values and rents have remained high. This trend is expected to continue and will permanently impact housing affordability for some time. The federal government continues to raise interest rates attempting to offset inflation; however, this makes homeownership nearly obsolete particularly for lower income buyers resulting in a continued strain on the rental market. Considering the median income in Gainesville as of the 2021 ACS was \$40,937, it is apparent that there is a critical affordable housing shortage in Gainesville which must be addressed. The city is making valid efforts to increase access to affordable housing through policy reform, housing rehabilitation, homeowner assistance programs, and new construction.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The area median rent as of the 2021 ACS generally aligns with HUD's published High HOME/Fair Market rents when looking at a 1-bedroom. The area median rent is higher when compared to low HOME rents for a 1-bedroom. However, it is important to consider that in the current housing market rents are generally unaffordable, particularly for lower income renters. Rentals are also in high demand because of high home values which continue to increase rental rates. In Gainesville, 77% are paying rents of up to \$1,500 per month and nearly 20% are paying over that amount in rent, not including utilities. Though GHA provides Housing Choice Vouchers and has several subsidized housing developments, high median rents may indicate the need to involve more landlords in the city's housing assistance programs. Landlord participation in subsidized housing programs is essential in maintaining affordable rental housing.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The following section outlines “selected” housing conditions as defined by the 2021 ACS Five-Year Estimates. These conditions are generally considered identifiers of substandard housing, although the last two conditions on the list relate to the household, not the housing unit.

Various factors also in this section also determine the need for housing rehabilitation for owners and renters. The quality of the housing stock is contingent on housing condition, age of the structure, and the risk of lead-based paint in the unit.

The Census defines a “selected” condition as:

- Lacking complete plumbing facilities
- Lacking complete kitchen facilities
- More than one person per room
- Housing costs are greater than 30% of household income.

Definitions

One of the city’s goals is to increase the availability of permanent housing in standard condition to increase affordability for its low-income residents. To ensure housing projects and activities meet this goal, it is important to define the terms standard condition, substandard condition, and substandard condition but suitable for rehabilitation.

- *Standard condition* means a housing unit that meets the HUD Housing Quality Standards (HQS) and all applicable state and local codes.
- *Substandard* means a housing unit lacking complete plumbing and kitchen facilities.
- *Substandard condition but suitable for rehabilitation* means a housing unit that contains one or more housing conditions (defined below), contains a lead-based paint hazard, and/or is deemed a dilapidated or dangerous structure under Chapter 16, Article II of the Code of Ordinances of the City of Gainesville, but which is structurally and financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,296	20%	18,445	57%
With two selected Conditions	75	0%	475	2%
With three selected Conditions	32	0%	80	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	16,831	80%	13,269	41%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total	21,234	100%	32,269	100%

Table 34 - Condition of Units

Data Source: 2017-2021 ACS, Table B25123

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,130	15%	6,730	21%
1980-1999	6,806	32%	11,706	36%
1950-1979	9,788	46%	12,410	38%
Before 1950	1,510	7%	1,423	5%
Total	21,234	100%	32,269	100%

Table 35 – Year Unit Built

Data Source: 2017-2021 ACS, Table B25036

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	11,298	53%	13,833	43%
Housing units built before 1980 with children present	1,175	10%	1,325	9%

Table 36 – Risk of Lead-Based Paint

Data Source: 2017-2021 ACS (Total Units), 2010-2014 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			9,837
Abandoned Vacant Units	1,055	703	1,758
REO Properties	9	1	10
Abandoned REO Properties	16	2	18

Table 37 - Vacant Units

Data Source: 2017-2021 ACS, Tables B25004 (Vacant Units) and B25131 (Abandoned Vacant Units). RealtyTrac Listing Data (REO Properties – Bank Owned and Abandoned REO Properties - Auction Homes).

Data Comments: Vacant Units column includes for rent, for sale, and seasonal homes that are not in need of rehabilitation therefore only the total number of vacant units is given. Units not suitable for rehabilitation calculated as 40% of total abandoned vacant units and 10% of REO properties and abandoned REO properties.

Need for Owner and Rental Rehabilitation

The age of the housing stock is a key indicator to assess the need for housing rehabilitation as older structures are more susceptible to deterioration and code violations. In the absence of maintenance,

older homes can quickly become substandard. Rehabilitation of aging homes is important to preserving existing units affordable to lower-income households facing high rates of housing cost burden. In addition, housing rehabilitation programs assist lower income households mitigate deterioration, invest in energy efficiency, or harden the home for disaster resilience.

The 2021 ACS Five-Year Estimates for Gainesville indicate that most of Gainesville’s housing, owner-occupied and renter-occupied, was built between 1950-1979 at 46% and 38% respectively. This indicates a housing stock that is primarily 50+ years old. In addition to the damage time and weather can do to a home, over time, building codes have changed. In many cases, these older homes fall out of compliance with local codes and are considered unsafe for occupancy. This alone is a strong indicator for needing both owner and renter rehabilitation.

In addition, data on homes having housing problems, or “selected” housing conditions indicates that 20% of owner housing and 57% of rental housing have at least one “selected” condition. This could mean the unit lacks complete plumbing or kitchen facilities, there is more than one persons per room, or the cost burden for that unit is greater than 30%. Although renter-occupied units are more likely to have a housing condition than owner-occupied units, the needs assessment section of the Consolidated Plan, showed that renters are experiencing higher rates of cost burden than owners and this may explain the significant difference between the number of owner-occupied units with a housing condition. In any case, this data is another indicator that there is a need for both owner and renter rehabilitation.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards.

Young children remain at risk for Lead-based paint (LBP) poisoning. Homes built prior to 1978 have the greatest risk of containing lead and pose a dangerous threat to infants, children under six, and pregnant women. Lead is a toxic metal that when absorbed into the body can cause brain or organ damage. Peeling lead-based paint or high levels of lead in dust can expose the lead resulting in a hazardous environment. Low- or moderate-income households, assumed to be households living under the poverty level, can be assumed to be more likely to reside in poorly maintained dwellings, and hold the greatest risk of lead poisoning.

The total number of units built before 1980 pose a lead-based paint threat and the numbers identified in the “Risk of Lead Based Paint” table above serve as a default baseline of units that contain lead-based paint hazards for the purposes of the Consolidated Plan.

The data on lead-based paint hazards as presented in this plan indicate there are 11,298 owner occupied units and 13,833 renter occupied units constructed before 1980. There are an estimated 1,175 (10%) owner occupied units and 1,325 (9%) renter occupied units built prior to 1980 where children are present – which these households are at higher risk for LBP hazards.

Discussion

A significant portion of the housing stock in the jurisdiction is older and will benefit from improvements such as rehabilitation. Dedicating funding sources to support rehabilitation of both owner occupied and renter occupied properties will help preserve the housing stock and make it safer for low- and moderate-income households and more resilient. In addition, rehabilitation mitigates lead-based paint reducing the risk of exposure, particularly for young children.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/vouchers available	0	0	635	1,379	0	1,209	170	0	0
# of accessible units	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

GHA owns and operates 635 public housing units in eight developments. The developments are Caroline Manor (28 units), Eastwood Meadows (50 units), Forest Pines (36 units), Lake Terrace (100 units), Oak Park (101 units), Pine Meadows (80 units), Sunshine Park (70 units), and Woodland Park (170 units). GHA also administers 1,379 housing vouchers comprised of 1,209 Section 8 Housing Choice Vouchers and 170 HUD-VASH vouchers.

Woodland Park is currently undergoing redevelopment. Phase I was scheduled for completion and GHA is seeking funding to complete Phase II. Plans for this initiative include the demolition and redevelopment of all 170 units in Woodland Park. Residents will be temporarily re-located and will have first the first option to return upon completion.

The table below identifies each public housing development and provides the Real Estate Assessment Center (REAC) average inspection score which is an indicator of the physical condition of public housing units. HUD's REAC conducts physical inspections of public and assisted multifamily housing. Scores range from 0 to 100 and all properties start with 100 points. Each observed deficiency reduces the score by an amount dependent on the importance and severity of the deficiency. The score helps to understand the physical condition of the public housing stock, as well as changes in the stock over time; hold providers accountable for housing quality; and plan for future affordable housing needs. Woodland Park and Eastwood Meadows have the lowest average inspection score of all GHA properties.

Public Housing Condition

Public Housing Development	Average Inspection Score
Oak Park, Sunshine Park	92
Woodland Park, Eastwood Meadows	61
Pine, Lake, Forest, Caroline	81

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Based on REAC scores, most of Gainesville’s public housing units are rated above acceptable condition. Woodland Park and Eastwood Meadows properties require substantial rehabilitation or redevelopment. Woodland Park is being redeveloped and residents in ninety-one units have been relocated during the first Stage of this redevelopment project. During Stage II, the remaining residents will be moved into the newly built units completed during Stage I or to other GHA properties.

GHA has completed Phase I of the redevelopment and built 96 units now known as The Grove at Sweetwater Preserve. The Grove at Sweetwater Preserve is a mixture of public housing and Section 8 rental-assisted housing and is an essential piece of a broader strategy by GHA and the City of Gainesville to improve the stock of assisted housing in the city.

Woodland Park Phase II Redevelopment Plan will include the redevelopment of the remaining units. GHA is currently seeking funding for Phase II to complete the redevelopment of the remaining 77 Woodland Park units.

Woodland Park Phase III will consist of building houses for homeownership. All units and homes will have new amenities, the units will be energy efficient, follow current 504 Standards, and provide an “art in public places component”.

The 2020 PHA Five-Year Plan indicates a commitment to public housing portfolio maintenance and expansion. Gainesville Housing Development and Management Corporation (GHDMC) continues to explore options to increase affordable housing stock by purchase or solicitation of property donations from various sources for rehabilitation and development. GHDMC will continue redevelopment efforts and with each development will not only provide high-quality housing, but each development will return with more affordable housing units. Phase One of Woodland Park will require that GHA project base 68 vouchers from its current Housing Choice Voucher portfolio.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Gainesville Housing Authority supports a variety of programs and activities intended to improve the living environment of low- and moderate-income families residing in public housing including:

- GHA began implementation of a Smoke-Free Initiative in 2016 to create a smoke free environment on all its properties. The goal is to prevent youth and young adults from starting to use tobacco products, to protect residents from involuntary exposure to secondhand smoke, and provide support for current tobacco users who want to quit.
- GHA encourages mobility of voucher holders who choose to move to higher opportunity areas where they have access to better educational, health, and economic opportunities.
- GHA conducts several resident empowerment events annually including Celebrating Fatherhood, Spelling Bee, Digital Divide program, Gator Bootcamp for Entrepreneurs, and a program to bring healthy food to GHA residents.
- GHA ensures that all residents are linked to the critical support services that will provide opportunities for self-sufficiency and/or independent living.

The Gainesville Housing Authority offers several self-sufficiency programs residents are encouraged to participate in including a job training and entrepreneurial program and Strive4Success which the Gainesville Housing Authority partners with community leaders CareerSource North Central Florida and Santa Fe College to work with residents in discovering ways to use their talents to make income.

In addition, GHA involved its residents in the recently developed 2020-2025 Strategic Plan and included objectives that aimed at improving resident quality of life including:

- Creating resident action plans to guide residents and lead them to self-sufficiency.
- Increasing participation in job training programs.
- Developing a resident analysis of needs per property to target funding opportunities and programs to assist specific resident populations.
- Establishing social gatherings for residents to encourage resident participation.
- Launching civic engagement programs to increase social awareness.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

According to the 2022 Homeless HIC report, in the FL-508 CoC reporting area, there were 2,941 total year-round beds available (inclusive of emergency shelters, transitional housing and supportive housing beds), 470 total beds available for households with children, and 1,051 total beds for only adults.

As members of the FL-508 CoC adjust programming to focus more on permanent housing solutions like permanent supportive housing and rapid rehousing, it is expected that the overall composition of emergency shelter, transitional housing and permanent supportive housing beds will continue to change over the course of this consolidated plan’s coverage. This shift away from transitional housing beds is reflective of shifts in overall policy and prioritization by HUD, based on best practices in addressing homelessness.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	110	112	24	224	0
Households with Only Adults	188	0	79	784	0
Chronically Homeless Households	N/A	0	N/A	388	0
Veterans	26	0	74	904	0
Unaccompanied Youth	28	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source: 2022 CoC Housing Inventory Count Repo

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

In the City of Gainesville, there is strong diversity in the service providers and service types offered to persons experiencing homelessness, including services beyond those meant for persons experiencing homelessness specifically. This section details some of the services available to persons experiencing homelessness, although the list does not include all agencies or service types.

Child and Parenting Services

There are multiple agencies that offer child and parenting services, including Catholic Charities, Children’s Home Society of Florida, the Early Learning Coalition of Alachua County, Episcopal Children’s Services, Healthy Families, Inc., MomCare Program, and the Partnership for Strong Families. These agencies offer a

variety of services related to children and parenting, including adoption services, foster care supervision, case management, Medicare pregnancy options, WIC benefits administration, parenting education, nutritional guidance, home visitation programs, aftercare, daycare, and parental services.

Crisis and Transitional Counseling Services

There are multiple agencies that offer crisis and transitional counseling services in the area, including Catholic Charities, the Alachua County Crisis Center, CDS Family and Behavioral Health Services, Haven Hospice, and Meridian Behavioral Healthcare, Inc. These agencies offer a wide range of counseling and crisis services for persons experiencing homelessness and the public.

Dental Services

There are multiple agencies that provide low-cost dental services to low- and moderate-income persons in the public, not just those individuals experiencing homelessness. These organizations include ACORN Clinic, Gainesville Community Ministry Dental Clinic, Santa Fe Community College Dental Clinic, and the WIC Dental Clinic. These agencies offer dentist and hygienist services for a reduced or zero-cost, emergency referrals, dental cleanings, extractions, fillings, and examinations.

Employment Services and Job Skills Training

Action Labor, The Dignity Project, Displaced Homemaker Program, FloridaWorks, Gainesville Community Ministry, Gainesville Job Corps Center, Kelly Services, and Goodwill all offer career and employment services to the public, including those experiencing homelessness. Collectively, these agencies offer vocational training services, career counseling, character development, job placements, facilities to assist in job searches, and auto mechanic training.

Legal Services

Community Legal Services of Mid-Florida, Florida Institutional Legal Services, and Three Rivers Legal Services offer free or reduced cost legal services to low- and moderate-income persons living in the City of Gainesville. These agencies help filing for injunctions, dissolution of marriage, assistance in receiving public assistance, civil and legal representation for persons in state custody, eviction protection, consumer complaints, and family law matters.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Several non-profit providers and faith-based organizations offer services to the homeless population, including emergency shelter, transitional housing, and permanent supportive housing. The providers are listed on the North Central Florida Alliance for the Homeless and Hungry's website or are also identified in the 2022 HIC and include the following organizations:

Chronically Homeless

- Alachua Coalition for the Homeless and Hungry (HUD CoC PSH 27 beds)
- Alachua County Social Services (County PSH 45 beds)
- Gainesville Housing Authority (HUD-VASH 285 beds for chronic vets)
- St. Francis House Sunrise Residence Inn (PSH 31 beds)

Families with Children

- Another Way – Domestic violence shelter (Emergency Shelter: 35 beds)
- Family Promise – Shelter, care, meals and case management for homeless families with children (Emergency Shelter: 18 beds)
- Lee Conlee House – Domestic violence shelter (Emergency Shelter: 23 beds)
- Peaceful Paths – Domestic Violence Shelter (Emergency Shelter: 41 beds; RRH 41 beds)

Veterans

- Alachua Coalition for the Homeless and Hungry (Emergency Shelter: 26 beds)
- The Transition House (Transitional Housing: 30 beds)
- VETSPACE, Inc. – Transitional housing with support services (Transitional Housing: 14 beds)
- Volunteers of America (VOA) – Transitional housing, employment assistance, case management and medical/mental health services in conjunction with the VA (Transitional Housing: 30 beds; Rapid Rehousing: 16 beds)
- Alachua County Housing Authority (HUD-VASH) – Housing choice vouchers with supportive case management (PSH: 619 beds)
- Gainesville Housing Authority (HUD-Vash) (PSH: 285 beds)
- Meridian Behavioral Health Care SSVF Rapid Rehousing (RRH: 29 beds)

Unaccompanied Youth

- CDS Interface Central – Temporary shelter for runaway youth ages 10-17, crisis stabilization, case-planning and counseling services (Emergency Shelter: 28 beds)

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section offers a brief outline of the facilities and services available to the special needs population in the City of Gainesville. The city does not receive HOPWA or ESG funding. Through interagency coordination and collaboration, the CoC provides homeless people with effective services and helps them obtain affordable housing. Additionally, there are several other organizations that serve special needs populations, and the City of Gainesville does support non-profit agencies that serve special needs populations.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify and describe their supportive housing needs.

For the elderly/frail elderly living independently in their homes, a priority need is housing rehabilitation to retrofit their homes to be ADA accessible. A lot of the housing stock in Gainesville was built between 1950-1979 and now requires rehabilitation to eliminate hazardous conditions and physical barriers. The costs of repairs for older substandard housing stock are prohibitive to those living on a fixed income. The cost of retrofitting the home is high and unaffordable, forcing many elderly/frail elderly to transition to adult care facilities. Elderly persons who can remain in their homes will require an increased need for in home care programs.

The housing needs of the disabled, mentally ill, those suffering from substance abuse, and the dually diagnosed vary widely depending upon the extent of the disability and individual needs and preferences. Whereas the physically disabled many only require structural modifications for accessibility, persons with developmental disabilities, severe mental illness, alcohol and/or drug addiction, or the dually diagnosed often require housing with more intensive supportive services.

Persons with disabilities (mental, physical, developmental) and victims of substance abuse often have supportive housing needs including access to essential services including healthcare, treatment, and counseling services. Healthcare is a costly expense, specifically for low-income persons.

Persons living with HIV/AIDS have numerous supportive housing needs including short-term rent, mortgage, utility assistance; permanent housing placement; supportive housing services; resources identification; and housing case management to eligible individuals with HIV/AIDS.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

The Florida Statutes set forth state discharge guidelines and notes that the intent of the Legislature is to ensure that persons leaving care and custody are not discharged into homelessness. The Florida State Department of Corrections requires contracted halfway houses to secure full employment for clients and

to discharge clients into transitional or permanent housing residence. The Federal Bureau of Prisons Halfway House Program has the same requirements.

To facilitate discharge or transfer, the hospital is expected to assess the patients' needs, and link them to appropriate aftercare to ensure continuity of care, which may include medical follow-up, including mental health or substance abuse treatment. Homeless persons may be referred to NCFCHH for placement in housing or support services upon release from an institutional setting.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e).

The City's goal for non-homeless special needs is to, "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."

Depending on funding availability, the city may undertake the following activities toward its goal:

- Assisting the disabled to obtain decent, safe, and affordable housing by funding accessibility retrofits and identifying housing units suitable for disabled families.
- Providing incentives to developers of affordable housing projects for the creation of housing units accessible to special needs populations such as the elderly and disabled.
- Establishing additional beds in foster homes for use by at-risk youth.
- Continuing to support transitional housing for victims of domestic violence, pregnant women or teen mothers, and persons with alcohol or drug addictions.
- Funding non-profit service providers offering transportation, congregate meals, social and recreation activities, healthcare or mental health counseling, and other forms of assistance to special needs populations.
- Supporting efforts to increase the capacity to facilitate systems of care for all non-homeless special needs populations by establishing a single portal for case management, looking to the Continuum of Care for homelessness and other agencies for examples.
- Promoting family safety and advocacy for both adults and children by establishing one-stop locations for assistance and direction to other related services.
- Supporting programs that help veterans, including employment and legal guidance.

- Funding non-profit service providers offering programs for at-risk youth and young adults, including educational activities, life skills training, and programs to prevent recidivism.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Not applicable. The City of Gainesville is not part of a Consortium. Please see information in previous question.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

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

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

The city is making efforts at policy reform including the recent passing of an ordinance allowing multi-family housing in single-family residential zones. Not In My Back Yard (NIMBY) Syndrome, the social and financial stigma of affordable housing, lead to significant resistance presenting a barrier to the ordinance remaining in place. The policy reform effort was rescinded in 2023.

Policy also impacted the housing market during the COVID-19 pandemic and altered the long-term supply of housing. Social distancing and quarantine requirements lead to an increased demand for housing and Gainesville, along with the rest of the nation, experienced an unprecedented and hostile market. Record low interest rates, low inventory, and high demand drove up housing prices, pricing out homebuyers. Rents also increased at an exorbitant rate. Post pandemic, Gainesville’s housing market has not corrected due to inflation. High home and land values and cost of labor and materials are impeding the development of affordable housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Gainesville has implemented a cross-departmental approach to economic development with staff across various departments committed to growing existing local businesses, expanding, and diversifying the economic base, and attracting new businesses.

Gainesville contains access to four major highways: I-75, U.S. 301, S.R. 26 and U.S. 441. The cities of Orlando, Tampa, and Jacksonville can be reached within a two-hour drive, while St. Augustine, Ocala and Lake City are within a one-hour drive. CSX Transportation provides Gainesville with daily freight service, while Amtrak offers train-to-bus passenger service direct to downtown Gainesville, and the Gainesville Regional airport offers service to Atlanta, Charlotte, Miami and Dallas Fort Worth. The Jacksonville Port Authority is the nearest large port, located 80 miles away.

Gainesville is the population center of Alachua County with 140,398 residents, over half of the County's 279,238 residents. According to the 2023-2027 North Central Florida Regional Planning Council CEDS, the Gross Domestic Product (GDP) of Alachua County has steadily increased year over year from \$11.31 billion (fixed 2012 dollars) in 2011 to \$13.85 billion in 2020. The County saw a steady year over year increase in tourism development taxes collected from 2010 through 2019 (from \$3.34 million to \$5.64 million), and a decrease in tourism taxes collected from 2019 through 2020 (\$4.99 million) due to the COVID-19 pandemic. Meanwhile, the County saw an increase in trade exports in the same year, from \$6.87 billion in 2019 to \$7.03 billion in 2020.

The Greater Gainesville Chamber is the designated economic development organization of the Greater Gainesville Region. The Greater Gainesville Chamber's five focus industries include:

- Human Life Sciences
- Agricultural Science & Technology
- Digital Technology
- Distribution & Trade
- Business Support Services

Of these five focus industries, Distribution & Trade, Business Support Services, and Digital Technology are new expanding targeted industry clusters. The Chamber also identifies production operations within the sectors of Human Life Sciences, Agricultural Science & Technology, and Clean Technology as the region's best opportunity to grow manufacturing employment.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	359	1,134	.5	1	.5
Arts, Entertainment, Accommodations	8,743	14,552	13	12	-1
Construction	2,393	5,675	3.5	5	1.5
Education and Health Care Services	27,377	48,610	40	41	1
Finance, Insurance, and Real Estate	2,780	6,495	4	5	1
Information	1,192	2,073	2	2	0
Manufacturing	2,662	4,423	4	4	0
Other Services	2,717	2,888	4	3	-1
Professional, Scientific, Management Services	6,652	8,074	10	7	-3
Public Administration	3,064	6,524	4.5	5	.5
Retail Trade	7,138	12,151	10.5	10	-.5
Transportation & Warehousing	1,956	3,397	3	3	0
Wholesale Trade	682	2,827	1	2	1
Grand Total	67,715	118,823	100%	100%	

Table 41 - Business Activity

Data 2017-2021 ACS, Table DP03 (Workers), 2021 Longitudinal Employer-Household Dynamics, QWI 2021 QT4 (Jobs)
 Source:

Labor Force

Total Population in the Civilian Labor Force	121,398
Civilian Employed Population 16 years and over	67,715
Unemployment Rate	4.8%
Unemployment Rate for Ages 16-24	20.7%
Unemployment Rate for Ages 25-65	18.8%

Table 42 - Labor Force

Data Source: 2017-2021 ACS, Tables DP03 (Total Population, Unemployment Rate) S2401 (Civilian Employed Over 16), S2301 (Unemployment Rate by Age)

Occupations by Sector	Number of People
Management, business and financial	7,696
Farming, fisheries and forestry occupations	452
Service	13,168
Sales and office	15,054
Construction, extraction, maintenance and repair	2,956
Production, transportation and material moving	4,306

Table 43 – Occupations by Sector

Data Source: 2017-2021 ACS, Table S2401

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	59,132	86%
30-59 Minutes	6,876	10%
60 or More Minutes	2,751	4%
Total	68,759	100%

Table 44 - Travel Time

Data Source: 2017-2021 ACS, Table S0801

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,727	163	1,557
High school graduate (includes equivalency)	6,398	317	2,529
Some college or Associate's degree	12,342	455	3,684
Bachelor's degree or higher	24,539	603	4,693

Table 45 - Educational Attainment by Employment Status

Data Source: 2017-2021 ACS, Table B23006

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–64 yrs	65+ yrs
Less than 9th grade	116	135	334	88	371
9th to 12th grade, no diploma	536	474	288	583	173
High school graduate, GED, or alternative	3,219	1,658	1,306	2,136	1,255
Some college, no degree	10,134	2,239	1,100	1,779	850
Associate's degree	2,800	1,118	1,135	681	509
Bachelor's degree	3,538	3,918	1,447	2,012	1,417
Graduate or professional degree	333	2,620	1,744	2,071	1,805

Table 46 - Educational Attainment by Age

Data Source: 2017-2021 ACS, Table B15001

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$ 22,098
High school graduate (includes equivalency)	\$ 28,106
Some college or Associate's degree	\$ 31,607
Bachelor's degree	\$ 37,389
Graduate or professional degree	\$ 53,228

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2017-2021 ACS, Table S2001

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top employment sector is Education and Healthcare Services, providing 27,377 workers jobs, which is approximately 40% of the city's share of workers. The next three top employment sectors include Arts, Entertainment, Accommodations (13% of workers), Retail Trade (10% of workers), and Professional, Scientific, Management Services (7% of workers).

By occupation type, sales and office jobs make up the largest share of occupations (15,054 workers), followed in number by service workers (13,168 workers), and management, business and financial sector workers (7,696 workers).

Describe the workforce and infrastructure needs of the business community:

The Greater Gainesville Chamber of Commerce's Strategic Plan, Collaborate 2024, identifies the following goals for strengthening Gainesville's economy:

- Expand homegrown talent through education and career initiatives
- Retain talent through events and internships
- Attract talent through UF's Alumni Association and a targeted marketing campaign
- Develop a unified marketing approach for the region
- Connect innovation and commercialization efforts by developing a Smart City Laboratory and leveraging startup resources
- Ensure that advocacy agendas are aligned
- Expand the business retention and expansion (BRE) program
- Attract foreign direct investment
- Support small businesses in underserved populations, including through establishment of a revolving loan fund
- Support a live-work-play core through development of a master plan for Downtown Gainesville, a Business Improvement District (BID), and employment and housing incentives
- Expand housing through development of a comprehensive strategy to increase "missing middle" housing, adoption of a targeted neighborhood beautification and revitalization projects, and a public art fund
- Improve mobility within Gainesville

- Enhance regional air service connectivity through the continued development of the Gainesville Regional Airport as part of the State’s Strategic Intermodal System

Residents and stakeholders that participated in the city’s public meetings between May 5 and 11, 2023 identified the following workforce and infrastructure needs for Gainesville:

- More industries (more diverse, more than medical)
- Job training with local retention incentives
 - Need to keep nurses and CNAs
 - More high paying jobs
 - Construction/contractors trades
 - Apprenticeships
 - Keep local
- Work with Santa Fe College and Alachua County School Board
 - University of Florida, Santa Fe College, and local government needs to coordinate to keep graduates local
- Reduce food deserts
- Communications between public and private
- Job opportunities at army reserve, including suppliers & vendors
- Long-term master housing plan
- Youth symposiums

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Recently, there have been several initiatives that will affect job and business growth including:

- After years of negotiations, a major mixed-use development located in northwest Gainesville along the east and west sides of State Road 121, just north of U.S. 441, was approved by Gainesville city commissioners on April 6, 2023. To make the development work, Commissioners approved a land use change for 1,799 acres of land. According to the land use change, 668 to 7,880 homes could be developed. The property that developer Weyerhaeuser Company is now

calling “Gainesville 121” will include a mixed-use central district, a mixed residential area with 5% set-aside as permanently affordable to households earning 80% to 120% AMI, and 68% of the land has been set aside as conservation land, including 773 acres of wetlands. This development will need additional infrastructure, particularly transportation access and mobility to and from nearby job centers. Weyerhaeuser will submit a traffic study and mitigate any new traffic on SR 121 resulting from development of the property; will construct a network of paved multi-use trails; and will work with RTS to build transit stations when bus service is extended to the area.

- The Gainesville Community Reinvestment Area Project is set to finish its new transit center, which will serve as a major stop for several bus routes, like the Rosa Parks Bus Station near Depot Park. The \$14 million plan promises health and economic development improvements to East Gainesville over the next six years. The most significant part is the Cornerstone Campus, also known as the Eastside Health and Economic Development Initiative, which will be located on Hawthorne Road in East Gainesville and will have a Regional Transit System mobility hub, a UF-run health center with access to dental care and resources to help residents access fresh food. The GCRA informed the Gainesville City Commission Jan. 19 of updates to the plan. It has already spent \$13 million on city projects such as developing the innovation district zone near UF campus and intends to put the largest chunk of funds into the Eastside Food/Mobility Hub, which is set to finish in 2024. The plan doesn’t include any incentives for a community grocery store.
- The county voted in April 2023 to approve an inter-local agreement with the City of Gainesville and the University of Florida to develop a master plan for pedestrian safety. The plan will cover all cities and unincorporated areas within Alachua County to improve infrastructure and safety.
- A zipline attraction is being constructed in Newberry, just West of the City of Gainesville. It will be the longest zipline in the state of Florida and is expected to bring in over \$800,000 a year in new jobs and attract tourism to Gainesville.
- Finally, at the June 1 Gainesville City Commission meeting, the commission voted 4-3 to repeal three single-family zoning ordinances that would have increased density and intensity of residential development city-wide. Although the passing and ensuing repeal of the ordinance took place in a short timeframe, this repeal may have significant impact on anticipated availability of workforce housing.

There will be a need for adequate infrastructure and workforce to support these economic development initiatives. The city and county will continue to conduct due diligence in planning efforts to properly support these changes. In part, the city will continue to rely on its robust network of colleges, universities, educational institutions, and workforce incubators to support a diverse and highly talented community of professionals and skilled workers.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Approximately 49% of Gainesville's population age 25 years and older have a bachelor's degree or higher, which is far higher than the state average of 31.5%. The vast majority of those in the work force with some college experience are between 18 and 34 years old. This highly educated workforce corresponds with the fact that the University of Florida (UF) is the top economic driver in the region. A study by the Milken Institute identified UF as the top performing public institution at transferring its research to the marketplace, in part due to the success of the UF Innovate Sid Martin Biotechnology Incubator in Alachua and the emergence of the UF Innovate Hub in Gainesville. An estimated 16 percent of all biotech companies in Florida got their start at the Sid Martin facility. This correlates with the City's top employment sector, Education and Health Care Services.

For all sectors in the Business by Sectors table, there are more jobs than there are workers, which is consistent with COVID-19 impacted employment centers around the State. Considering the most jobs per sector are in the fields of sales, office, and service, there could be an opportunity to expand job creators in these industries or leverage the existing services resources to attract new businesses.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

There is a comprehensive network of workforce development resources throughout the county and in Gainesville including:

- Employ Florida Banner Center for Construction (BCC) is a consortium of industry, workforce, and educational partners providing training and career advancement solutions for Florida's construction workforce.
- CareerSource North Central Florida is a regional workforce board for Alachua and Bradford Counties offering a vast array of resources for Employers, Job-Seekers, Career Advising, Training Programs, Start-us and Entrepreneurs, including special programs for veterans.
- Santa Fe College Career Resource Center is open to community members as well as Santa Fe students, faculty and staff. The center provides services to current students, prospective students, graduates, Santa Fe Instructors, and community organizations.
- Santa Fe College ACB (Achieve, Conquer and Believe) Excel program. Every Tuesday and Thursday evening and one Saturday a month, the ACB Excel program provides training at Lofton High School for parents to become certified facilities maintenance technicians while their children are supervised and tutored.
- UF Career Connections Center is a centralized career center providing a broad range of career services for UF students and alumni. The center works with employers to fulfill recruiting needs,

offering different levels of involvement when recruiting at UF, offering posting and listing opportunities in Gator CareerLink.

- UF Office of Professional and Workforce Development (OPWD) supports the Office of Teaching and Technology and the University of Florida in offering non-credit education for learners across multiple modalities. Programs provide continuing education credits, micro-credentials, pre-licensure and pre-certification exams, and industry-certified licenses and certifications. Highlighted programs include an Artificial Intelligence program, a Bail Bondsman program, a Foodservice (CDM, CFPP) program, a Certified Community Health Worker program, a Culinary Arts program, an Essential Skills for Workplace Success program, a Healthcare Risk Management and Patient Safety program, a Medical Staff Credentialing and Privileging program, a ServSafe Study Course program, and a Telehealth program.
- Gainesville Housing Authority - Job Training & Entrepreneurial Program is available for Public Housing residents and Housing Choice Vouchers participants. It empowers residents to build their own wealth and provide them with economic opportunities. One program is Paint Your Way to Success, created through a partnership between GHA, the Center for Innovation and Economic Development, CareerSource North Central Florida, and Santa Fe College. This program allows participants to receive the proper skills and knowledge they need for commercial painting and start their own painting company.
- At the Crossroads is a young adult transitional living program providing coaching, therapeutic support and employment programs for troubled young adults ages 18-25.
- Project YouthBuild is a 9-month educational, occupational, and leadership program for youth ages 16 to 24 with low incomes who have dropped out of school. Students have the opportunity to earn their high school diploma, multiple nationally recognized construction or CNA credentials, and a post-secondary scholarship; all while giving back to their community.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The City of Gainesville participates in the North Central Florida Regional Planning Council's Comprehensive Economic Development Strategy. The North Central Florida Regional Planning Council (NCFRPC) has served as the North Central Florida Economic Development District since January 1978, when the Council received its district designation from the U.S. Economic Development Administration (EDA). The primary function of the Council is to create and update the Comprehensive Economic Development Strategy (CEDS) for the region. The Council is comprised of the counties of Alachua, Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Levy, Suwannee, and Union Counties. The CEDS brings together stakeholders from the public and private sectors in the creation of a development roadmap to strengthen and diversify the regional economy.

The existing CEDS was developed by the NCFRPC for the grant period January 1, 2020, through December 31, 2022. The grant establishes an economic development planning framework, process, and strategy that

supports private capital investment and job creation in the region served by the North Central Florida Regional Planning Council.

On February 14, 2023, Congresswoman Kat Cammack announced that the NCFRPC won another Economic Development District Planning award from the Economic Development Administration (EDA) for \$210,000 to update the CEDS.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The CEDS and the Greater Gainesville Chamber of Commerce each lay out strategies for strengthening the area's economic growth. These strategies align along three primary pillars: 1. Talent growth, retention, and attraction, 2. Opportunity growth and marketing, and 3. Encouraging a quality place to live, work and play.

Economic development can coordinate with the Consolidated Plan along these three pillars as well. For example, workforce training can be focused on underserved communities and as part of housing initiatives. Workforce retention and encouraging quality communities requires the provision of adequate affordable housing for workers near employment centers and job training centers, such as the Gainesville Technology Entrepreneurship Center and the Santa Fe College Center for Innovation and Economic Development.

One current economic development investment identified in the CEDS is a 40-acre master planned site called Innovation Square. The goal of this development is to establish collaboration between the private sector and the University of Florida. This initiative could collaborate with CRA initiatives and other City-planned development priorities, such as the Infinity Line in East Gainesville, the CRA Job Creation Incentive, and the CRA Façade Grants program.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration").

HUD identifies four specific data points that constitute “housing problems”: cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. For the purposes of this plan, areas of concentration with multiple housing problems is defined as census tracts where the housing problems are ten percentage points higher than housing problems citywide.

According to the 2021 ACS five-year estimates in section MA-20 of this plan, 21% of owner households have at least one or more housing problems and 59% of renters have at least one or more housing problems. Data has indicated that there are no specific areas or census tracts where households with multiple housing problems are concentrated. However, the 2021 ACS five-year estimates show a concentration of occupied households built prior to 1980 in census tracts 4, 5, 7, 10, 11, 16.05, and 17.02 with the oldest housing stock (prior to 1939) being concentrated in census tract 5. Due to the age of these households, it can be assumed the units concentrated in these areas contain one or more housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The City of Gainesville Assessment of Fair Housing outlined census tracts that meet the criteria for Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs). The Affirmatively Furthering Fair Housing rule defines a racially or ethnically concentrated area of poverty as “a geographic area with significant concentrations of poverty and minority concentrations”. R/ECAPs must have a non-White population of 50% or more and have an individual poverty rate (percentage of individuals living below the poverty line) of 40% or more or a poverty rate that is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. The following identifies R/ECAP areas where racial or ethnic minorities or low-income families are concentrated in Gainesville:

- Waldo Road Corridor – located in the NE section of the City and is comprised of census tract 19.02. This R/ECAP is bounded on the north by NE 53rd Ave., on the south primarily by NE 39th Ave. with a portion extending to NE 16th Ave., on the west by NW 13th St. and the railroad tracks, and on the east by NE 39th Blvd. This R/ECAP includes two small unincorporated areas: an area east of the Ironwood Golf Course, south of NE 53rd Ave. and an area southeast of the Gainesville Regional Airport, north of NE 39th Ave.
- SW Student Housing Corridor - a grouping of three census tracts (15.15, 15.17, and 15.19). This R/ECAP is bounded on the north by Archer Rd., on the south by Williston Rd., on the west by I-75, and on the east by SW 23rd Terrace.

In addition to these two HUD-identified R/ECAPs, local knowledge – including input from residents and stakeholders in the community participation process, identified East Gainesville as an area of

concentrated poverty. The East Gainesville R/ECAP is nearby the Waldo Road Corridor R/ECAP and the boundaries are as follows:

- East Gainesville – includes portions of three census tracts (5, 6, and 7) and is bounded on the north by NE 15th Ave., on the south by SE 41st Ave., on the west by Main Street, and on the east by SE 43rd St.

What are the characteristics of the market in these areas/neighborhoods?

There are three primary zip codes associated with the R/ECAP areas. The Waldo Road Corridor and some of East Gainesville target area is in zip code 32609. As of 2021 ACS, this area has an estimated population of 19,670. It contains 8,607 houses or condos with an estimated value in 2021 of \$144,779. This area also contains 3,509 renter-occupied apartments with most renters paying above \$1,000 in rent. This R/ECAP has a mixed racial and ethnic profile with African Americans representing 36% of the population in this area and Caucasian representing 50%. The estimated median household income here in 2021 was \$41,029 with 24% of residents living below the poverty level and 11% have incomes at 50% below the poverty level. Most residential structures in this area were built between 1970 and 1979 and are suspected to need moderate rehabilitation because of the age and condition of the home.

Sections of the East Gainesville target area are also located in zip code 32641 which has an estimated population of 17,147. There are 6,231 houses or condos with a median value of \$121,454 in 2021. This area also contains 2,258 renter-occupied apartments. Renters represent 43% of the population in this area. The racial/ethnic composition of this area is primarily African American at 67% and the median household income was \$38,919 in 2021. Of the residents in this market area 28% are living below the poverty level and 13% have incomes at 50% below the poverty level. Most residential structures in this area were built between 1970 and 1979 and are suspected to need moderate rehabilitation due to the age and condition of the home.

The SW Student Housing Corridor is in zip code 32608 which has an estimated population of 51,654. This area is primarily comprised of student housing which is why there are more units and higher rates of renter-occupied units. There are 25,218 houses or condos with a median value of \$317,939 in 2021. This area also contains 12,032 renter-occupied apartments and is comprised of primarily renters at 57%. The racial/ethnic composition of this area is primarily Caucasian with a median household income of \$54,229 in 2021. Of the residents in this market area 23% are living below the poverty level and 7% have incomes at 50% below the poverty level. Most residential structures in this area were built between 2000 and 2009 and are suspected to need limited rehabilitation due to the age and condition of the units.

Are there any community assets in these areas/neighborhoods?

The Gainesville Community Reinvestment Area (GCRA), formerly the Gainesville Redevelopment Agency, exists to help underserved areas attract private investment through community partnerships, competitive economic development incentives and improved public infrastructure. Though the GCRA has consolidated its redevelopment districts into one district, efforts are targeted in four core urban areas:

Downtown (DRA), Eastside (ERA), Fifth Avenue/Pleasant Street (FAPS) and College Park/University Heights (CPUH).

Most of the R/ECAP areas coincide with the designated redevelopment areas so CRA projects directly impact the R/ECAP areas. CRA projects result in new assets for the community as detailed by the following:

- The Fifth Avenue Pleasant Street redevelopment area is home to some the finest historical examples of residential, religious, and educational buildings in Gainesville. Assets in this area include the A Quinn Jones Museum and Cultural Center and more recently the CRA has implemented initiatives to improve aesthetics and infrastructure, encourage long-term homeownership, and preserve the history of the Fifth Avenue / Pleasant Street district.
- Downtown Gainesville combines the best of the city’s southern charm and modern sophistication. The district offers abundant traditional downtown features such as historic architecture, cobblestone streets, public plazas, old-fashioned storefronts, and a pedestrian-friendly street grid. It also provides an eclectic array of cafes, restaurants, art and theatre venues, clothing stores, cycling shops, salons, and exciting nightlife destinations. Assets in this area include SE 7th Street Lighting, Hampton Inn Recruitment, Haisley Lynch Park, Bethel Station Café, the Power District, Depot Building, Catalyst Building, E. University Avenue medians, Cade Museum, Depot Park, and Bo Didley Plaza. In the Downtown district, the CRA has implemented many initiatives with a focus on creating destinations and increasing economic development within the district such as Depot Park and Bo Diddley Plaza.
- With established tree-canopied neighborhoods, proximity to downtown and the University of Florida, minimal traffic congestion, and varying land options for housing and retail, beautiful wetlands and other natural resources, eastern Gainesville offers significant opportunity for reinvestment. Assets include University Ave renaissance lighting installation, Eastside Gateway, Citizens Field, Hawthorne Road Café, and Cornerstone. The CRA has implemented initiatives to help bring economic development, housing options and visibility to its Eastside district. The growth of taxable value is consistent with the entire City of Gainesville.
- The identity and future of the College Park/University Heights Community Redevelopment Area is intertwined with the University of Florida. As more students opt to walk and cycle to class, living close to campus becomes increasingly appealing. The diverse residential base and proximity to a center of higher education infuse an aura of freshness and activity in this district. Luxury row houses, apartments, and condominiums with attention to design are being constructed alongside established historic residences in these conveniently located neighborhoods. Assets include NW 17th Street streetscapes, The Lofts, University Ave lighting, Innovation Square, Depot Ave Rail Trail, and Helyx Bridge. The CRA has implemented streetscape, park, and bridge improvements to foster connectivity, traffic flow, and safety for pedestrians, bicyclists, and vehicles in the College Park / University Heights district.

Are there other strategic opportunities in any of these areas?

Plan East Gainesville was created as a framework to help balance the desires for expanded economic, commercial, and residential growth while preserving the natural environment and the “peaceful” qualities of East Gainesville. The intention was to provide market driven guidance regarding development opportunities in East Gainesville that would have positive effects on the surrounding community. The goals of this plan included:

- Expand the range of housing choices to attract and retain residents with a variety of income levels.
- Target specific areas for mixed use development centers that can support and sustain higher levels of employment, commercial, and social activities.
- Protect vital natural resources, such as the watersheds, creeks, tree canopy, and scenic vistas.
- Create opportunities for increased walking, bicycling, and transit use through compact development patterns, urban design, and development of new facilities and services.
- Improve the inter-connectivity of the transportation system to minimize impacts to the state highway system and ensure improved accessibility between East Gainesville and other parts of the Gainesville urbanized area.

Another opportunity that could impact all R/ECAPs and identified redevelopment districts is the Infinity Line Initiative. This is a concept which proposes connecting existing trail infrastructure in Gainesville. Unused or underused railroad and utility infrastructure easements would be repurposed to connect existing trail infrastructure in a continuous loop. The connector trails include NE 16th Avenue connection, Wetlands Preserve connection and a pedestrian bridge at Five Points, the intersection of East University Avenue and Waldo/Williston Roads. This concept uses Depot Park as a nucleus for the Gainesville community to gather, the Infinity Line acts as a way for Depot Park to reach back into the community and provide direct, car free access to Gainesville neighborhoods. The intention is to create a large, vibrant, public space that residents and visitors may use to exercise, commute, or enjoy as they see fit.

Community engagement during the development of the 10-Year Reinvestment Plan identified other strategic opportunities and priority objectives for each district. Results indicated the following opportunities:

Fifth Avenue and Pleasant Street

- Housing and Housing Revitalization - Improve the residential building stock to provide safe, well-designed, high-quality housing at both market-rate and workforce price points.
- Historic Preservation and Adaptive Reuse - Recognize, celebrate and promote notable historic sites.
- Funding, Financing, Management, and Promotions - Provide creative, efficient, practical and equitable funding and financing mechanisms to properly implement the redevelopment plan.

Downtown

- Economic Development and Innovation - Grow existing businesses and attract new business opportunities to increase employment levels, raise the tax base, and improve the standard of living in the area.
- Commercial Activity - Improve the commercial building stock to support existing businesses and bring a diverse grouping of businesses including retail, professional, service and other commercial uses to the community.
- Urban Form - Includes aesthetics and other intrinsic qualities that result from the mix of uses, street patterns, public facilities and the overall architectural character of the buildings that make up any particular place.

College Park & University Heights

- Historic Preservation and Adaptive Reuse - Recognize, celebrate and promote notable historic sites.
- Urban Form - Includes aesthetics and other intrinsic qualities that result from the mix of uses, street patterns, public facilities and the overall architectural character of the buildings that make up any particular place.
- Public Spaces, Recreation, and Cultural Spaces - Includes public parks and plazas, gathering places and alternative transportation corridors. The increased cultural activities are to help bring about desired diversity and eclectic mix of uses in a neighborhood.
- Parking - Develop both long-term and short-term parking strategies.

Eastside

- Economic Development and Innovation - Grow existing businesses and attract new business opportunities to increase employment levels, raise the tax base, and improve the standard of living in the area.
- Housing and Housing Revitalization - Improve the residential building stock to provide safe, well-designed, high-quality housing at both market-rate and workforce price points.
- Commercial Activity - Improve the commercial building stock to support existing businesses and bring a diverse grouping of businesses including retail, professional, service and other commercial uses to the community.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to research by BroadbandNow (broadbandnow.com/Florida), Gainesville ranks 113th out of 199 cities studied in Florida for percentage of citizens with broadband access, with 99.1% of its citizens with access (tied with Boca Raton, Hollywood, Loxahatchee, Naples and Palm Beach Gardens), and Alachua County ranks 40th out of 67 counties with 94.4% of citizens with access (tied with Gadsen County). Only approximately 28% of Gainesville residents have access to fiberoptic infrastructure (allconnect.com).

While the Alachua County Library District offers free Wi-Fi to visitors at its branches, as well as the surrounding areas of each branch, access to transportation is an obstacle for many low-income households to take advantage of these services.

COVID-19 exposed massive internet access shortfalls for low-income households around the nation as employees migrated to telework and students were required to move to online learning. Internet access for students is of particular importance for college towns that rely on students being able to continue learning when disasters strike. Ultimately, it is students in low-income households that suffer the most when they cannot access work assignments or contact their teachers.

The lack of regulatory laws at the federal, state, or local level requiring internet providers to run infrastructure to every home is also a disadvantage for low-income households needing internet. Agencies like the Federal Communications Commission (FCC) have spent years funding companies to run some of this infrastructure to more underserved areas, particularly rural areas. Despite this effort, a portion of city and county residents remain unconnected. One of the FCC's current initiatives is the Rural Digital Opportunity Fund. In Alachua County, two bidders won auctions through this fund: Windstream won about \$1 million, and SpaceX won about \$300,000. These companies have no more than 10 years to complete their projects nationwide.

For those that are connected, the FCC strives to ensure the provision of a minimum speed of 100/20 Mb/s. Latency speed – the time it takes to send data from one point to another – is also a key factor in understanding internet access. The FCC accounts for a minimum download speed of 25 megabits per second and upload speed of three megabits per second in its estimates of broadband access. That low-latency rate makes it difficult to perform tasks like schoolwork, video calls, or job interviews. Therefore, increasing speeds across the city, for example, by increasing fiberoptic infrastructure, is key.

Alachua County has budgeted \$15 million of its American Rescue Plan Act (ARPA) funds for broadband infrastructure to help close the gap in access to internet services. Alachua County also has a Broadband Initiative which involves a survey administered by the Local Technology Planning Team to evaluate and map the internet/broadband needs for all residents in Alachua County, particularly those living in underserved areas.

As part of Alachua’s Broadband Initiative, locals can take an internet speed test, or log that they have no internet onto the office of broadband's page at www.floridajobs.org. They can also answer a paper survey that was sent out through direct mail. Over 1,000 people — less than 1% of the county population — have taken the test to date. Approximately 95% of respondents who report having no service say that there is none available in their area, while about 5% say that it is too expensive. The results of this survey will help to inform the use of the ARPA broadband infrastructure funds.

In addition, on February 2, 2023, Governor Ron DeSantis announced that the City of Gainesville would be awarded \$1,438,610 through the Broadband Opportunity Grant Program for a project adding 27 miles of fiber optic cable to the city’s existing network. The project will provide 193 unserved locations within Alachua County with minimum symmetrical download and upload speeds of 100 mpbs.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Depending on the zip code, the following nine companies are available throughout Gainesville:

Company	Speed	Connection Type	Starting Price Per Month
T-Mobile 5G Home Internet	33-245 Mbps	5G	\$50
AT&T Internet	5 Gbps	IPBB, Fiber	\$55
Kinetic by Windstream	3 Gbps	DSL, Fiber	\$39.99
Cox	2 Gbps	Cable, Fiber	\$49.99
GRUCom	120 Mbps	Fiber	-
Viasat	150 Mbps	Satellite	\$49.99
HughesNet	50 Mbps	Satellite	\$49.99
Starlink	50-220 Mbps	Satellite	\$90
EarthLink	100 Mbps	5G	\$64.95

Table 48 – Broadband Service Providers

AT&T and Cox are considered the top private internet providers in Gainesville. AT&T provides the fastest internet in the City of Gainesville. Cox is the preferred company for those looking for both cable and fiber optic and is rated best for cable. GRUCom is the largest fiber-optic internet service provider in Gainesville, covering 15% of the city while AT&T only covers 3.363% of the city (allconnect.com). GRUCom, a division of Gainesville Regional Utilities, has been installing fiberoptic since the late 1990s. Viasat and Starlink are the fastest satellite connection companies.

Several providers are not available in various parts of the city. For example, Kinetic by Windstream is not available in most of the city but is available in northeast Gainesville zip code 32609. AT&T is not available in zip code 33610. Overall, T-Mobile, Viasat, and HughesNet are the most widely available throughout the city. Earthlink has the lowest availability throughout the city.

A 2019 study for the City of Gainesville performed by CCG Consulting titled *Gainesville, Florida Community Broadband Study* looked at the feasibility of building extremely low-cost or even free municipal broadband to all residents in the city. A municipal fiber network lowers prices for everybody in the market. Challenges identified in the study include finding an estimated \$113 million to finance the infrastructure within the city limits, a lack of a current market to sell pure revenue bonds for a fiber network, and likely potential efforts by incumbent providers to delay or derail the effort through legislation or lawsuits. However, there is a big advantage in the fact that GRUCom, Gainesville’s public utility company, already operates a telecom division with an extensive fiber network.

The top six providers are all comparably priced at \$40 to \$55/month. However, with so little fiber coverage and therefore little competition between the top providers, the aforementioned 2019 study found that Gainesville has some of the highest rates for the “triple play” (broadband, cable television, and telephone services) in the country.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Gainesville is in Central Florida. Although the community may not be directly impacted by rising coastal seas, residents are already experiencing other impacts of climate change including stronger and more frequent storms, higher average sustained temperatures, and vector migration. In the future, Gainesville will be at risk of inland flooding, extreme heat, high winds, forest fires, and pandemics.

There have been 16 recorded natural disasters in Alachua County, which is near the national average of 15, including 8 Presidentially declared disasters (City-Data.com). The most severe storm event was Hurricane Irma, a Category 5 hurricane that impacted 34,462 properties in Alachua County in 2017 (Risk Factor by Streetlight Foundation).

The two greatest risks to Gainesville are extreme wind and extreme heat. Average maximum wind speeds in Gainesville are higher now than they were 30 years ago. Hurricane Irma, for example, had 1-min sustained wind speeds up to 178 mph and 3-second wind gusts up to 228 mph in Gainesville. Approximately 98% of homes in Gainesville have at least some risks of wind damage (Risk Factor by Streetlight Foundation).

A hot day "feels like" temperature in Gainesville is 107° F. Three or more consecutive days where the "feels like" temperature meets or exceeds the local definition of a "hot day" is considered a heat wave. Thirty years ago, the likelihood of a three-day or longer heat wave in Gainesville was 13%. This year, there is a 45% likelihood, and in 30 years the likelihood will be 88%. Gainesville is expected to experience 7 hot days this year. Due to a changing climate, Gainesville is likely to experience 21 days above 107° F in 30 years. Considering both how heat in the area compares to the rest of the country, and how things like shade, greenspace, and proximity to water affect heat, 98% of homes in Gainesville have a Severe Heat Factor (Risk Factor by Streetlight Foundation).

Different neighborhoods in Gainesville have different risks and levels of vulnerability due to factors such as population density, transportation management, water management, shade, growth, and development, and more. For example, dense urban areas such as downtown are at greater risk of pandemics, while parts of the city at the urban interface where the forest meets the city are most vulnerable to forest fires. Wind can knock down trees and cut off access to utilities depending on the location of substations and electrical infrastructure. While heat may be a bigger issue in parts of the city that are further from bodies water, flooding is a bigger issue for properties located closer to bodies of water. A changing climate means that shocks like severe thunderstorms, and stressors like increased heat will become more frequent, and the location of vulnerabilities may also change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

There are 2,507 properties in Gainesville that have a greater than 26% chance of being severely affected by flooding over the next 30 years (Risk Factor by Streetlight Foundation). Hurricane Ian demonstrated how stronger hurricanes can reach inland communities that are unprepared for the rainfall and strong winds. If a 100-year flood occurs in Gainesville today, it could affect 2,244 properties (Risk Factor by Streetlight Foundation). Portions of Gainesville along Hogtown Creek are part of river watersheds that are vulnerable to flooding from rising water, as indicated in Alachua County's Local Mitigation Strategy (LMS).

There are 34,287 properties in Gainesville that have some risk of being affected by wildfire over the next 30 years. However, the level of risk for properties in Gainesville is moderate based on factors like surrounding vegetation and humidity.

There are also concentrations of mobile home parks that exist on the outskirts of Gainesville's city boundary. These manufactured homes, especially those built before 1994, are more vulnerable to severe storms.

The loss of these housing units due to flood or fire could significantly decrease access to a portion of the city's affordable units available to low-income families. In addition, flooding or fire often leads to hazardous living conditions. Many low-income households do not have the means to correct substandard conditions or rebuild their homes, which increases the risk of displacement and/or homelessness.

Alachua County's Local Mitigation Strategy (LMS) identifies eight repetitive flood loss (RL) properties in the county, meaning they have had two flood insurance claims of over \$1,000 in a ten year period. One is in the Sugarfoot area in the City of Gainesville. The County sends the owner of this property information about the NFIP annually as part of the Community Rating System process.

The top project prioritized by the City of Gainesville Public Works in the Alachua County Local Mitigation Strategy is the Florida Park Berm, a flood control project. Florida Park is a moderate-income single-family neighborhood in Gainesville located east of the Loblolly Woods Nature Park. Hogtown Creek originates in Loblolly Woods and has a tributary, Rattlesnake Creek, that runs through the Florida Park neighborhood. Unfortunately, the City's proposal was determined not to be cost effective and the Phase 1 (study) grant was closed, and the Phase 2 (construction) grant will not be awarded. Projects submitted to the LMS Working Group for prioritization are assessed against the CDC's Social Vulnerability Index (SoVI), with projects benefiting areas of higher vulnerability receiving higher scores.

The University of Florida's Shimberg Housing Data Clearinghouse created a Housing Coastal Flood Hazard Exposure tool which identifies assisted multifamily housing properties that are vulnerable to various flood hazards. Of the 40 assisted properties identified within the City of Gainesville, one is at a "Medium" risk, and 15 are at a "Low" risk, particularly to 100-year floods and 500-year floods. Of those at some risk, two are facilities for people with disabilities and one is for the elderly, and most were constructed in the 1970s and 1990s. The "Medium" risk property is a 178-unit structure located at 316 S.W. 62nd Boulevard near Terwilliger Pond Conservation Area and Clear Lake Nature Park.

All jurisdictions are required to comply with the minimum requirements of the Florida Building Code regarding building within flood hazard areas. As of 2002, when the Florida Building Code was first adopted, all jurisdictions in the state are required to ensure that new construction can withstand hurricane-force winds, including the use of shutters or impact-resistant glass in all openings. Older homes, especially those constructed prior to 2002, are more vulnerable to the impacts of disasters. Most of the city's housing stock was built between 1950-1979, placing many of these units at risk, some of which may be occupied by Gainesville's low-income residents.

The North Central Florida Regional Planning Council (NCFRPC) did a study published in October 2011 titled *North Central Florida Economic and Disaster Resiliency Study* that identified the location of older buildings in Gainesville. The highest number of the oldest residential structures in the city, built between 1853 and 1939, are located downtown in Tract Number 500, Block Group 5. The highest number of structures built between 1940 and 1949 can be found in Tract Number 1000, Block Group 4, located north of the University of Florida. The highest number of structures built between 1950 and 1959 can be found in Tract Number 400, Block Group 3, located north of downtown. The highest number of structures built between 1960 and 1969 can be found in Tract Number 1702, Block Group 1, located in the western portion of the city. The highest number of structures built between 1970 and 1979 can be found in Tract Number 1202, Block Group 1, located in the northwestern portion of the city.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The strategic plan is the framework for how the city will invest its CDBG and HOME funding for PY 2023-2027 based on the data and information analyzed in the needs assessment, market analysis, and in consideration of stakeholder input. The strategic plan outlines goals and outcomes for addressing priority needs and is divided into the following sections:

Geographic Priorities – The city will primarily allocate CDBG and HOME funds citywide based on current needs, the availability of funds, and program capacity.

Priority Needs – Funds are allocated based on priority needs established from analysis of the needs assessment, market analysis, and from public input. The city identified three priority needs including: increasing access to affordable housing, increasing access to public services, and program administration.

Influence of Market Conditions – In making funding decisions, the city will also consider housing market conditions. Housing market considerations include the limited availability of affordable housing, high incidence of housing cost burden, and housing costs that are significantly higher than fair market rents. Changes in the housing market will also influence funding allocations including fluctuating interest rates, housing supply and demand, current loan products, and home prices.

Anticipated Resources –The city anticipates having available \$6,785,970 of CDBG and \$3,181,745 of HOME funding for PY 2023-2027, based on annual funding allocations.

Institutional Delivery Structure – The city’s institutional delivery structure is comprised of the organizations or departments that will carry out program objectives. The Office of Housing and Community Development is responsible for overall program administration.

Goals – The city has set five goals to address priority needs including: housing rehabilitation, homeowner assistance, new construction of affordable housing, the provision of public services, and planning and administration.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

1	Area Name:	Citywide
	Area Type:	Citywide
	Other Target Area Description:	N/A
	Identify the neighborhood boundaries for this target area.	City of Gainesville boundaries.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The needs assessment, market analysis, and community meetings determined that various areas throughout the city suffer from a lack of affordable housing and that homeless and special needs populations require public/social services to reduce poverty.
	Identify the needs in this target area.	The City of Gainesville needs access to and production of affordable housing, access to assistance and supportive services to reduce homelessness, and increased and improved social services to low-income, vulnerable, youth, elderly, and special needs populations.
	What are the opportunities for improvement in this target area?	Opportunity to increase affordable housing and the provision of services to provide decent housing and a suitable living environment for all Gainesville residents.
	Are there barriers to improvement in this target area?	The City of Gainesville faces a shortage in funding and financing available for the types of revitalization and housing projects needed to address priority needs. There are also significant barriers related to Not In My Backyard concerns across the city, particularly in high opportunity neighborhoods.
2	Area Name:	East Gainesville
	Area Type:	Local Target Area
	Revitalization Type:	Comprehensive

<p>Identify the neighborhood boundaries for this target area.</p>	<p>The East Gainesville target area includes five focus areas, which are also Gainesville’s CDBG target areas: (1) Porters Community, (2) Duval, (3) Southeast/Five Points, (4) 5th Avenue/Pleasant Street, and (5) University Avenue/Hawthorne Road Corridor. Includes portions of three census tracts (5, 6, and 7) and is bounded on the north by NE 15th Ave., on the south by SE 41st Ave., on the west by Main Street, and on the east by SE 43rd St.</p>
<p>Include specific housing and commercial characteristics of this target area.</p>	<p>The East Gainesville target area is characterized by high levels of poverty, high housing cost burden and poor economic prospects. The percentage of low- and moderate-income households in each of the census tracts are as follows: census tract 5 - 60%; 6 - 69%; 7 - 69% (LMISD FY2022).</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The needs assessment, market analysis, input received from the community determined that East Gainesville suffers from a lack of affordable housing and is in significant need of comprehensive revitalization. The specific census tracts identified for the East Gainesville target area are also identified as racially/ethnically concentrated areas of poverty (R/ECAPs). During this process, the city engaged with residents, public housing residents, neighborhood leaders, social service providers, and adjacent and regional government entities to identify needs in the target area.</p>
<p>Identify the needs in this target area.</p>	<p>The East Gainesville target area requires considerable investment in rehabilitation, new construction, economic development projects, quality of life improvements, infrastructure improvements including sewer and sidewalks, and transportation services.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>Opportunity for code enforcement and improved infrastructure to provide a suitable living environment and increase affordable housing through new construction or rehabilitation of existing units to maintain affordable housing stock.</p>

	<p>Are there barriers to improvement in this target area?</p>	<p>The City of Gainesville, overall, faces a shortage in funding and financing available for the types of revitalization and housing projects needed to address priority needs. There are also significant barriers related to Not In My Backyard concerns across the city, particularly in high opportunity neighborhoods.</p>
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Table 49 - Geographic Priority Areas

General Allocation Priorities

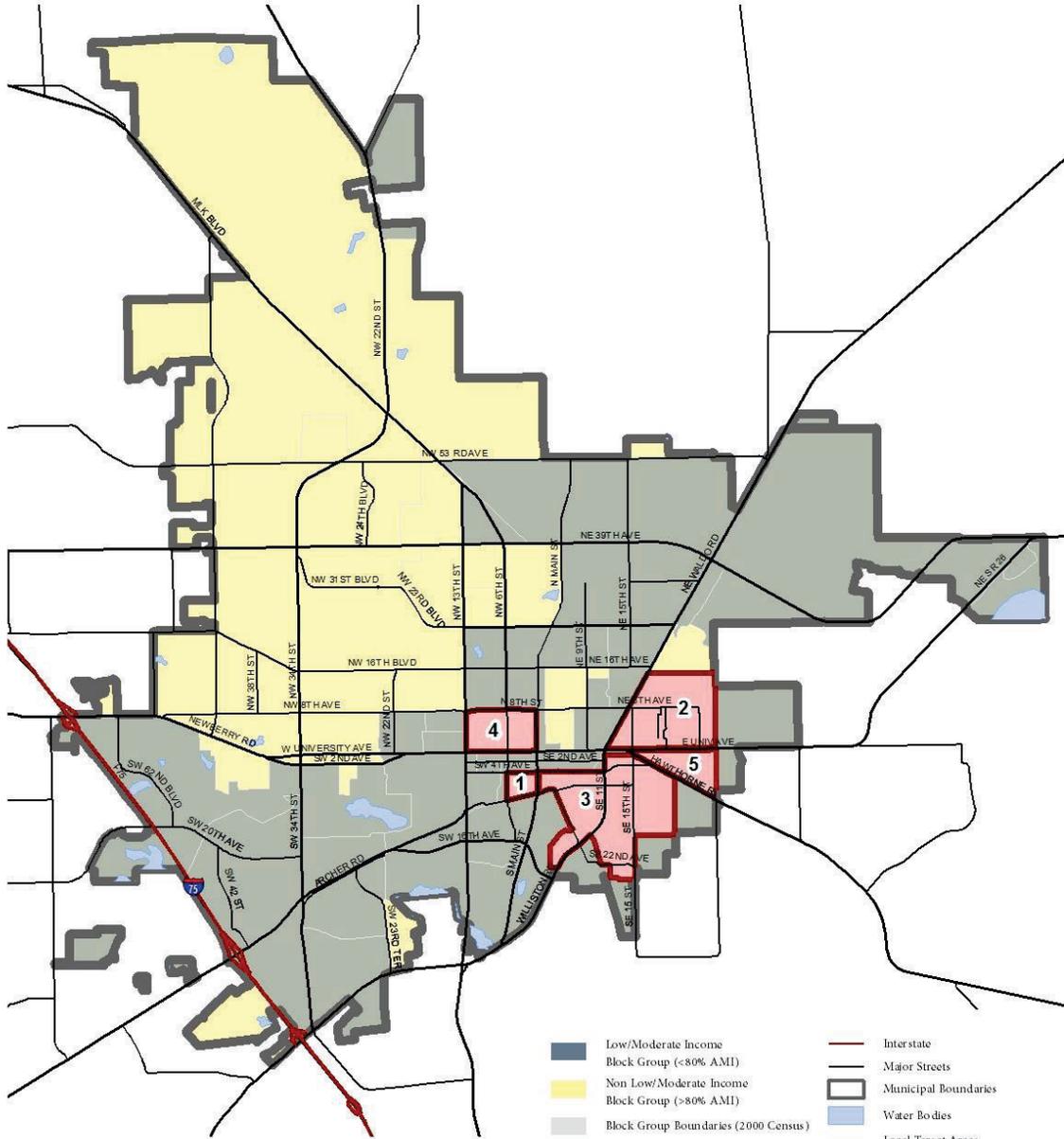
Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Gainesville will determine the allocation of investments based on level of need, scale level of the project, and availability of funding. The plan goals established are intended to benefit eligible residents citywide, therefore funding allocations will not be based on geographic preference. New construction activities will likely be targeted in areas of opportunity which align with CDBG eligible low-income target areas. There are census tracts in the city containing high concentrations of student housing, making these areas less likely to be suitable for housing rehabilitation, homeownership assistance, development of new affordable housing, or public service activities that would benefit Gainesville’s LMI population.

In addition, CDBG funds are intended to provide low and moderate income (LMI) households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. The system for establishing the geographic priority for the selection of these projects in the City of Gainesville is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of LMI residents
- Affirmatively furthering fair housing
- Coordination and leveraging of resources
- Sustainability and/or long-term impact
- The ability to demonstrate measurable progress and success

Priority CDBG funding areas include areas where the percentage of LMI persons is 51% or higher.



Low/Moderate Income Block Group (<80% AMI)
 Non Low/Moderate Income Block Group (>80% AMI)
 Block Group Boundaries (2000 Census)

Interstate
 Major Streets
 Municipal Boundaries
 Water Bodies
 Local Target Areas
 1 - Porters Community
 2 - Duval
 3 - Southeast / Five-Points
 4 - Fifth Avenue / Pleasant Street
 5 - University Avenue / Hawthorne Road Corridor

Base Source: Florida Geographic Data Library, v10a;
 Block Group Source: 2000 US Census Tiger Line Files;
 CDBG Eligibility Source: US Dept. of Housing and Urban
 Development FY 2012 Low/Moderate Income (LMI) Data.
 LMI is defined as having a household income less than
 80% of the Area Median Income.

June 2013



SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Public Housing Residents</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p> <p>Persons with HIV/AIDS and their Families</p> <p>Victims of Domestic Violence</p> <p>Veterans</p> <p>At-Risk Youth</p> <p>Homeless Persons</p>
	Geographic Areas Affected	Citywide
	Associated Goals	<p>Housing Rehabilitation</p> <p>Homeowner Assistance</p> <p>New Construction</p>
	Description	Support the provision of decent housing by increasing the availability/accessibility of affordable housing. The city will address the priority need by funding activities including moderate or substantial homeowner rehabilitation; homeownership assistance; and new construction of affordable housing.

	Basis for Relative Priority	The city conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.
2	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Homeless Persons
	Geographic Areas Affected	Citywide
	Associated Goals	Public Service Assistance
	Description	Support availability/accessibility to decent housing and a suitable living environment by funding organizations providing essential services for low-income and limited clientele populations. The city will assist non-profit organizations in carrying out public service activities assisting low-income families and households, vulnerable populations, homeless and at-risk of becoming homeless, special needs, youth, seniors, individuals with disabilities, and victims of domestic violence.

	Basis for Relative Priority	The city conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.
3	Priority Need Name	Planning and Administration
	Priority Level	High
	Population	N/A
	Geographic Areas Affected	Citywide
	Associated Goals	Planning and Administration
	Description	Management and operation of tasks related to administering and carrying out the city's HUD CDBG and HOME programs.
	Basis for Relative Priority	The city conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.

Table 50 – Priority Needs Summary

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<ul style="list-style-type: none"> • Availability of affordable single family and multifamily rental housing stock for families of all sizes. • Availability of voucher programs. • Availability of enforcement agencies to regulate eligibility terms and conditions of tenant based rental assistance program. • Local land use policies and jurisdiction comprehensive planning goals that support the development of multi-family housing stock. • High rates of cost burden and severe cost burden especially for LMI renters.
TBRA for Non-Homeless Special Needs	<ul style="list-style-type: none"> • Availability of affordable single family and multifamily rental housing stock for individuals with disabilities and their families. • Availability of voucher programs. • Availability of enforcement agencies to regulate eligibility terms and conditions of tenant based rental assistance programs. • Availability of enforcement agencies to regulate accommodations and modifications for individuals with disabilities and their families. • Availability of supportive housing services. • Local land use policies and jurisdiction comprehensive planning goals that support the development of accessible multi-family housing stock for individuals with disabilities and their families. • High rates of cost burden and severe cost burden especially for LMI renters. • Lower household income of individuals with special needs.
New Unit Production	<ul style="list-style-type: none"> • Local land use policies and jurisdiction comprehensive planning goals that support the development of accessible multifamily housing stock for persons with disabilities and their families. • Current cost of materials for new unit production. • Availability of incentives to developers to produce new single family and multi-family affordable housing units. • Loss of affordable housing stock. • Limited supply of decent, affordable housing that represents the housing need based on size and household income.

<p>Rehabilitation</p>	<ul style="list-style-type: none"> • Current cost of materials for rehabilitation. • Availability of funding for housing rehabilitation activities. • Condition of housing units. • Age of housing stock.
<p>Acquisition, including preservation</p>	<ul style="list-style-type: none"> • Availability of funding for acquisition activities. • Evaluation of fair market prices for home purchases. • Cost of materials for redevelopment of historic housing structures. • Increasing home values. • Fluctuating interest rates. • Stricter lending requirements and underwriting criteria. • Availability of loan products. • Inventory of homes for sale.

Table 51 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The city anticipates having available \$6,785,970 in CDBG and \$3,181,745 in HOME funding for PY 2023-2027. Funds will be used to carry out goals that will address the priority needs identified in this strategic plan including increasing access to affordable housing and providing critical services to Gainesville's most vulnerable residents.

Program income received will be used towards similar activities from which it was produced, and these funds will be allocated on an annual basis in accordance with the Annual Action Plan. The city will also make efforts to leverage funds to maximize benefit to the Gainesville community, particularly for the creation of affordable housing.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Affordable Housing Public Services Planning & Admin	\$1,357,194	\$0	\$0	\$1,357,194	\$5,428,776	The CDBG Entitlement program provides annual grants to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.
HOME	Federal	Affordable Housing CHDO Set-Aside Planning & Admin	\$636,349	\$5,000	\$0	\$641,349	\$2,545,396	HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions.

Table 52 - Anticipated Resources

**Note – First year allocation includes \$5,000 of program income.*

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

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

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

The HOME program requires a 25% match which may be reduced by HUD if the city is distressed or suffered a presidentially declared disaster. Due to fiscal distress, HUD has granted the city a 50% match reduction based on the calculation below. The city will meet match requirements through the State Housing Initiatives Partnership (SHIP) funds, cash contributions from homebuyers participating in the down-payment assistance program, 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, wastewater and reclaimed water systems, and the city's land donation program which identifies clusters of vacant city-owned parcels and donates them for development of affordable housing.

FY 2023 Calculations

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

% Poverty – 29.72 \$PCI (<\$26,375) - \$27,294 Fiscal Distress – 50%

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

The City of Gainesville has a Land Donation Pilot Program which identifies clusters of vacant city-owned parcels and uses a competitive solicitation process to choose an affordable housing developer to develop

the parcels. A Request for Proposals (RFP) was previously published for the first 12 parcels, which are located within a six-block area. The city recently identified 20 additional surplus city-owned properties having no program designation that could potentially be suitable for the development of affordable housing. The city will thoroughly assess each property to determine suitability to accommodate residential housing.

The city also has Ordinance 200870 which is meant to identify surplus city-owned and escheated properties. Under this ordinance, the city identified 19 escheated properties that will be evaluated for affordable housing. Escheated properties are unclaimed or abandoned properties that the government has the right to take ownership of.

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

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

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

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Gainesville Board of City Commissioners	Government	Economic Development Non-homeless special needs Ownership Planning Rental Neighborhood Improvements Public Facilities Public Services	Jurisdiction
Office of Housing and Community Development	Government	Planning Economic Development Homelessness Non-Homeless Special Needs Ownership Rental Neighborhood Improvements Public Facilities Public Services	Jurisdiction
Citizens Advisory Committee for Community Development	Government	Planning	Jurisdiction
Gainesville Housing Authority	PHA	Public Housing	Jurisdiction
Alachua County Housing Authority	PHA	Public Housing	Regional
United Way of North Central Florida (CoC Lead)	Non-Profit Organization	Homelessness	Regional
Neighborhood Housing & Development Corporation	CHDO	Ownership	Jurisdiction

Table 53 - Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System

Although the delivery system in the city features significant investment and service options, the Continuum of Care outlined a set of goals in the 2020 Action Plan to address gaps in the shelter and housing inventory and service delivery system. These goals can be applied to the delivery of services citywide for all sub-populations needing services and are intended to address the following gaps:

Access to available, affordable units:

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

Access to services:

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

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

Education and awareness:

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

Sufficient standardized policies:

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

Agency coordination:

Non-profit organizations serving qualifying populations operate on limited budgets and are not guaranteed permanent funding, therefore it is necessary to ensure funds are directed appropriately to

effectively decrease homelessness. Coordination amongst funders will identify common priority needs leading to more impactful solutions being funded.

Landlord participation:

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

Data accuracy:

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

Availability of services targeted to homeless persons and persons with HIV and mainstream services.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	

Child Care	X	X	
Education	X	X	
Employment & Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
Food Banks/Nutrition Programs	X	X	
Youth Programs	X	X	

Table 54 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

Homelessness is a multi-faceted and challenging issue at the individual-, family-, and community-level. In its current incarnation, the service delivery system in the City of Gainesville for persons experiencing homelessness is primarily centered on emergency shelter and short-term assistance. This is principally served through the Grace Marketplace and other emergency shelters operating in the city. Emergency shelters include services in addition to beds.

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

The current delivery system meets the needs of the homeless and its sub-populations in the following ways:

Shelter

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

Supportive Services

Throughout the direct consultations with local organizations serving those nearing or experiencing homelessness, victim service providers, and PHAs, there was a general consensus that supportive services for housing location and case management to sustain housing are not provided to the extent needed. Specifically mentioned among a few providers were supportive services, specifically, for care navigation and intensive case management services for permanent supportive housing programs. Providers shared that there needed to be more resources dedicated to supportive services for serving all of the qualified populations. Specifically mentioned multiple times was the difficulty in locating affordable housing suitable for the qualifying populations due to conditions imposed on the rental market directly related to the pandemic and there is little to no resources to fund supportive service helping the qualifying populations with navigation of service systems and housing location assistance.

Tenant-Based Rental Assistance

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

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

Permanent Supportive Housing

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

Affordable Housing

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

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

The service delivery system in the city features significant investment and service options for emergency shelter, substance abuse and mental health, and counseling. There are notable gaps in the service delivery system, however. Mobility subsidies in the forms of transportation options for persons experiencing homelessness is a cause for concern, as well as a lack of HIV/AIDS support services, particularly for Blacks/African Americans living in East Gainesville.

In previous Consolidated Planning exercises conducted by the city, a lack of mobile clinics was identified as an impediment in the service delivery structure. Addressing this need, the Gainesville Opportunity Center operates a mobile health clinic that serves the public and persons experiencing homelessness. The mobile clinic has significantly expanded access to health services in the city, particularly for target populations.

In addition, the city recognizes that permanent housing, rapid re-housing, and decreasing the possibility of returning to homelessness are top priorities. These are areas where there are gaps in the system.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

The city plans to continue support to non-profit service providers that offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent and reduce homelessness. The city also commits to:

- Assisting the United Way of North Central Florida, as the lead agency for the Continuum of Care, in their efforts to improve coordination between service providers.
- Continuing to support programs that assist the homeless or those at risk of becoming homeless.
- Promoting and encouraging the development of programs that facilitate the transition from homelessness into permanent housing, in particular through rapid rehousing.
- Coordinating with the Continuum of Care, non-profit service providers, and other organizations to establish additional permanent supportive housing options.
- Supporting the establishment of additional permanent supportive housing options through identification of funding sources, technical assistance with applications, and other means of support.

The City of Gainesville has identified priority needs in this plan including increasing access to affordable housing and increasing/improving access to public services. Resources are being dedicated to these priorities to help overcome the gaps identified. The market has been analyzed to direct funds to the areas/services that need them. The continuing analysis of all underserved areas, funding, and services throughout the Consolidated Plan period will allow the city to see if the gaps in institutional structure are being properly addressed or if changes are needed. If changes in the housing market or changes in other housing relating funding impacts the needs and goals, the plan will be amended to reflect it.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2023	2027	Affordable Housing	Citywide	Affordable Housing	<u>CDBG</u> \$4,278,776 <u>HOME</u> \$1,875,000	Homeowner Housing Rehabilitated: 140 Units Rehabilitated
2	Homeowner Assistance	2023	2027	Affordable Housing	Citywide	Affordable Housing	<u>HOME</u> \$163,571	Direct Financial Assistance to Homebuyers: 12 Households Assisted
3	New Construction	2023	2027	Affordable Housing	Citywide	Affordable Housing	<u>CDBG</u> \$150,000 <u>HOME</u> \$825,000	Homeowner Housing Added: 30 Units Constructed
4	Public Service Assistance	2023	2027	Homeless; Non-Homeless Special Needs; Non-Housing Community Development	Citywide	Public Services	<u>CDBG</u> \$1,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 4100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning and Administration	2023	2027	Planning and Administration	Citywide	Planning and Administration	<u>CDBG</u> \$1,357,194 <u>HOME</u> \$318,174	N/A

Table 55 – Goals Summary

Goal Descriptions

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

4	Goal Name	Public Service Assistance
	Goal Description	Promote a suitable living environment through funding public service activities including homeless services; elderly services; and at-risk youth services.
5	Goal Name	Planning and Administration
	Goal Description	Operate HUD programs and manage activities to carry out the city's CDBG and HOME grants. Activities include staff salaries, financial responsibility, and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Fair Housing Plan.

Table 56 – Goals Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The city estimates that it will use CDBG and HOME funds to provide affordable housing in a variety of forms (housing rehabilitation, homeowner assistance, and new construction) to a total of 182 extremely low-income, low-income, and moderate-income families. Income categories served are dependent on the activity and are determined at the time of eligibility verification. Income categories benefitted will be reported annually in the city's Consolidated Annual Performance and Evaluation Report (CAPER).

In addition, the city will fund public service activities targeted towards the homeless population to assist the homeless or at-risk of becoming homeless to obtain stable and affordable housing.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Gainesville Housing Authority is not currently subject to a Section 504 Voluntary Compliance Agreement to create more accessible units.

GHA entered into a Voluntary Compliance Agreement (VCA) in 2008 to remedy the fair housing deficiencies. The VCA was completed and closed in October 2016. Since then, GHA has adopted a goal to target available resources to families with disabilities and to continue its focus on meeting the accessibility needs of residents and applicants.

As of the most recent five-year plan, GHA is reporting progress in meeting this goal by receiving funding for 67 Mainstream Vouchers for Non-Elderly Disabled since 2019.

Activities to Increase Resident Involvement

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

The strategic plan included a goal for self-sufficiency and independent living with the purpose of ensuring all its residents are linked to the critical support services that will provide opportunities for self-sufficiency and/or independent living. Objectives under this goal to increase resident involvement include:

- Creating resident action plans to guide residents and lead them to self-sufficiency.
- Increase participation in job training programs.
- Develop a resident analysis of needs per property to target funding opportunities and programs to assist specific resident populations.
- Establish social gatherings for residents to encourage resident participation.
- Launch civic engagement programs to increase social awareness.

The Gainesville Housing Authority offers several self-sufficiency programs residents are encouraged to participate in including a job training and entrepreneurial program and Strive4Success which the

Gainesville Housing Authority partners with community leaders CareerSource North Central Florida and Santa Fe College to work with residents in discovering ways to use their talents to make income.

GHA also promotes resident participation by encouraging resident councils. A resident council has been formed at the Oak Park development to help foster the relationship with GHA, promote resident initiatives, self-sufficiency, various programs and activities, and to build a stronger sense of community pride.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the ‘troubled’ designation

The Gainesville Housing Authority has not been designated by HUD as troubled.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

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

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

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

The city is making efforts at policy reform including the recent passing of an ordinance allowing multi-family housing in single-family residential zones. Not In My Back Yard (NIMBY) Syndrome, the social and financial stigma of affordable housing, lead to significant resistance presenting a barrier to the ordinance remaining in place. The policy reform effort was rescinded in 2023.

Policy also impacted the housing market during the COVID-19 pandemic and altered the long-term supply of housing. Social distancing and quarantine requirements lead to an increased demand for housing and Gainesville, along with the rest of the nation, experienced an unprecedented and hostile market. Record low interest rates, low inventory, and high demand drove up housing prices, pricing out homebuyers. Rents also increased at an exorbitant rate. Post pandemic, Gainesville's housing market has not corrected due to inflation. High home and land values and cost of labor and materials are impeding the development of affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

On a triennial basis, the city re-evaluates and adopts an Affordable Housing Incentive Plan as part of the Local Housing Assistance Plan (LHAP). The LHAP is required to participate in the State Housing Initiatives Partnership (SHIP) program, which is exclusively meant to address affordable housing needs throughout the State of Florida. The City also has an Affordable Housing Advisory Committee (AHAC) in relation to its SHIP program that must review policies and procedures, ordinances, land development regulations and the comprehensive plan policies established and adopted by the City Commission while making recommendations on specific actions to encourage or facilitate affordable housing. Gainesville's Affordable Housing Incentive Plan contains the following incentives: expedited permitting; ongoing review process; reservation of infrastructure capacity for housing for low- and very-low-income persons; preparation of an inventory of locally owned public lands suitable for affordable housing; support of affordable housing development near transportation hubs, major employment centers and mixed-use developments; allowance of accessory residential units in residential zoning districts; allowance of flexibility in densities for affordable housing; reduction of parking and setback requirements for affordable housing; allowance of flexible lot configurations, including zero lot line configurations, for affordable housing; and modification of tree mitigation requirements.

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

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

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

Diversify Funding Sources

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

Increase Zoning Flexibility with a Focus on Accessory Dwelling Units

- Facilitate the Increase of Accessory Dwelling Units

- Allow More Housing Types and Sizes “By Right”
- Provide Development Incentives and Waive or Reduce Fees for Affordable Housing
- Expedite Review Processes Whenever Possible

Increase Equity by Promoting Permanent Affordability

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

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

The city has made progress on several strategies outlined in its planning documents including revising public policy to allow for Accessory Dwelling Units (ADUs) to increase availability of affordable units. The city is currently reporting 121 ADUs existing within city limits, some of which are located near or in CDBG target areas. The city has also identified 32 city-owned surplus properties and 19 escheated properties which will be evaluated for their potential to accommodate residential development.

SP-60 Homelessness Strategy – 91.215(d)

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

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

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

Addressing the emergency and transitional housing needs of homeless persons.

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

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

In North Central Florida, the community, rather than a single agency, is responsible for homeless services, including helping people make the transition to permanent housing and independent living. The

community is represented by the United Way of North Central Florida, which is the Continuum of Care (CoC) for the following five counties: Alachua, Bradford, Gilchrist, Levy and Putnam. The mission of the United Way is to make homeless within its service area rare, brief and non-recurring.

The city supports the United Way and participates in its programs. United Way operates a coordinated entry system that matches available housing and services with homeless persons. Clients of agencies that participate in the coordinated entry system are briefly assessed (using an assessment tool known as the VI-SPDAT) to determine their vulnerability and chances for success in the available housing and service programs. To qualify for any funds from or through the City, agencies must participate in the coordinated entry system.

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

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

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

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

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

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards.

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

The City of Gainesville will implement numerous strategies to mitigate lead-based paint issues. All contracts specify agreement and compliance with Lead Safe Work Practices. Rehabilitation projects conducted on properties built before 1978 will be tested for lead, with results shared with each homeowner and any lead found mitigated prior to working on the home if applicable. The city's Housing Rehabilitation Specialist is trained and certified in Lead Safe Work Practices. The Housing Rehabilitation Specialist will also provide lead information to all homeowners that receive residential rehabilitation services, and the city requires that all contractors and subcontractors receive Lead Safe Work Practices training and certification.

The City of Gainesville requires inspection of units undergoing rehabilitation through the Housing and Community Development Division's many housing programs. This inspection includes documentation of the year built, names and ages of the children living in the unit (if under 7 years), and whether the children have symptoms of elevated blood lead levels (EBL). If any child has symptoms, then all chewable surfaces up to five feet from the ground will be tested and abated (i.e., covered or removed).

For every rehabilitation project, the resident is given an educational pamphlet on the dangers of lead-based paint, including the age of homes affected, age group most susceptible, symptoms of EBL and whom to contact if symptoms are evident. Children residing in rehabilitation projects found to have lead-based paint hazards are referred to the Alachua County Health Department for screening and treatment.

Each substandard housing unit to be rehabilitated is inspected and tested by a licensed inspector to identify lead-based paint hazards. A report with the rehabilitation approach and strategy to eliminate lead hazards is issued to the city's Housing and Community Development Division and the homeowner by the inspector(s).

Additionally, the city will continue to support agencies in Gainesville that screen residents for elevated blood lead levels (EBL) and inspect housing units for lead-based paint hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

Lead is a toxic metal that was used for many years in painting and was banned for residential use in 1978. Exposure to lead can result in health concerns for both children and adults. Children under six years of age are most at risk because their developing nervous systems are especially vulnerable to lead's effects and because they are more likely to ingest lead due to their more frequent hand-to-mouth behavior.

According to the most recent CHAS data available, of Gainesville's units built prior to 1980 with children present, 10% have a risk of lead-based paint hazards for owner-occupied units and 9% of renter-occupied units have the same risk. This is a relatively low risk compared to the total number of units built prior to 1980 in Gainesville which is about 40% of the housing stock. The city's lead policy and strategies practiced in its housing and community development programs directly reduces exposure to lead-based paint and mitigates existing lead hazards for Gainesville residents. The city provides public education to increase awareness of lead hazards and provides information on how to prevent lead poisoning. The city increases public awareness of lead hazards by following the notification and disclosure requirements of 24 CFR Part 35. For all housing built pre-1978 that is acquired or rehabilitated with CDBG or HOME funding, the city provides the potential buyer or tenant with the HUD pamphlet "Protect Your Family from Lead in Your Home" and a disclosure with a lead warning statement.

How are the actions listed above integrated into housing policies and procedures?

The City of Gainesville has written policies for its rehabilitation program and follows HUD regulations for lead-based paint best practices. Policies include:

- The Housing Rehabilitation Specialist will inspect/test any rehabilitation projects where lead safe regulations are triggered by the home's age or scope of work.
- Contracts for rehabilitation where a home is pre-1978 will only be awarded to a contractor, or subcontractor with a Lead: Renovation, Repair and Painting certification.
- When federal funds are being used, an Environmental Review Worksheet to include a Lead Safe Housing Rule checklist is included. If any items are triggered a decision is made on whether to mitigate or look for other funding sources for the project.
- The Housing Rehabilitation program provides the general rehabilitation necessary to bring the structure into compliance with applicable building codes, rehabilitation standards, and lead-based paint regulations.
- Costs of inspecting, testing, and abatement of lead-based paint and asbestos containing materials pursuant to applicable regulations are eligible program costs.
- Homeowners will be provided with the requisite brochure and homeowners must sign a certification that they have reviewed and understand the lead paint information.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Poverty is a complex issue that affects housing stability, health, education, and employment opportunities for Gainesville’s most vulnerable residents. Gainesville recognizes that reducing poverty is a multi-layered issue requiring proper planning and a coordinated approach to delivery of programs and services. The city’s anti-poverty strategy involves the following components:

Intentional Planning

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

- Affordable Housing Action Plan
- Gainesville Community Reinvestment Area 10-Year Plan
- HUD 5-Year Consolidated Plan
- Analysis of Impediments to Fair Housing Choice
- Local Housing Assistance Plan
- Comprehensive Plan
- Strategic Plan – Multipart Housing Motion
- Continuum of Care Strategic Plan
- Public Housing Authority 5-Year Plan

Building and Maintaining Partnerships

The city will continue to coordinate with its trusted partners and nurture long-standing relationships with organizations providing pivotal programs and services to Gainesville’s poverty-level families and households including low-income, homeless, and special needs populations. Partner agencies are on the ground addressing poverty through outreach, case management, health services, employment training, housing counseling, food delivery services, elder care, youth development, accessibility, fair housing, and more.

The city also maintains partnerships with developers, Realtors, lenders, title companies, the housing authority, and other housing providers and will continue to work with leaders in the housing industry to reduce poverty through housing stability.

Providing Essential Programs and Services

Through its local, state, and federal resources, the city will continue to fund programs and services critical to reducing the number of poverty-level families and households in Gainesville. Public and social service programs provide housing and economic security for many of Gainesville's low-income and vulnerable residents to promote self-sufficiency and upward mobility. Without essential services, many do not have the ability to overcome poverty which becomes a generational issue. The city funds various organizations on an annual basis to help with operations and build capacity to enhance the provision of services and will continue to utilize its CDBG and HOME funds to maximize benefit. CDBG funding will support programs that are designed to help families gain self-sufficiency such as childcare programs and job training and creation programs. The City of Gainesville will take the following steps to promote self-sufficiency and reduce the number of households living below the poverty level:

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

- GHA will continue the Family Self Sufficiency program that gives families the opportunity to receive housing under the HCV program as well as supportive services for them to obtain an education and/or job training and secure permanent employment.

The city is also committed to increasing access to affordable housing and providing housing stability for its residents, which is key to reducing poverty. The city will continue to promote and support affordable housing strategies being carried out through housing and community development, housing authority, and community reinvestment programs. Those strategies include zoning reforms, housing rehabilitation, infill housing development, land donation program, LIHTC-ConnectFree, Community Land Trusts, Housing Choice Vouchers, and new construction of affordable units.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The consolidated plan is one of many intentional planning documents the city will use to carry out its anti-poverty strategy. Through the comprehensive housing needs assessment and market analysis process the city better understands the housing and community development needs of its residents and will implement impactful strategies to address needs and reduce poverty. During the 2023-2027 program years covered under this consolidated plan, the city will select projects for funding that are designed to benefit its most vulnerable residents living in poverty including low-income, homeless or at-risk of becoming homeless, elderly, and special needs populations. In many cases, poverty reducing efforts will be carried out through the city’s trusted community partners. The Housing and Community Development Division will collaborate with non-profits, other city departments, and local organizations that operate programs with the goal of reducing the poverty level in the city. Actions the city may implement include:

- Continuing to work with developers of affordable housing projects that are close to employment centers.
- Targeting federal resources to neighborhoods that have a high poverty rate.
- Providing tax incentives to businesses and residents that create job opportunities especially for low- and moderate-income persons.
- Supporting programs that provide education, training, and services to low-income households that encourage housing stability and improve the quality of life of residents.
- Continue initiatives to increase the supply of affordable housing available to poverty level families including providing persons who are homeless or at risk of becoming homeless with rental assistance and access to supportive services.

The city’s Strategic plan and Annual Action Plan focus on reducing the cost of housing, increasing access to available affordable units, maintain the existing affordable housing stock, providing essential services, increasing economic opportunities for LMI persons and vulnerable populations, and increasing the

earnings potential for LMI persons, all of which are core anti-poverty strategies. The priority needs identified in this plan derive directly from the anti-poverty strategies mentioned above.

SP-80 Monitoring – 91.230

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

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

The City of Gainesville conducts both desk and on-site monitoring of its sub-recipients. Through these procedures, the City HCD Staff can determine whether program participant's performance meets CDBG and HOME program requirements. Problems and/concerns found during the monitoring process allowed staff to immediately provide technical assistance to the sub-recipients in improving their performance by providing guidance and making recommendations.

The city is responsible for monitoring the agreements administered under the CDBG and HOME programs and advising sub-recipients and program participants on their performance. On average, the city conducts both financial and programmatic monitoring on an annual basis for public service projects. These activities undergo a desk audit review and risk analysis. This includes projects still in their required affordability period. The risk analysis may indicate a site visit is warranted. On capital projects, the city has a designated Project Manager that will see the project through to completion. Once the project is finished, an annual review is conducted to ensure the project is still functioning as required in the program participant contract.

In addition, the City of Gainesville has project tracking procedures that ensure all phases of the projects are executed properly. To make certain the city continues to meet timeliness tests for both the CDBG and HOME programs, review of grant applications and continual monitoring of existing projects is a focus of administration.

The HCD staff reviews open activities in IDIS quarterly and communicates with Project Managers about any timeliness concerns. This review ensures accomplishments are achieved to meet a National Objective and that funds are drawn in a timely manner. To ensure that all HOME compliance deadlines are met, an internal spreadsheet has been designed to help track the status of housing projects. Staff from the Housing and Community Development Division periodically reviews the expenditures rates of HOME projects as well as the development schedule to ensure that expenditures and completion deadlines are met.

The Housing and Community Development staff continues to monitor affordable housing projects to ensure they meet long-term compliance with affordability and regulatory requirements. All monitoring efforts delineated above are being implemented to meet Gainesville's goals and objectives as outlined in the Consolidated Plan.

Expected Resources

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

Introduction

The city anticipates having available \$1,357,194 in CDBG and \$641,349 (including \$5,000 in program income) in HOME funding for PY 2023-2024. Funds will be used to carry out goals that will address the priority needs identified in the city's five-year strategic plan including increasing access to affordable housing and providing critical services to Gainesville's most vulnerable residents.

Program income received will be used towards similar activities from which it was produced, and these funds will be allocated on annual basis in accordance with the Annual Action Plan. The city will also make efforts to leverage funds to maximize benefit to the Gainesville community, particularly for the creation of affordable housing.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Affordable Housing Public Services Planning & Admin	\$1,357,194	\$0	\$0	\$1,357,194	\$5,428,776	The CDBG Entitlement program provides annual grants to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.
HOME	Federal	Affordable Housing CHDO Set-Aside Planning & Admin	\$636,349	\$5,000	\$0	\$641,349	\$2,545,396	HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions.

Table 57 - Expected Resources – Priority Table

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

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

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

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

FY 2023 Calculations

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

% Poverty – 29.72 \$PCI (<\$26,375) - \$27,294 Fiscal Distress – 50%

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

The City of Gainesville has a Land Donation Pilot Program which identifies clusters of vacant city-owned parcels and uses a competitive solicitation process to choose an affordable housing developer to develop the parcels. A Request for Proposals (RFP) was previously published for the first 12 parcels, which are located within a six-block area. The city recently identified 20 additional surplus city-owned properties having no program designation that could potentially be suitable for the development of affordable housing. The city will thoroughly assess each property to determine suitability to accommodate residential housing.

The city also has Ordinance 200870 which is meant to identify surplus city-owned and escheated properties. Under this ordinance, the city identified 19 escheated properties that will be evaluated for affordable housing. Escheated properties are unclaimed or abandoned properties that the government has the right to take ownership of.

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

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

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2023	2024	Affordable Housing	Citywide	Affordable Housing	<u>CDBG</u> \$855,755 <u>HOME</u> \$375,000	Homeowner Housing Rehabilitated: 28 Units Rehabilitated
2	Homeowner Assistance	2023	2024	Affordable Housing	Citywide	Affordable Housing	<u>HOME</u> \$32,714	Direct Financial Assistance to Homebuyers: 3 Households Assisted
3	New Construction	2023	2024	Affordable Housing	Citywide	Affordable Housing	<u>CDBG</u> \$30,000 <u>HOME</u> \$165,000	Homeowner Housing Added: 6 Units Constructed
4	Public Service Assistance	2023	2024	Homeless; Non-Homeless Special Needs; Non-Housing Community Development	Citywide	Public Services	<u>CDBG</u> \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 820 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning and Administration	2023	2024	Planning and Administration	Citywide	Planning and Administration	<u>CDBG</u> \$271,439 <u>HOME</u> \$63,635	N/A

Table 58 – Goals Summary

Goal Descriptions

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

4	Goal Name	Public Service Assistance
	Goal Description	Promote a suitable living environment through funding public service activities including homeless services; elderly services; and at-risk youth services.
5	Goal Name	Planning and Administration
	Goal Description	Operate HUD programs and manage activities to carry out the city's CDBG and HOME grants. Activities include staff salaries, financial responsibility, and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Fair Housing Plan.

Table 59 – Goals Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

The city will undertake various projects during PY 2023-2024 focused on providing decent affordable housing, creating a suitable living environment, and expanding economic opportunity for residents. The city will utilize their HUD CDBG and HOME grant allocations to carry out activities intended to address priority needs in the community and ensure the greatest impact to beneficiaries.

Projects

CDBG Program	
1	CDBG Administration
2	Center for Independent Living, Inc.
3	Gainesville Housing Development & Management Corporation (GHDMC)
4	Rebuilding Together North Central Florida – Critical Home Repair
5	Neighborhood Housing and Development Corporation (NHDC) - Program Delivery
6	Alachua Habitat for Humanity
7	City HCD Housing Rehabilitation - Program Delivery
8	City HCD Homeowner Housing Rehabilitation - CDBG
9	City HCD House Replacement Rehab
10	City HCD Roof Program
11	Black-on-Black Crime Task Force
12	ElderCare of Alachua County
13	Family Promise of Gainesville, Inc.
14	Girl Scouts of Gateway Council, Inc.
15	Helping Hands Clinic, Inc. (General)
16	Helping Hands Clinic, Inc. (Women)
17	St. Francis House (Arbor House)
18	St. Francis House (Emergency Shelter)
19	Episcopal Children's Services
20	Girls Place, Inc.
21	Southcare Nursing Center
22	Star Center Children's Theatre
23	City of Gainesville - Cold Weather Shelter Program
HOME Program	
24	HOME Administration
25	Neighborhood Housing and Development Corporation (NHDC) - <i>CHDO</i>
26	Alachua County Housing Authority
27	Alachua Habitat for Humanity

28	Gainesville Housing Development & Management Corporation (GHDMC)
29	The Hutchinson Foundation
30	City HCD Housing Rehabilitation - HOME
31	City HCD House Replacement Program
32	City HCD Down-Payment Assistance Program
33	City HCD HOME Program Delivery

Table 60 – Project Information

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

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

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

The priority ranking system is as follows:

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

There are various challenges to meeting underserved needs within the community whether it be funding restrictions, organizational capacity, lacking partnerships, unwillingness of landlords to participate in housing programs, the housing market, or economic conditions. Most recently, the COVID-19 pandemic presented multiple challenges to serving Gainesville’s low-income and vulnerable populations as services were shut down and there was significant job loss across the community. Post pandemic, inflation has

created a hostile housing market exacerbating the affordable housing crisis and making it difficult for the city to carry out their housing programs.

The city continues to utilize all possible resources and seek leveraging opportunities to better serve Gainesville most vulnerable residents. The current housing market and economic environment also serve as barriers to meeting needs. The city fully utilizes its CDBG and HOME funds to assist in meeting underserved needs. Leveraging efforts with public and private funding agencies are also made to supplement federal funds and increase the resources available to address community needs.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$271,438.80
	Description	Support operations for the CDBG Program. Funds will be used for staff salaries and prepare HUD required documents including the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	The City will use funds for program administration including staff salaries and to prepare HUD required documents including the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).
2	Project Name	Alachua Habitat for Humanity, Inc.
	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing

	Funding	CDBG: \$20,000
	Description	The City will provide program delivery funds for the new construction of houses that are mortgaged at 0% interest funded through the HOME program. CDBG funding will support partial costs for construction staff salary to assist in the offset of the total cost of the construction project.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable – Program Delivery Costs to support HOME-funded project (See Project #25)
	Location Description	Citywide
	Planned Activities	Program Delivery for New Construction
	3	Project Name
Target Area		Citywide
Goals Supported		Housing Rehabilitation
Needs Addressed		Affordable Housing
Funding		CDBG: \$45,000
Description		The program intends to build wheelchair ramps for Gainesville residents who are wheelchair users with significant disabilities and cannot afford a ramp. Wheelchair ramp recipients will be individuals with disabilities who meet Federal low to very low-income requirements.
Target Date		9/30/2024
Estimate the number and type of families that will benefit from the proposed activities		Project will assist eight (8) LMI persons with disabilities.
Location Description		Citywide
Planned Activities	ADA accessibility ramps	
4	Project Name	Gainesville Housing Development & Management Corporation
	Target Area	Citywide
	Goals Supported	New Construction

	Needs Addressed	Affordable Housing
	Funding	CDBG: \$40,000
	Description	The City will provide program delivery funds for the new construction of a new affordable home with two accessory dwelling units, one attached and one detached on a single-family lot. Actual construction will be supported utilizing funds through the HOME program. CDBG funding will support partial costs for construction staff salary to assist in the offset of the total cost of the construction project.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable – Program Delivery Costs to support HOME-funded project (See Project #26)
	Location Description	Citywide
	Planned Activities	Program Delivery for New Construction
5	Project Name	Rebuilding Together North Central Florida
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$65,000
	Description	The program will focus efforts and expertise toward helping ensure LMI households have decent, safe, and sanitary living conditions via improvements in home safety, security, and accessibility. Eligible repairs will include roofing, HVAC, water heaters, emergency plumbing, emergency electrical and accessibility repairs.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Project will assist eight (8) LMI households
	Location Description	Citywide
Planned Activities	Housing Rehabilitation – Emergency Repairs	
	Project Name	Neighborhood Housing and Development Corporation

6	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$15,000
	Description	The City will provide program delivery funds for the new construction of affordable homes. Actual construction will be supported utilizing funds through the HOME program. CDBG funding will support partial costs for construction staff salary to assist in the offset of the total cost of the construction project.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable – Program Delivery Costs to support HOME-funded project (See Project #27)
	Location Description	Citywide
	Planned Activities	Program Delivery for New Construction
7	Project Name	City HCD Housing Rehabilitation Program Delivery - CDBG
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$350,000
	Description	Program delivery and administration of the housing rehabilitation program including intake of applications, income qualifications, waitlist management, RFP for contractors, inspections, and closeouts.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
Planned Activities	Program Delivery for HCD housing rehabilitation activities	

8	Project Name	City HCD Housing Rehabilitation - CDBG
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$140,000
	Description	The City will ameliorate hazardous conditions and maintain the existing affordable housing stock through the rehabilitation of housing units.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The project will assist 2 low-to moderate-income households
	Location Description	Citywide
	Planned Activities	Housing rehabilitation
9	Project Name	City HCD Roof Program - CDBG
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$35,756
	Description	The city will maintain the existing affordable housing stock by providing emergency roof repairs for low-income households.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 2 low-to moderate-income households
	Location Description	Citywide
	Planned Activities	Roof repair through housing rehabilitation
10	Project Name	City HCD House Replacement Program - CDBG
	Target Area	Citywide

	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$175,000
	Description	Homes that are inspected and deemed to be ineligible for rehabilitation due to cost of rehabilitation compared to the value of the home will be re-built through this program to meet qualifications and maintain the affordable housing stock.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 1 low-to moderate-income household
	Location Description	Citywide
	Planned Activities	Demolition and new construction
11	Project Name	Black-On-Black Crime Task Force, Inc.
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Serves youth (grades K-8) at the Pineridge Neighborhood Center, who come to the center each day after school and during the summer. Ongoing activities include family support, child development, health, nutrition, academic tutoring and safety programs.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 11-15 LMI at-risk youth
	Location Description	Citywide
	Planned Activities	Child/Youth Services – child development, health, nutrition, academic tutoring

12	Project Name	ElderCare of Alachua County
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$21,000
	Description	The Senior Meal Program intends to serve qualifying Gainesville seniors. The locations of the proposed project are congregate meal sites and client homes in Gainesville. Funds will be used only for the cost of meals.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist seventeen (17) low-to moderate-income senior citizens
	Location Description	Citywide
	Planned Activities	Elderly Services – Senior Meal Program
13	Project Name	Family Promise of Gainesville
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$21,000
	Description	Family Promise of Gainesville is a shelter for families with children who mission is to provide wraparound services that help families secure stable housing. Family Promise coordinates with local churches to shelter families until permanent housing is secured.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist eighteen (18) very low-to low-income homeless families/households.
Location Description	Citywide	

	Planned Activities	Homeless Prevention Services
14	Project Name	Girls Place, Inc.
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$11,000
	Description	The BrainPower program intends to provide a mental health program serving girls, ages 5-14. The program will emphasize social and emotion learning group activities and processes as a preventive mental health approach.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist fifteen (15) low-to moderate-income at-risk youth.
	Location Description	Citywide
	Planned Activities	Youth Services
15	Project Name	Girl Scouts of Gateway Council, Inc.
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	To provide character-building activities through Girl Scouts Community Development troops for disadvantaged girls from low-income, targeted neighborhoods. Challenging, fun and experiential activities will empower girls to develop attitudes, skills and behaviors that characterize strong leadership. Girls will be encouraged to take increasing responsibility for designing and implementing their own age-appropriate activities which facilitate the building of positive character traits, self-esteem and service to the communities. These activities will provide opportunities for them to see how their actions can impact the lives of others.
	Target Date	9/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 80 at-risk youth (girls)
	Location Description	Citywide
	Planned Activities	Youth services including character building and community service.
16	Project Name	Helping Hands Clinic, Inc. (General)
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	This project will improve the effectiveness of healthcare service to homeless patients; meet performance measures; improve access to laboratory and imaging studies; and improve access to pharmaceuticals, laboratory/imaging, and vision care.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 225 homeless persons
	Location Description	Citywide
	Planned Activities	Homeless Healthcare Services
17	Project Name	Helping Hands Clinic, Inc. (Women’s Clinic)
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000

	Description	Women’s Health and Empowerment Project goals are to improve the health of homeless and uninsured women by providing gynecological exams and follow-up care, including female health screenings, STD testing/treatment and improved access to needed pharmaceuticals, laboratory/imaging, vision care and other contracted health-related services.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 225 uninsured homeless and/or poor women
	Location Description	Citywide
	Planned Activities	Healthcare Services for Homeless Women
18	Project Name	St. Francis House (Arbor Housing Transition)
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$17,000
	Description	Arbor House intends to provide case management services to low, very low and extremely low income homeless women who are either single, pregnant, or have children and are living in permanent supportive housing.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist eleven (11) low, very low and extremely low income homeless women.
	Location Description	Citywide
	Planned Activities	Supportive housing services for women
19	Project Name	St. Francis House (Emergency Shelter)
	Target Area	Citywide

	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$19,000
	Description	The Emergency Shelter project intends to serves homeless individuals and families who otherwise would be living on the streets or in places not meant for habitation. The program also assists employable shelter guests in gaining employment, and finding permanent, sustainable housing.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Project will assist ninety-one (91) homeless persons
	Location Description	Citywide
	Planned Activities	Homeless services.
20	Project Name	Southcare Nursing Center
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	Improve the overall health and well-being of LMI homebound and displaced severely ill patients and their families by providing health nutritious meals. Additionally, provide the same to those who do not have access to this service.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Project will assist fifteen (15) homeless persons.
	Location Description	Citywide
	Planned Activities	Nutritional Support
	Project Name	Star Children’s Theatre

21	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Arts Enrichment program for at-risk youth. Educate, challenge and inspire young people through the arts. Super S.M.A.R.T. (Stimulating Minds Through the ARTS) Academy program will provide youth the opportunity to receive professional training through the arts.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Project will assist 40 LMI youth
	Location Description	Citywide
	Planned Activities	Youth Services
22	Project Name	Episcopal Children’s Services
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$11,000
	Description	Head Start Program serving pre-school children in the City of Gainesville. Program is designed to identify the most vulnerable young neighbors in the community, emphasizing those with the most acute needs, including Children in LMI families (lowest income with the highest needs); Children experiencing homelessness; Children in foster care; and Children with disabilities.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Project will assist 215 LMI children
	Location Description	Citywide

	Planned Activities	Homeless services.
23	Project Name	City of Gainesville Cold Weather Shelter Project
	Target Area	Citywide
	Goals Supported	Public Service Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	Support non-profit organizations who provide temporary emergency shelter services and other support services for homeless persons (showers, laundry, meals, storage of personal items, case management), during periods of cold weather (defined as temperatures forecast to fall below 45 degrees Fahrenheit for at least 3 hours) or other emergencies caused by extraordinary circumstances that threaten the physical health and/or welfare of homeless persons. Priority shall be given to homeless families with children (age 18 years and under) and/or homeless youth (age 18 years and under).
	Target Date	9/30/24
	Estimate the number and type of families that will benefit from the proposed activities	Project will assist sixty (60) homeless persons
	Location Description	Citywide
	Planned Activities	Temporary weather-related and/or other city-authorized emergency shelter and services for the homeless
24	Project Name	HOME Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	HOME: \$63,634.90
	Description	Support operations for the HOME Program. Funds will be used for staff salaries and prepare HUD required documents including the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).
	Target Date	9/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	The City will use funds for program administration including staff salaries and to prepare HUD required documents including the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).
25	Project Name	Alachua Habitat for Humanity –New Construction
	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	HOME: \$22,000
	Description	The City will provide funds for the new construction of houses that are mortgaged at 0% interest. Principle payments are then fed back into the program; recycling capital investment. The program is established for first-time LMI homebuyers who will reside in the incorporated city limits, who are willing to contribute sweat equity to the construction of their new home.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The project will assist two (2) low-to moderate-income households
	Location Description	Citywide
	Planned Activities	New Construction
26	Project Name	Gainesville Housing Development and Management Corporation – New Construction
	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	HOME: \$22,000

	Description	The City will provide program delivery funds for the new construction of a new affordable home with two accessory dwelling units, one attached and one detached on a single-family lot.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Project will assist three (3) LMI households by providing affordable rental units for the following special needs populations: elderly, handicap, disabled or veteran.
	Location Description	Citywide
	Planned Activities	New Construction
27	Project Name	Neighborhood Housing and Development Corporation – New Construction
	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	HOME: \$95,452.35
	Description	The City will provide funds for the new construction or rehabilitation to three (3) homes within the incorporated city limits. These units will be constructed as affordable housing units and sold to income-eligible first-time homebuyers. NHDC will use a portion of the HOME funds toward the construction of these homes and will provide down payment assistance to the new homebuyers. Use of funds will be divided between the properties.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist three (3) low-to moderate-income households
	Location Description	Citywide
Planned Activities	New Construction and/or Housing Rehabilitation	
28	Project Name	The Hutchinson Foundation
	Target Area	Citywide
	Goals Supported	New Construction

	Needs Addressed	Affordable Housing
	Funding	HOME: \$26,000
	Description	This total new construction project will consist of twenty-four units. 8-10 of the units will be affordable homes. This will be a mixed economic community that promotes growth and sustainability of the families.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist four (4) low-to moderate-income households.
	Location Description	Citywide
	Planned Activities	New Construction
29	Project Name	Alachua County Housing Authority (ACHA) – Phoenix Accessible Duplex
	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	HOME: \$30,000
	Description	This project is to build one fully accessible duplex unit in the Phoenix neighborhood. Each unit will be two-bedroom, allowing for a resident and caretaker or small family situation
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist two (2) low income households
	Location Description	Citywide
Planned Activities	New Construction	
30	Project Name	City HCD Housing Rehabilitation - HOME
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation

	Needs Addressed	Affordable Housing
	Funding	HOME: \$147,262
	Description	The City will ameliorate hazardous conditions and maintain the existing affordable housing stock through the rehabilitation of housing units.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The project will assist 3 low-to moderate-income households
	Location Description	Citywide
	Planned Activities	Housing rehabilitation
31	Project Name	City HCD House Replacement Program - HOME
	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Affordable Housing
	Funding	HOME: \$175,000
	Description	Homes that are inspected and deemed to be ineligible for rehabilitation due to cost of rehabilitation compared to the value of the home will be re-built through this program to meet qualifications and maintain the affordable housing stock.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 1 low-to moderate-income household
	Location Description	Citywide
	Planned Activities	Demolition and new construction
32	Project Name	City HCD Down-Payment Assistance Program - HOME
	Target Area	Citywide
	Goals Supported	Homeowner Assistance
	Needs Addressed	Affordable Housing

	Funding	HOME: \$30,000
	Description	The city will support access to affordable housing and homeownership opportunities by providing down payment assistance to homebuyers, alleviating costs of purchasing a home.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 2 low-income households
	Location Description	Citywide
	Planned Activities	Down Payment Assistance
	33	Project Name
Target Area		Citywide
Goals Supported		Housing Rehabilitation
Needs Addressed		Affordable Housing
Funding		HOME: \$25,000
Description		Program delivery and administration of the housing rehabilitation program including intake of applications, income qualifications, waitlist management, RFP for contractors, inspections, and closeouts.
Target Date		9/30/2024
Estimate the number and type of families that will benefit from the proposed activities		N/A
Location Description		N/A
Planned Activities		Program Delivery for HCD housing rehabilitation activities

Table 61 – Project Summary

AP-50 Geographic Distribution – 91.220(f)

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

The City of Gainesville adheres to all program-specific eligibility requirements when allocating funds. Gainesville will be allocating funds citywide. However, funds often result in assisting low-income beneficiaries residing in minority concentration areas of the city, which includes census tracts 19.02, 15.15, 15.17, and 15.19. Low-income areas are also designated in East Gainesville in portions of census tracts 5, 6, and 7. The low-income census tracts identified meet the HUD definition of at least 51% of households having incomes at or below 80% of the area median income.

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

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Table 62 - Geographic Distribution

Rationale for the priorities for allocating investments geographically.

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

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	26
Special-Needs	11
Total	37

Table 63 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	6
Rehab of Existing Units	28
Acquisition of Existing Units	3
Total	37

Table 64 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

In PY 23, GHA will continue to efficiently manage its public housing units and acquire or develop new through GHDMC as opportunities arise. GHA will also ensure that housing choice vouchers are used to maintain the number of affordable and decent rental units in the private rental market and will apply for additional housing choice vouchers should funds become available through HUD.

The city will continue its down-payment and closing cost assistance programs to assist public housing residents who seek to become homeowners. In addition, the city does plan to work with and provide funding to GHDMC during PY 23 and will continue to review GHA's annual plans for consistency with the city's Consolidated Plan. The city will continue to coordinate with GHA regarding their plans to develop, redevelop and modernize GHA's project-based housing communities.

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

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

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

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

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

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

During PY 23, the City will continue to fund housing development projects that create new housing units for lower income households as well as operate its down-payment assistance program.

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

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

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

Introduction

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

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

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

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

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

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

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

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

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

In North Central Florida, the community, rather than a single agency, is responsible for homeless services, including helping people make the transition to permanent housing and independent living. The community is represented by the United Way of North Central Florida, which is the Continuum of Care (CoC) for the following five counties: Alachua, Bradford, Gilchrist, Levy and Putnam. The mission of the United Way is to make homeless within its service area rare, brief and non-recurring.

The city supports the United Way and participates in its programs. United Way operates a coordinated entry system that matches available housing and services with homeless persons. Clients of agencies that participate in the coordinated entry system are briefly assessed (using an assessment tool known as the VI-SPDAT) to determine their vulnerability and chances for success in the available housing and service programs. To qualify for any funds from or through the City, agencies must participate in the coordinated entry system.

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

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

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

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

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

Discussion

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

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

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

Introduction:

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

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

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

The city is making efforts at policy reform including the recent passing of an ordinance allowing multi-family housing in single-family residential zones. Not In My Back Yard (NIMBY) Syndrome, the social and financial stigma of affordable housing, lead to significant resistance presenting a barrier to the ordinance remaining in place. The policy reform effort was rescinded in 2023.

Policy also impacted the housing market during the COVID-19 pandemic and altered the long-term supply of housing. Social distancing and quarantine requirements lead to an increased demand for housing and Gainesville, along with the rest of the nation, experienced an unprecedented and hostile market. Record low interest rates, low inventory, and high demand drove up housing prices, pricing out homebuyers. Rents also increased at an exorbitant rate. Post pandemic, Gainesville's housing market has not corrected due to inflation. High home and land values and cost of labor and materials are impeding the development of affordable housing.

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

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

On a triennial basis, the city re-evaluates and adopts an Affordable Housing Incentive Plan as part of the Local Housing Assistance Plan (LHAP). The LHAP is required to participate in the State Housing Initiatives Partnership (SHIP) program, which is exclusively meant to address affordable housing needs throughout the State of Florida. The City also has an Affordable Housing Advisory Committee (AHAC) in relation to its SHIP program that must review policies and procedures, ordinances, land development regulations and the comprehensive plan policies established and adopted by the City Commission while making recommendations on specific actions to encourage or facilitate affordable housing. Gainesville's Affordable Housing Incentive Plan contains the following incentives: expedited permitting; ongoing review process; reservation of infrastructure capacity for housing for low- and very-low-income persons; preparation of an inventory of locally owned public lands suitable for affordable housing; support of affordable housing development near transportation hubs, major employment centers and mixed-use developments; allowance of accessory residential units in residential zoning districts; allowance of flexibility in densities for affordable housing; reduction of parking and setback requirements for affordable housing; allowance of flexible lot configurations, including zero lot line configurations, for affordable housing; and modification of tree mitigation requirements.

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

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

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

Diversify Funding Sources

- Linkage Fees

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

Increase Zoning Flexibility with a Focus on Accessory Dwelling Units

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

Increase Equity by Promoting Permanent Affordability

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

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

The city has made progress on several strategies outlined in its planning documents including revising public policy to allow for Accessory Dwelling Units (ADUs) to increase availability of affordable units. The city is currently reporting 121 ADUs existing within city limits, some of which are located near or in CDBG target areas. The city has also identified 32 city-owned surplus properties and 19 escheated properties which will be evaluated for their potential to accommodate residential development.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs.

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

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

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

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

Actions planned to foster and maintain affordable housing.

Affordable housing is a challenge faced nationwide. It is important for a community to foster and maintain affordable housing to keep the housing market balanced and fair. The city will continue its commitment to furthering fair housing and maintaining affordable housing by conducting a housing equity plan in 2023 that will assess affordable housing and fair housing issues in accordance with HUD regulations. The assessment will include a comprehensive review of administrative policies and zoning ordinances to

ensure they do not interfere with affordable housing efforts.

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

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

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

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

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

Activities proposed in the PY 2023-2024 Annual Action Plan demonstrate continued efforts to provide decent housing for special needs populations, including the homeless, elderly and homeowners with a severe cost burden by: providing funding for housing rehabilitation and homeownership activities; supporting social service organizations that provide temporary housing, transitional housing and counseling services to the homeless population and to those at risk of becoming homeless; and supporting social service organizations to help make their services to low income families more affordable, thereby reducing the cost burden.

Actions planned to reduce lead-based paint hazards.

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

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

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

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

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

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

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

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

Intentional Planning

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

- Affordable Housing Action Plan
- Gainesville Community Reinvestment Area 10-Year Plan
- HUD 5-Year Consolidated Plan
- Analysis of Impediments to Fair Housing Choice
- Local Housing Assistance Plan

- Comprehensive Plan
- Strategic Plan – Multipart Housing Motion
- Continuum of Care Strategic Plan
- Public Housing Authority 5-Year Plan

Building and Maintaining Partnerships

The city will continue to coordinate with its trusted partners and nurture long-standing relationships with organizations providing pivotal programs and services to Gainesville’s poverty-level families and households including low-income, homeless, and special needs populations. Partner agencies are on the ground addressing poverty through outreach, case management, health services, employment training, housing counseling, food delivery services, elder care, youth development, accessibility, fair housing, and more.

The city also maintains partnerships with developers, Realtors, lenders, title companies, the housing authority, and other housing providers and will continue to work with leaders in the housing industry to reduce poverty through housing stability.

Providing Essential Programs and Services

Through its local, state, and federal resources, the city will continue to fund programs and services critical to reducing the number of poverty-level families and households in Gainesville. Public and social service programs provide housing and economic security for many of Gainesville’s low-income and vulnerable residents to promote self-sufficiency and upward mobility. Without essential services, many do not have the ability to overcome poverty which becomes a generational issue. The city funds various organizations on an annual basis to help with operations and build capacity to enhance the provision of services and will continue to utilize its CDBG and HOME funds to maximize benefit. CDBG funding will support programs that are designed to help families gain self-sufficiency such as childcare programs and job training and creation programs. The City of Gainesville will take the following steps to promote self-sufficiency and reduce the number of households living below the poverty level:

- Continue to support homebuyer training programs and homebuyer assistance programs for low- and moderate-income persons.
- Continue to support public-private partnerships for increasing homeownership among low- and moderate-income persons.
- Coordinate with Gainesville Regional Utilities (GRU) to provide energy audits to low- and moderate-income homeowners, as well as owners of rental properties housing low- and moderate-income renters, to reduce the cost of utilities.

- Provide energy conservation training as part of the homeowner rehabilitation program, as well as post-purchase homeowner education.
- Support existing weatherization and energy conservation retrofit programs and encourage new programs that further reduce home and rental unit utility costs.
- Target eligible public housing residents, recipients of Section 8 tenant assistance and Family Self Sufficiency Program graduates for homebuyer assistance.
- Follow the requirements of the Section 3 program and requires that contractors and developers participating in projects that include housing rehabilitation, housing construction, or any other construction funded with CPD funds provide job training, employment, and contracting opportunities for low- and very-low-income residents including public housing residents, homeless persons, and persons in the areas where the HUD funds is being expended.
- GHA will continue the Family Self Sufficiency program that gives families the opportunity to receive housing under the HCV program as well as supportive services for them to obtain an education and/or job training and secure permanent employment.

The city is also committed to increasing access to affordable housing and providing housing stability for its residents, which is key to reducing poverty. The city will continue to promote and support affordable housing strategies being carried out through housing and community development, housing authority, and community reinvestment programs. Those strategies include zoning reforms, housing rehabilitation, infill housing development, land donation program, LIHTC-ConnectFree, Community Land Trusts, Housing Choice Vouchers, and new construction of affordable units.

Actions planned to develop institutional structure.

The City of Gainesville's Housing and Community Development Division (HCD) serves as the lead entity in carrying out the Consolidated Plan along with various public, private, and non-profit agencies. The HCD Division works closely with the City Manager, Assistant City Manager, and City Commissioners to ensure coordination in implementing programs. The city has developed sufficient capabilities for implementing and administering programs in house, strengthening coordination between all agencies. Ongoing collaboration between local, county, and state agencies is important in successfully carrying out the goals and objectives identified in the Consolidated Plan and to properly address community needs.

Institutional delivery structures are critical to the long-term success of community development efforts. These structures assist in proper targeting of resources, efficient use of resources, and meaningful change in the number of poverty-level families in the city. The City of Gainesville will continue to engage in coordination efforts between governmental agencies operating within the city and continue support for institutional efforts to address long-term challenges in the region.

The City of Gainesville has a strong institutional delivery system. A wide range of services are available in

the community, including homelessness prevention services, street outreach services, supportive services, and other services such as nutrition programs, healthcare programs, elderly programs, and youth programs. These programs are provided by nonprofit organizations and Continuum of Care (CoC) member agencies.

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

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

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

The city will execute Consolidated Plan and Annual Action Plan strategies in coordination with public, private and non-profit agencies, which may include, but are not limited to, service providers and community housing development organizations. Private sector partners may include, but are not limited to, local financial institutions, developers, and local housing providers. The city's housing partners, and local service providers assist homeless individuals, chronically homeless individuals, families, veterans, and families with children. The key agencies involved in carrying out the Consolidated Plan are:

Public Sector

The city will coordinate with Code Enforcement, Community Redevelopment Agency, Department of Sustainable Development - Planning Department, Economic Development and Innovation, Facilities Management, Florida Department of Health - Alachua County, Gainesville Regional Utilities, Office of Equity and Inclusion, Office of Strategic Planning, Parks, Recreation and Cultural Affairs, Public Works Department, and Regional Transit System.

Non-Profit Agencies

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

administering and implementing programs funded through the city, non-profit organizations play a key role in delivering services to the public and providing programs essential to the community such as homeless services, youth program, elderly programs and special needs services. The City of Gainesville will continue to work with non-profit agencies in carrying out the Consolidated Plan strategies.

Private Sector and Other

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

Gainesville Housing Authority

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

APPENDIX B

REQUIRED FORMS

DISCLOSURE OF LOBBYING ACTIVITIES

OMB Control Number: 4040-0013
Expiration Date: 2/28/2025

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Review Public Burden Disclosure Statement

1. * Type of Federal Action: <input type="radio"/> a. contract <input checked="" type="radio"/> b. grant <input type="radio"/> c. cooperative agreement <input type="radio"/> d. loan <input type="radio"/> e. loan guarantee <input type="radio"/> f. loan insurance	2. * Status of Federal Action: <input type="radio"/> a. bid/offer/application <input checked="" type="radio"/> b. initial award <input type="radio"/> c. post-award	3. * Report Type: <input checked="" type="radio"/> a. initial filing <input type="radio"/> b. material change For Material Change Only: year <input type="text" value="2024"/> quarter <input type="text" value="1"/> date of last report <input type="text" value="N/A"/>
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4. Name and Address of Reporting Entity:
 Prime SubAwardee Tier if known:

* Name
 * Street 1 Street 2
 * City State Zip
 Congressional District, if known:

5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime: N/A

* Name
 * Street 1 Street 2
 * City State Zip
 Congressional District, if known:

6. * Federal Department/Agency:

7. * Federal Program Name/Description:

 CFDA Number, if applicable:

8. Federal Action Number, if known:

9. Award Amount, if known:
 \$

10. a. Name and Address of Lobbying Registrant: N/A

Prefix * First Name Middle Name
 * Last Name Suffix
 * Street 1 Street 2
 * City State Zip

b. Individual Performing Services (including address if different from No. 10a) N/A

Prefix * First Name Middle Name
 * Last Name Suffix
 * Street 1 Street 2
 * City State Zip

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

* Signature:
 * Name: Prefix * First Name Middle Name
 * Last Name Suffix
 Title: Telephone No.: Date:

**CERTIFICATION FOR DISCLOSURE OF LOBBYING ACTIVITIES
ON FEDERAL-AID CONTRACTS
(Compliance with 49CFR, Section 20.100 (b))**

The prospective participant certifies, by signing this certification, that to the best of his or her knowledge and belief:

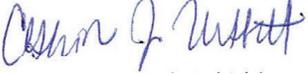
(1) No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities", in accordance with its instructions. (Standard Form-LLL can be obtained from www.gsa.gov/forms-library/disclosure-lobbying-activities)

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The prospective participant also agrees by submitting his or her proposal that he or she shall require that the language of this certification be included in all lower tier subcontracts, which exceed \$100,000 and that all such subrecipients shall certify and disclose accordingly.

Name of Company/Firm: Florida Housing Coalition

By:  Date: 2/16/2024
Authorized Signature

Title: CEO

Disadvantaged Business Enterprise (DBE) Affirmation Statement

Prime Contractor/Prime Consultant: Florida Housing Coalition

Telephone Number: (850) 878-4219

Address: 1311 N. Paul Russell Road, B-201, Tallahassee, FL 32301

DBE Non-DBE I hereby
certify that the above stated contractor/consultant is a (select one):

Subcontractor Services List

Please list all subcontractors for services: N/A

• Company Name: _____
Telephone Number: _____
Address: _____

The above company named is a (select one):
 DBE Non-DBE

• CompanyName: _____
Telephone Number: _____
Address: _____

The above company named is a (select one):
 DBE Non-DBE

• Company Name: _____
Telephone Number: _____
Address: _____

The above company named is a (select one):
 DBE Non-DBE

• Company Name: _____
Telephone Number: _____
Address: _____

The above company named is a (select one):
 DBE Non-DBE

• Company Name: _____
Telephone Number: _____
Address: _____

The above company named is a (select one):
 DBE Non-DBE

ASSURANCES OF COMPLIANCE WITH CIVIL RIGHTS REQUIREMENTS

ASSURANCES OF COMPLIANCE WITH TITLE VI OF THE CIVIL RIGHTS ACT OF 1964

As a condition of receipt of federal financial assistance from the Department of the Treasury, the recipient named below (hereinafter referred to as the “Recipient”) provides the assurances stated herein. The federal financial assistance may include federal grants, loans and contracts to provide assistance to the Recipient’s beneficiaries, the use or rent of Federal land or property at below market value, Federal training, a loan of Federal personnel, subsidies, and other arrangements with the intention of providing assistance. Federal financial assistance does not encompass contracts of guarantee or insurance, regulated programs, licenses, procurement contracts by the Federal government at market value, or programs that provide direct benefits.

The assurances apply to all federal financial assistance from or funds made available through the Department of the Treasury, including any assistance that the Recipient may request in the future.

The Civil Rights Restoration Act of 1987 provides that the provisions of the assurances apply to all of the operations of the Recipient’s program(s) and activity(ies), so long as any portion of the Recipient’s program(s) or activity(ies) is federally assisted in the manner prescribed above.

1. Recipient ensures its current and future compliance with Title VI of the Civil Rights Act of 1964, as amended, which prohibits exclusion from participation, denial of the benefits of, or subsection to discrimination under programs and activities receiving federal financial assistance, of any person in the United States on the ground of race, color, or national origin (42 U.S.C. § 2000d *et seq.*), as implemented by the Department of the Treasury Title VI regulations at 31 CFR Part 22 and other pertinent executive orders such as Executive Order 13166, directives, circulars, policies, memoranda, and/or guidance documents.
2. Recipient acknowledges that Executive Order 13166, “Improving Access to Services for Persons with Limited English Proficiency,” seeks to improve access to federally assisted programs and activities for individuals who, because of national origin, have Limited English proficiency (LEP). Recipient understands that denying a person access to its programs, services, and activities because of LEP is a form of national origin discrimination prohibited under Title VI of the Civil Rights Act of 1964 and the Department of the Treasury’s implementing regulations. Accordingly, Recipient shall initiate reasonable steps, or comply with the Department of the Treasury’s directives, to ensure that LEP persons have meaningful access to its programs, services, and activities. Recipient understands and agrees that meaningful access may entail providing language assistance services, including oral interpretation and written translation where necessary, to ensure effective communication in the Recipient’s programs, services, and activities.
3. Recipient agrees to consider the need for language services for LEP persons when Recipient develops applicable budgets and conducts programs, services, and activities. As a resource, the Department of the Treasury has published its LEP guidance at 70 FR 6067. For more information on taking reasonable steps to provide meaningful access for LEP persons, please visit <http://www.lep.gov>.

4. Recipient acknowledges and agrees that compliance with the assurances constitutes a condition of continued receipt of federal financial assistance and is binding upon Recipient and Recipient's successors, transferees, and assignees for the period in which such assistance is provided.
5. Recipient acknowledges and agrees that it must require any sub-grantees, contractors, subcontractors, successors, transferees, and assignees to comply with assurances 1-4 above, and agrees to incorporate the following language in every contract or agreement subject to Title VI and its regulations between the Recipient and the Recipient's sub-grantees, contractors, subcontractors, successors, transferees, and assignees:

The sub-grantee, contractor, subcontractor, successor, transferee, and assignee shall comply with Title VI of the Civil Rights Act of 1964, which prohibits recipients of federal financial assistance from excluding from a program or activity, denying benefits of, or otherwise discriminating against a person on the basis of race, color, or national origin (42 U.S.C. § 2000d et seq.), as implemented by the Department of the Treasury's Title VI regulations, 31 CFR Part 22, which are herein incorporated by reference and made a part of this contract (or agreement). Title VI also includes protection to persons with "Limited English Proficiency" in any program or activity receiving federal financial assistance, 42 U.S.C. § 2000d et seq., as implemented by the Department of the Treasury's Title VI regulations, 31 CFR Part 22, and herein incorporated by reference and made a part of this contract or agreement.

6. Recipient understands and agrees that if any real property or structure is provided or improved with the aid of federal financial assistance by the Department of the Treasury, this assurance obligates the Recipient, or in the case of a subsequent transfer, the transferee, for the period during which the real property or structure is used for a purpose for which the federal financial assistance is extended or for another purpose involving the provision of similar services or benefits. If any personal property is provided, this assurance obligates the Recipient for the period during which it retains ownership or possession of the property.
7. Recipient shall cooperate in any enforcement or compliance review activities by the Department of the Treasury of the aforementioned obligations. Enforcement may include investigation, arbitration, mediation, litigation, and monitoring of any settlement agreements that may result from these actions. The Recipient shall comply with information requests, on-site compliance reviews and reporting requirements.
8. Recipient shall maintain a complaint log and inform the Department of the Treasury of any complaints of discrimination on the grounds of race, color, or national origin, and limited English proficiency covered by Title VI of the Civil Rights Act of 1964 and implementing regulations and provide, upon request, a list of all such reviews or proceedings based on the complaint, pending or completed, including outcome. Recipient also must inform the Department of the Treasury if Recipient has received no complaints under Title VI.
9. Recipient must provide documentation of an administrative agency's or court's findings of non-compliance of Title VI and efforts to address the non-compliance, including any voluntary compliance or other

agreements between the Recipient and the administrative agency that made the finding. If the Recipient settles a case or matter alleging such discrimination, the Recipient must provide documentation of the settlement. If Recipient has not been the subject of any court or administrative agency finding of discrimination, please so state.

10. If the Recipient makes sub-awards to other agencies or other entities, the Recipient is responsible for ensuring that sub-recipients also comply with Title VI and other applicable authorities covered in this document. State agencies that make sub-awards must have in place standard grant assurances and review procedures to demonstrate that they are effectively monitoring the civil rights compliance of sub-recipients.

The United States of America has the right to seek judicial enforcement of the terms of this assurances document and nothing in this document alters or limits the federal enforcement measures that the United States may take in order to address violations of this document or applicable federal law.

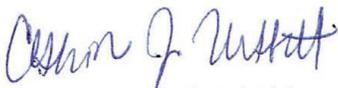
Under penalty of perjury, the undersigned official(s) certifies that official(s) has read and understood the Recipient's obligations as herein described, that any information submitted in conjunction with this assurances document is accurate and complete, and that the Recipient is in compliance with the aforementioned nondiscrimination requirements.

Florida Housing Coalition

2/16/2024

Recipient

Date



Signature of Authorized Official

PAPERWORK REDUCTION ACT NOTICE

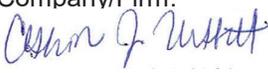
The information collected will be used for the U.S. Government to process requests for support. The estimated burden associated with this collection of information is 30 minutes per response. Comments concerning the accuracy of this burden estimate and suggestions for reducing this burden should be directed to the Office of Privacy, Transparency and Records, Department of the Treasury, 1500 Pennsylvania Ave., N.W., Washington, D.C. 20220. DO NOT send the form to this address. An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid control number assigned by OMB.

Convicted or Discriminatory Vendor List Statement

Those who have been placed on the convicted vendor list following a conviction for a public entity crime or on the discriminatory vendor list may not submit a bid on the contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with a public entity, and may not transact business with any public entity in excess of \$25,000.00 for a period of 36 months from the date of being placed on the convicted vendor list or on the discriminatory vendor list.

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION

It is certified that neither the below identified firm nor its principals are presently suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

Name of Company/Firm: Florida Housing Coalition
By:  Date: 2/16/2024
Authorized Signature
Title: CEO

Instructions for Certification

1. Certifies the company/firm are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by the federal department or agency;
2. have not within a five-year period preceding this proposal been convicted of or had a civil judgment rendered against them for fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
3. are not presently indicated or otherwise criminally or civilly charged by a governmental entity (federal, state or local) with commission of any offenses enumerated in this document; and
4. have not within five-year period preceding this Agreement had one or more public transactions (federal, state or local) terminated for cause or default.

If the above is unable to certify to any of the statements in this certification, then the company/firm shall attach an explanation to this agreement.

PRICING PROPOSAL

6. PRICING PROPOSAL

Having provided HUD grant administration services for numerous Entitlements, including regulatory planning such as Citizen Participation Plans, Consolidated Plans, Action Plans, Fair Housing Plans, and CAPERs, Florida Housing Coalition is confident that we have developed a comprehensive and reasonable compensation schedule.

The Coalition has provided a clear accounting of costs in accordance with the prescribed tables from the RFP. The Coalition provides this service as an all-inclusive flat fee. The Coalition determines its lump sum costs based on an hourly rate of \$175. The amount proposed is pursuant to the scope of work stated in this response and the budget will be finalized upon contract.

IMPORTANT NOTE: In accordance with the RFP and HUD requirements the price proposal for the Consolidated Plan includes the fair housing task of incorporating fair housing issues into the Consolidated Plan as appropriate. This entails a review of the current Analysis of Impediments and broad analysis of typical fair housing barriers.

The Coalition has included in this response a scope of work for the development of a new comprehensive Housing Equity Plan under Section 7 (Optional Section) of the bid submittal portal. A comprehensive Housing Equity Plan is a separate document than the Consolidated Plan requiring extensive research and analysis, outreach, and consultation outside of the Consolidated Plan scope. The Coalition has provided a proposed budgetary line item to complete a new Housing Equity Plan within this proposal and in Section 7 of the bid portal.

The Coalition has also provided an option to invest in racial equity in homeownership by developing an Homeownership Equity Profile, which directly aligns with HUD national objectives. This task is listed below as a separate line item.

Citizen Participation Plan and 2024-2026 Consolidated Plan		
TASK	DESCRIPTION	LUMP SUM
1	Citizen Participation Plan	\$ 5,000
2	3-Year Consolidated Plan	\$ 32,500
TOTAL (CPP and Con Plan)		\$37,500
*Optional Task	Housing Equity Plan (optional)	\$ 30,000
TOTAL - (If including development of a new comprehensive Housing Equity Plan)		\$ 67,500

*Optional Task	Closing the Gap – Homeownership Equity Profile (optional)	\$ 7,500
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