

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
CONSOLIDATED ANNUAL PERFORMANCE PLAN**

**2017 CAPER**



**CITY OF GAINESVILLE  
SEPTEMBER 18, 2018**

**COMMUNITY DEVELOPMENT DEPARTMENT  
311 HENRY WARD WAY, SE  
GAINESVILLE, GA 30501**

## **CR-05 - Goals and Outcomes**

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

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

The 2017 program year began July 1, 2017 and ended June 30, 2018. Final approval of the fourth program year action plan funding was received from HUD in August 2017. The City of Gainesville was awarded \$412,753 by the U. S. Department of Housing and Urban Development (HUD) as part of the 2017 Fiscal Year Community Development Block Grant Program (CDBG) for Entitlement Cities. The City also reinvested \$23,266 in program income received from activities carried out in previous years. The funds were allocated to activities identified as areas of high priority in the Consolidated Plan as strategic planning initiatives to improve the quality of life for City of Gainesville low to moderate income residents. The following table identifies the activities budgeted for the 2017 fiscal year:

In addition to routine Community Development activities through the CDBG Programs, we continue to seek opportunities to expand the supply of affordable housing units with the assistance of the Gainesville Nonprofit Development Foundation, Inc. The development of new housing units will require the experience and oversight of the City of Gainesville Neighborhood Development Division.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing Goal #3 Elderly Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Rental units constructed	Household Housing Unit	40	0	0.00%			
Affordable Housing Goal #4 Rental Units	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		252	84	33.33%
Affordable Housing Goal #4 Rental Units	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Rental units constructed	Household Housing Unit	200	0	0.00%			
Affordable Housing Goal #5 Section 108 Loan	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Rental units constructed	Household Housing Unit	95	0	0.00%			

Affordable Housing Goal#1 Rehabilitation/ERP	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	45	1	2.22%			
Affordable Housing Goal#1 Rehabilitation/ERP	Affordable Housing	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	23				
General Program Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	10000	100.00%			
General Program Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	2	2	100.00%			

General Program Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	900	900	100.00%			
General Program Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	545	545	100.00%			

General Program Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0				
General Program Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeowner Housing Added	Household Housing Unit	0	6				

General Program Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	30	1	3.33%			
General Program Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	1100	1100	100.00%			

General Program Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	1250	1250	100.00%			
General Program Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	12	17	141.67%			

General Program Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	8500	8500	100.00%	1	1	100.00%
Non-Housing Goal #1 Neighborhood Revitalization	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Non-Housing Goal #1 Neighborhood Revitalization	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Non-Housing Goal #1 Neighborhood Revitalization	Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	1	
Non-Housing Goal #1 Neighborhood Revitalization	Non-Housing Community Development	CDBG: \$	Other	Other	3250	3250	100.00%			

Public Facilities Goal #1 Midtown Greenway	Affordable Housing Non-Housing Community Development Economic Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5429	5429	100.00%			
Public Service Goal #1 Homelessness	Homeless	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Public Service Goal #1 Homelessness	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Public Service Goal #1 Homelessness	Homeless	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Public Service Goal #1 Homelessness	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	450	450	100.00%			
Public Service Goal #1 Homelessness	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	1050	1050	100.00%			
Public Service Goal #2 Special Needs	Non- Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	120				

Public Service Goal #2 Special Needs	Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Public Service Goal #2 Special Needs	Non-Homeless Special Needs	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0				
Public Service Goal #2 Special Needs	Non-Homeless Special Needs	CDBG: \$	HIV/AIDS Housing Operations	Household Housing Unit	3	3	100.00%			
Public Service Goal #2 Special Needs	Non-Homeless Special Needs	CDBG: \$	Other	Other	1015	1015	100.00%			
Sustainable Living Enviro. #3 Code Enforcement	Affordable Housing	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	150	145	96.67%			
Sustainable Living Environment Goal #1 Demolition	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	30	17	56.67%			
Sustainable Living Environment Goal #2 Acquisition	Affordable Housing Non-Housing Community Development	CDBG: \$	Homeowner Housing Added	Household Housing Unit	0	6				

Sustainable Living Environment Goal #2 Acquisition	Affordable Housing Non-Housing Community Development	CDBG: \$	Other	Other	25	0	0.00%			
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**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

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

The majority of activities carried out during the 2017 fiscal year included projects funded in prior years, as they were identified as priorities within the previous Consolidated Plan. These activities continue to be priorities for the community and are listed within the City's current plan. All activities completed and in progress during the 2017 fiscal year were consistent with needs identified within our Consolidated Plan and comply with all CDBG regulation.

In collaboration with the City's neighborhood development division, the City's Code Enforcement group continued its citywide housing sweep to address deteriorating, non-compliant housing. This enforcement initiative is being funded using City General Fund monies. During FY2017, Code Enforcement Activities included a "Phase Two" of a citywide housing sweep that resulted in 250 properties inspected, of which 53 received violation notices. No citations were issued. Voluntary demolition of 6 dilapidated structures and 21 renovations completed. An additional 23 homes are pending repair, while two additional structures are slated for demolition.

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

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

91.520(a)

	CDBG
White	351
Black or African American	345
Asian	1
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>697</b>
Hispanic	158
Not Hispanic	539

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

### Narrative

While activities funded are made available to low- and moderate-income citizens on a citywide basis, most projects are carried out in specific target areas located within the central core of the City. The target areas include areas of low income, concentrations of minority populations, and areas with a high density of senior population age 65 and older. See attached maps.

The City of Gainesville is committed to providing all persons with equal access to its services, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age.

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

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	412,753	423,811
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

### Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-Wide	20		
Fair Street Neighborhood			
Hillcrest Avenue			
Midtown - Greenway	80		
New Town			

Table 4 – Identify the geographic distribution and location of investments

### Narrative

During the 2017 fiscal year, a total of \$442,753.00 in CDBG funding was available. A total of \$423,811.41 in CDBG funding was expended for activities, including administration funds. Other Source of funds (Program Income, State of Georgia, Public Utilities Enterprise Funds, and Local Funds) were expended throughout the 2017 fiscal year.

## Leveraging

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

CDBG funds used for the Midtown Greenway streetscape allowed the City of Gainesville to expend local General Fund monies and its Department of Water Resources/Public Utilities Enterprise Fund monies to replace an outdated water line and an old, undersized and failing stormwater line within the streetscape project area. Local, non-CDBG monies expended on the water and stormwater projects amounted to approximately \$400,000. Also, City General Funds covered the salary and wages for a City staff person who is a Georgia Registered Landscape Architect to prepare the construction plans for the streetscape work and to provide construction management services. The streetscape project was completed in October 2017.

City disbursed \$200,000 towards the Atlanta Street redevelopment for site work and infrastructure improvements. The first 84 of 252 units were completed and began leasing. By the end of FY 2017, 95% of the units were leased.

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

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	1
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>0</b>	<b>1</b>

Table 6 – Number of Households Supported

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

The City of Gainesville continues to provide housing rehabilitation assistance to owner-occupied applicants. The number of qualified applicants who apply varies year to year. The one-year goal for housing rehab was estimated at two; however, no new applications were received.

Efforts continue in our support for the development of affordable rental units. The City continued its support of the Gainesville Housing Authority's redevelopment of its Atlanta Street Homes and its

partnership with Walton Communities for a "Low Income Housing Tax Credit" application. Three LIHTC applications have been approved, with the intent of helping foster the redevelopment of the public housing property over three phases to include family units and senior housing units. Construction of Phase I, for which State approval of tax credits was awarded during FY 2015, was completed and achieved 95% leased rate by the end of FY 2017. A total of 252 units are planned over the three phases of the development and will provide new opportunities in a low/moderate income area that did not previously exist.

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

Efforts to provide and support the development of additional affordable housing will continue. No new, affordable housing units were developed during program year 2017. The City's affordable housing strategy continues to assist qualified applicants through CDBG programs and CHIP programs. For non-qualifying applicants, other funding may be available through the Gainesville Nonprofit Development Foundation. To the extent possible, the City will collaborate with public and private agencies to foster the creation of affordable housing opportunities.

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	610	0
Low-income	113	0
Moderate-income	57	0
<b>Total</b>	<b>780</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

While all initiatives inherently benefit the entire city, specific activities target low income populations. With "persons below poverty level" exceeding 32% of the population, a large majority of the City of Gainesville falls well below 80% of area median. During the 2017 program year, 100% of funding expended went to benefit low- and moderate-income persons. These numbers represent persons/households for whom services/facilities were assisted directly and primarily through public facilities/infrastructure funded with CDBG program income.

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

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

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

A team of city staff members conducted outreach to homeless service providers in an effort to understand who among the homeless in Gainesville are being served by which agencies and how; as well as to determine said agencies' mission, services, and willingness to participate in a homeless summit. The purpose of the summit would be to bring together all of the providers to learn about their services and resources, to identify any duplication or gaps in services, and to determine a strategy for moving forward as a coalition of providers. Data from the summit would be used to address needs in a more effective manner citywide.

The Georgia Department of Community Affairs is conducting a homeless count that should be completed by the end of 2018, as the counts are done every other year. Current estimates suggest 400 homeless persons live in Hall County, including the City of Gainesville.

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

The Georgia Department of Community Affairs provides funding to agencies from their Balance of State Continuum of Care for the purpose of addressing homelessness within the City of Gainesville. These funds assist with emergency shelters and transitional housing, preventing homelessness, outreach, and supportive services. Avita Community Partners and the Salvation Army applied for funding from DCA for the 2017 fiscal year.

In addition, the City allocated \$66,715.50 in CDBG Program Income funding to seven (7) public service agencies to address homeless issues and/or shelter. The City's goal is to provide decent housing to all and reduce the threat of pending homelessness in Gainesville. There are approximately 98 total beds offered for the homeless by seven agencies in the City of Gainesville. Of these, 32 are emergency beds and 66 are transitional beds for families.

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

CDBG grant funds allow for a wide range of Public Services activities. The City of Gainesville awards

Public Services funding to qualified nonprofit agencies on a competitive basis. Agency selections are determined by priority needs being met and the ability to carry out the program as a subrecipient. During the 2017 program year, the City of Gainesville did not provide new Public Services funding to local nonprofit agencies which provided assistance for families who were in danger of becoming homeless and included the following: Operating Cost for Homeless/AIDS Patients Programs, Senior Services, Battered and Abused Spouses, Child Care Services, and Subsistence Payments.

**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**

Family Promise of Hall County, My Sister's Place, Gateway House, and Gainesville Action Ministries provide case management to help show clients how to accomplish self-sufficiency. In an effort to support these agencies, the City of Gainesville has provided CDBG funding through Public Services activities.

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

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

The Gainesville Housing Authority (GHA) administers public housing within the City of Gainesville. There are 495 public housing units citywide. Currently a redevelopment project is underway for the GHA property located at 240 Atlanta Street. The long-term goal is to develop 252 affordable housing units indicative of the community's affordable housing goals, improve the quality of residential property, and improve access to affordable housing. The new 252 housing units will provide additional housing opportunities.

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

City staff collaborates with the Gainesville Housing Authority's "Resident Opportunity and Supportive Services (ROSS)" Coordinator to encourage homeownership. Specifically, the City of Gainesville has funded services provided by Clearpoint Credit Counseling designed to teach financial responsibility and to provide homebuyer counseling to Housing Authority residents. Clearpoint Credit Counseling and the Gainesville Housing Authority, through collaborative efforts with the City's Housing program, have successfully guided two public housing residents into homeownership.

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

N/A

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

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

The City of Gainesville consistently works to eliminate barriers to affordable housing. Past efforts have included revisions to local land use codes, funding of downpayment and closing cost assistance programs, and funding of nonprofits conducting consumer credit counseling and other homeownership programs. Similar activities were carried out during FY 2017. As well, land acquisition for the development of affordable housing continued in partnership with the Gainesville Nonprofit Development Foundation, Inc. FY 2017 resulted in the construction of zero new affordable homes.

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

Meeting underserved needs challenges every community. Most commonly, communities are challenged by the availability of resources to combat the issues plaguing our most vulnerable citizens. Because funding (or a lack thereof) often is an obstacle, the City of Gainesville collaborates with other community agencies - when and to the extent possible - to make the largest, most consistent impact possible. Deteriorating housing conditions and increasing poverty levels simply magnify the issue in Gainesville. Programs developed each year are designed to address these issues and work to provide assistance to our lowest income residents. Funding allocated during FY 2017 continued to address activities aimed at underserved populations within the corporate limits.

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

The City of Gainesville is committed to testing and abating lead in all homes built prior to -1978. The City contracts with an agency to conduct all lead testing and clearance activities. All projects in which HUD funding is used are in compliance with the new Lead Based Paint (LBP) guidelines, as enacted on September 15, 2000.

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

The City of Gainesville housing programs inherently address poverty by creating housing opportunities for low-income households. Without activities such as housing rehabilitation or downpayment and closing cost assistance, many low-income households would not be able to afford housing repair costs or to purchase a home. Additionally, funding is provided to Public Services agencies which work to reduce the number of persons living in poverty and to address homelessness. During the 2017 program year, no additional CDBG funds were set aside for Public Services agencies; however, \$200,000 was disbursed towards the Atlanta Street redevelopment project that will provide over 100 new housing opportunities at affordable rents as “Low Income Housing Tax Credit (LHTC)” project.

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

In an effort to utilize all resources efficiently and effectively, the City of Gainesville collaborates with the United Way, Gainesville Housing Authority, state and local agencies, local governments, and other service agency providers to coordinate the delivery of services to city residents. The City has representatives on most of the nonprofit boards and advisory committees. Numerous agencies located within Gainesville provide services to low- and moderate-income households.

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

The City of Gainesville continuously seeks ways to enhance coordination among the public, private and nonprofit sectors. Efforts currently underway will create a group inclusive of all three sectors for the purpose of developing and improving affordable housing. During FY 2017, four homebuyers received downpayment assistance to help with purchasing their home. The funds were provided by the Georgia State Department of Community Affairs CHIP program.

The City of Gainesville continued its support of the Gainesville Housing Authority's redevelopment of its "Atlanta Street Homes" public housing complex, which at completion of the three planned phases, will provide a total of 252 affordable apartment units.

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

The Federal Fair Housing Act, as amended, prohibits discrimination in the rental, sale, or financing of any dwelling based upon race, color, religion, sex, national origin, familial status, or disability. As a condition for receiving federal funds from HUD, entitlement communities, like the City of Gainesville, must "affirmatively further fair housing." To affirmatively further fair housing, an entitlement community must conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified, and maintain records reflecting the analysis and actions taken in this regard.

The City of Gainesville remains committed to fair housing and equal opportunity. A number of policies and procedures continued during the 2017 Program Year to affirmatively further fair housing choice. First and foremost, the City addresses impediments to fair housing choice through public disclosure and education on fair housing rights and recourse for cases involving discrimination. It is the City's policy not to discriminate against any person on the basis of race, color, national origin, sex, religion, familial status, or disability. In addition, the City of Gainesville encourages the full participation of Women and Minority- Owned Business Enterprises (WMBE) and Disadvantaged Business Enterprises (DBE) in the provision of goods and services. As well, the City continues to affirmatively market fair housing strategies, which are inherent to each of the housing programs provided through the Housing Division. To ensure equal opportunity access to federal housing programs, the Neighborhood

Development Division includes Minority and Women Business Enterprise (MBE/WBE) requirements in all contracts and agreements. Public education and outreach regarding Fair Housing Laws will continue through the housing programs and financial assistance to Public Services agencies.

The City of Gainesville continued to use administrative dollars to affirmatively further fair housing. Funds used to assist very low- and moderate-income households are advertised in local newspapers. Special outreach is provided through various community events and non-profit agencies in the community. The City also continues to implement procedures to mitigate impediments to fair housing choice. Ongoing efforts include funding to nonprofit agencies to assist with educating the public on fair housing issues and to support agencies which provide intake and assessment of fair housing complaints and report violations. All correspondence mailed from our office include information regarding fair housing laws and the appropriate contact information for anyone who feels they have been discriminated against. All literature is presented in Spanish and English.

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

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

The City of Gainesville follows a set of standards and procedures to monitor the activities of subrecipients funded through the CDBG program. The standards and procedures were developed in accordance with the Subrecipients Monitoring Manual provided by the Department of Housing and Urban Development dated August 1990. The City of Gainesville's Community Development Department is responsible for monitoring the subrecipients. Agencies are monitored on an annual basis and are offered on-going technical assistance. Financial data and accomplishments are tracked to ensure program compliance and effectiveness. All agencies required to do so provided complete and accurate data during the 2017 fiscal year.

Community Development staff works closely with assigned HUD representatives to ensure compliance with program requirements. All policies and contracts are reviewed by legal counsel and the City's Financial Department conducts procurement and sealed bids for housing rehabilitation and public facilities projects.

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

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

See attached Citizen Participation Plan. No comments were received.

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

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

There were no changes to the City of Gainesville's program objectives.

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

**grants?**

No

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

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

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

There were no changes to the City of Gainesville's program objectives.

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

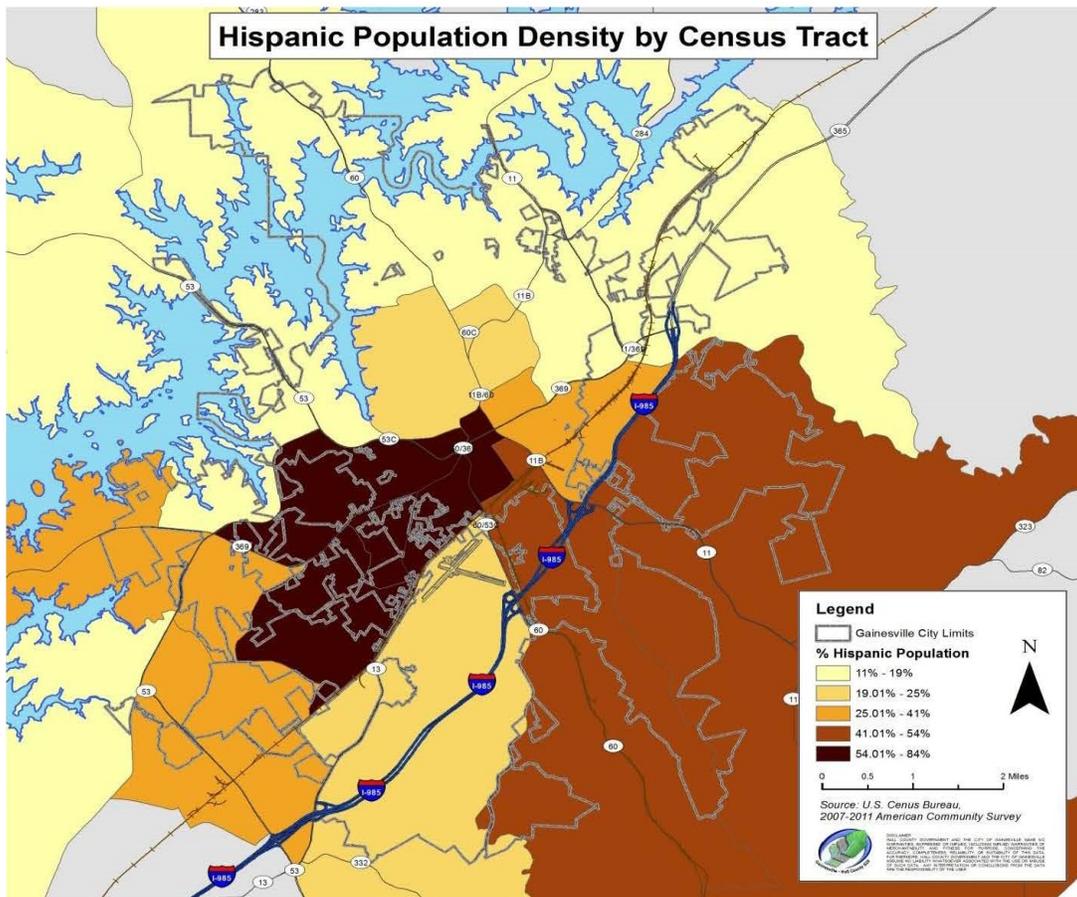
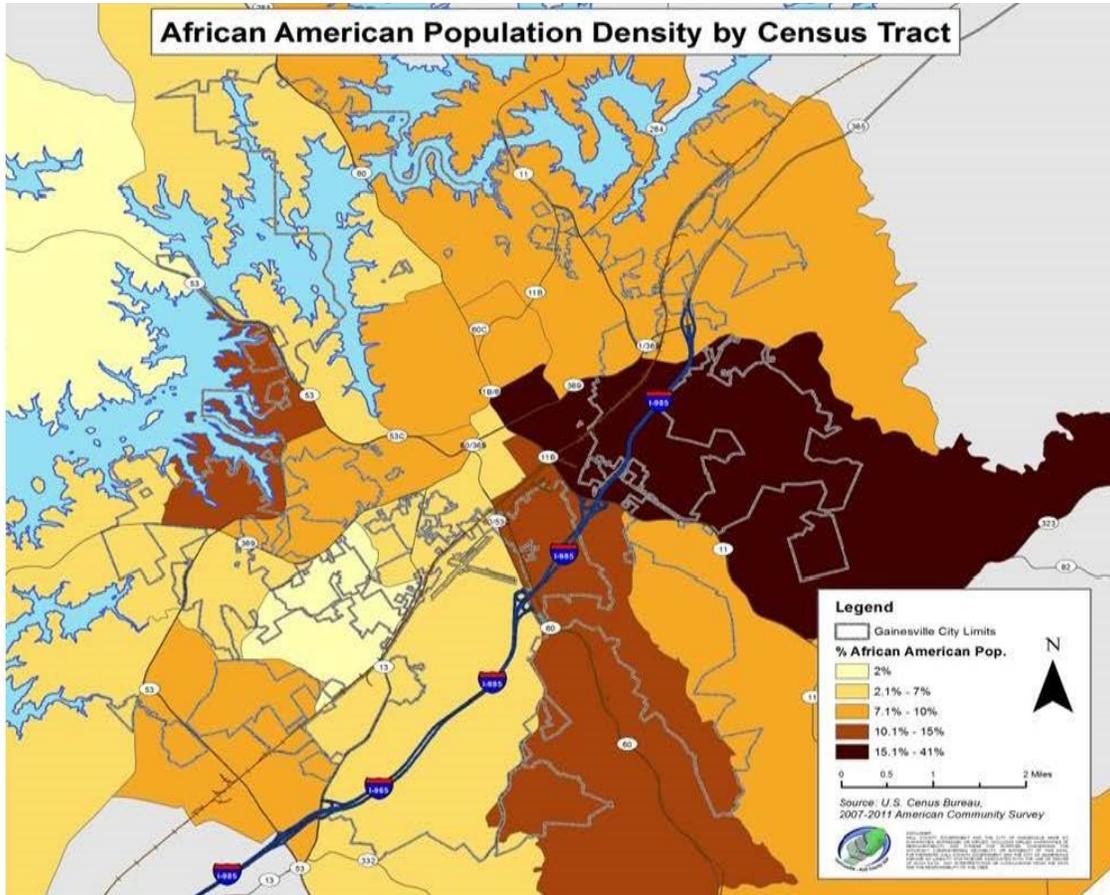
No

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

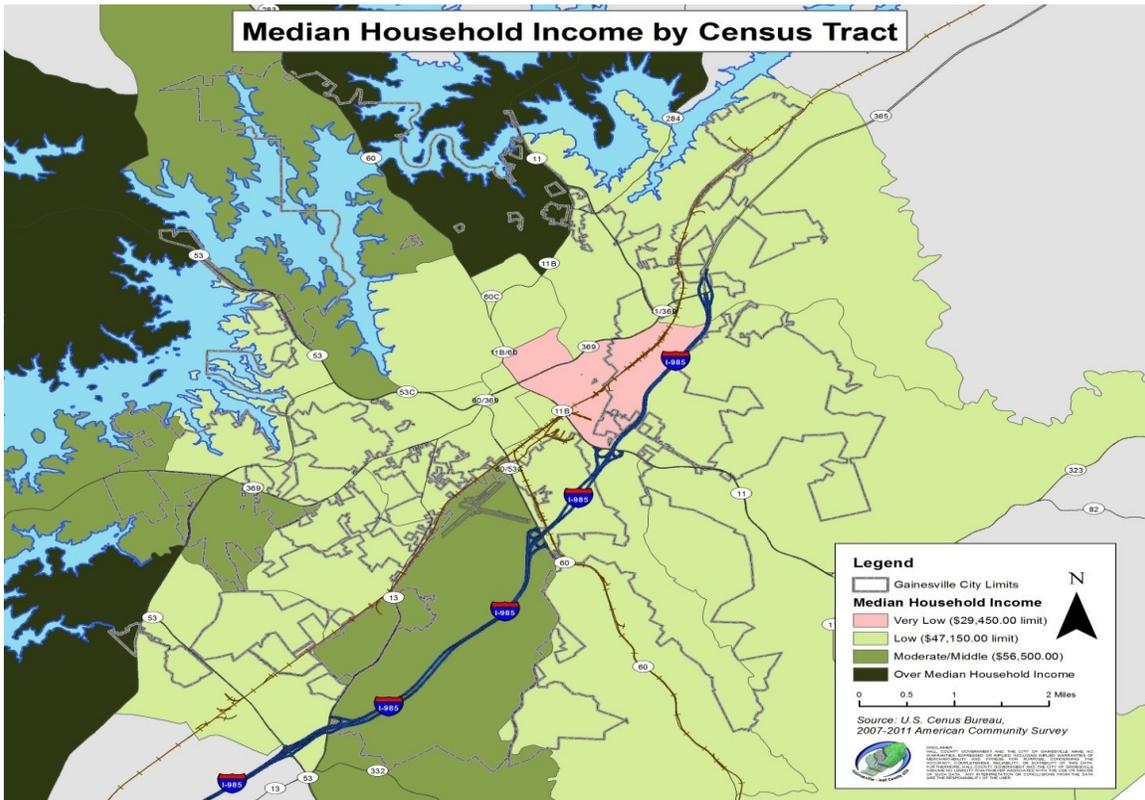
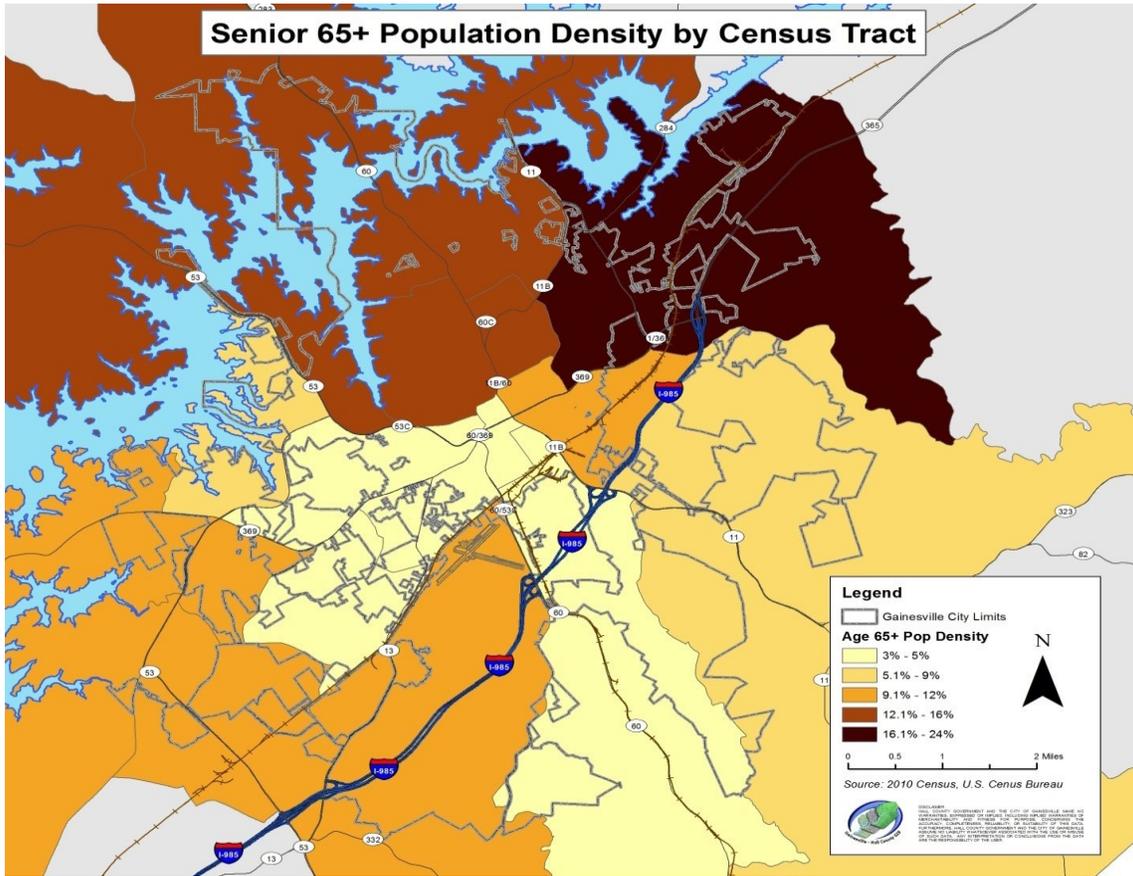
**CITY OF GAINESVILLE, GEORGIA**  
**PROGRAM YEAR 2017**  
**CDBG CAPER**

**ATTACHMENTS**

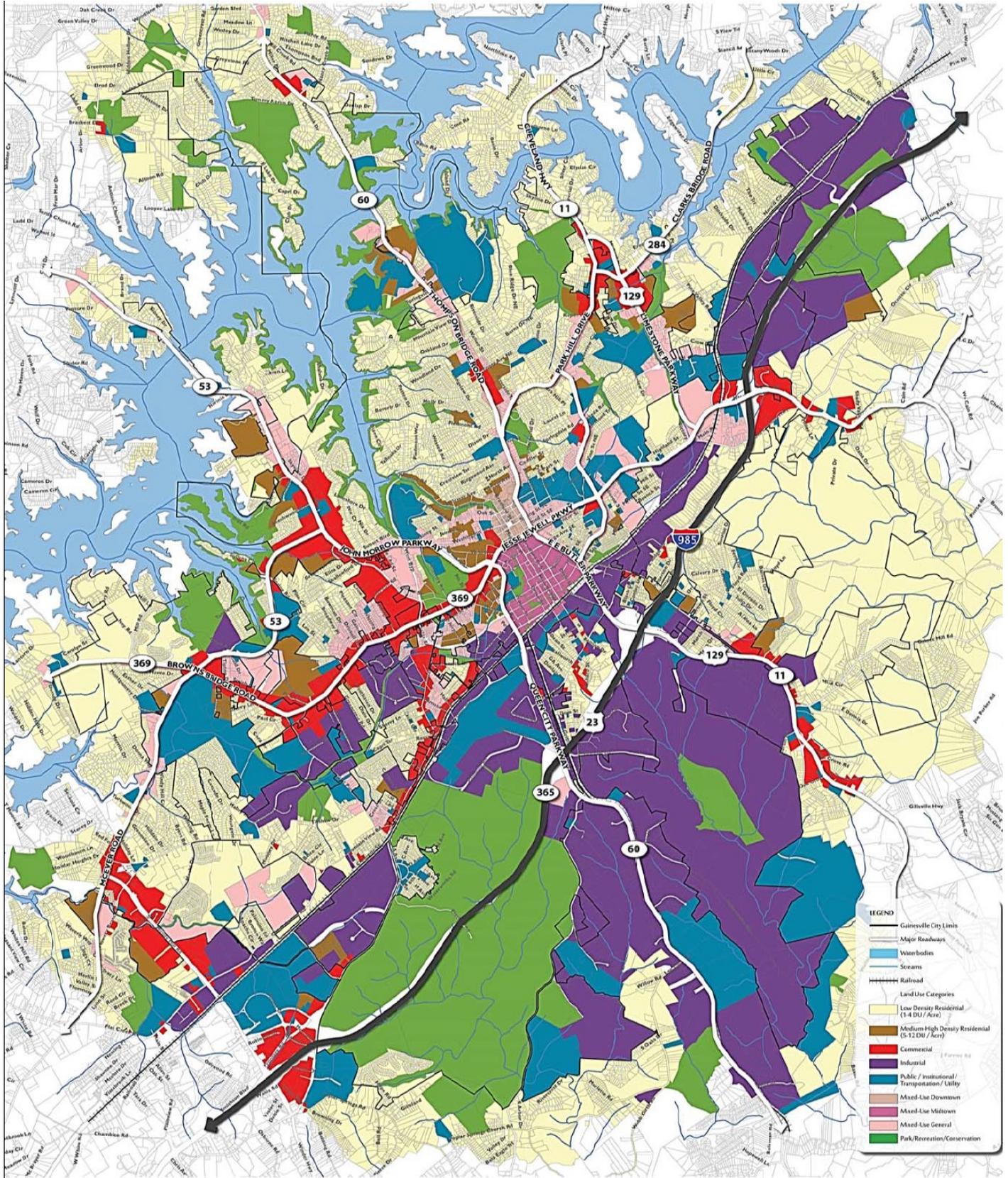
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CITY OF GAINESVILLE, GEORGIA  
 PROGRAM YEAR 2017  
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CITY OF GAINESVILLE, GEORGIA  
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**LEGEND**

- Gainesville City Limits
- Major Roadways
- Water bodies
- Wetlands
- Railroad
- Land Use Categories
  - Low Density Residential (1-4 DU / Acre)
  - Medium-High Density Residential (5-12 DU / Acre)
  - Commercial
  - Industrial
  - Public / Institutional / Transportation / Utility
  - Mixed-Use Downtown
  - Mixed-Use Midtown
  - Mixed-Use General
  - Park/Recreation/Conservation

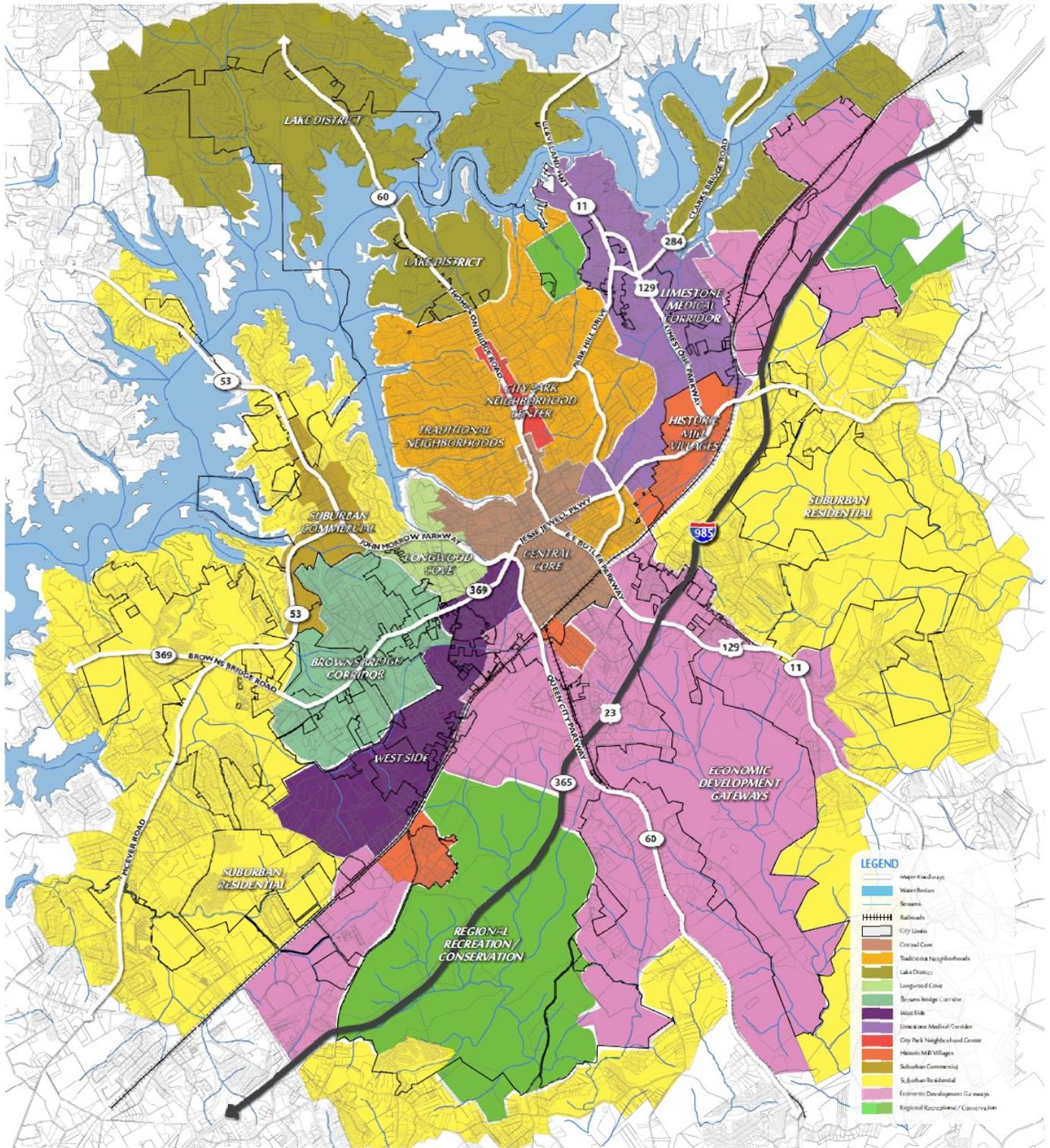
**FUTURE DEVELOPMENT MAP**  
 Gainesville Comprehensive Plan

Scale: 1,500 3,000 4,500 feet N

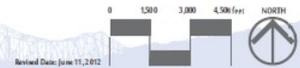
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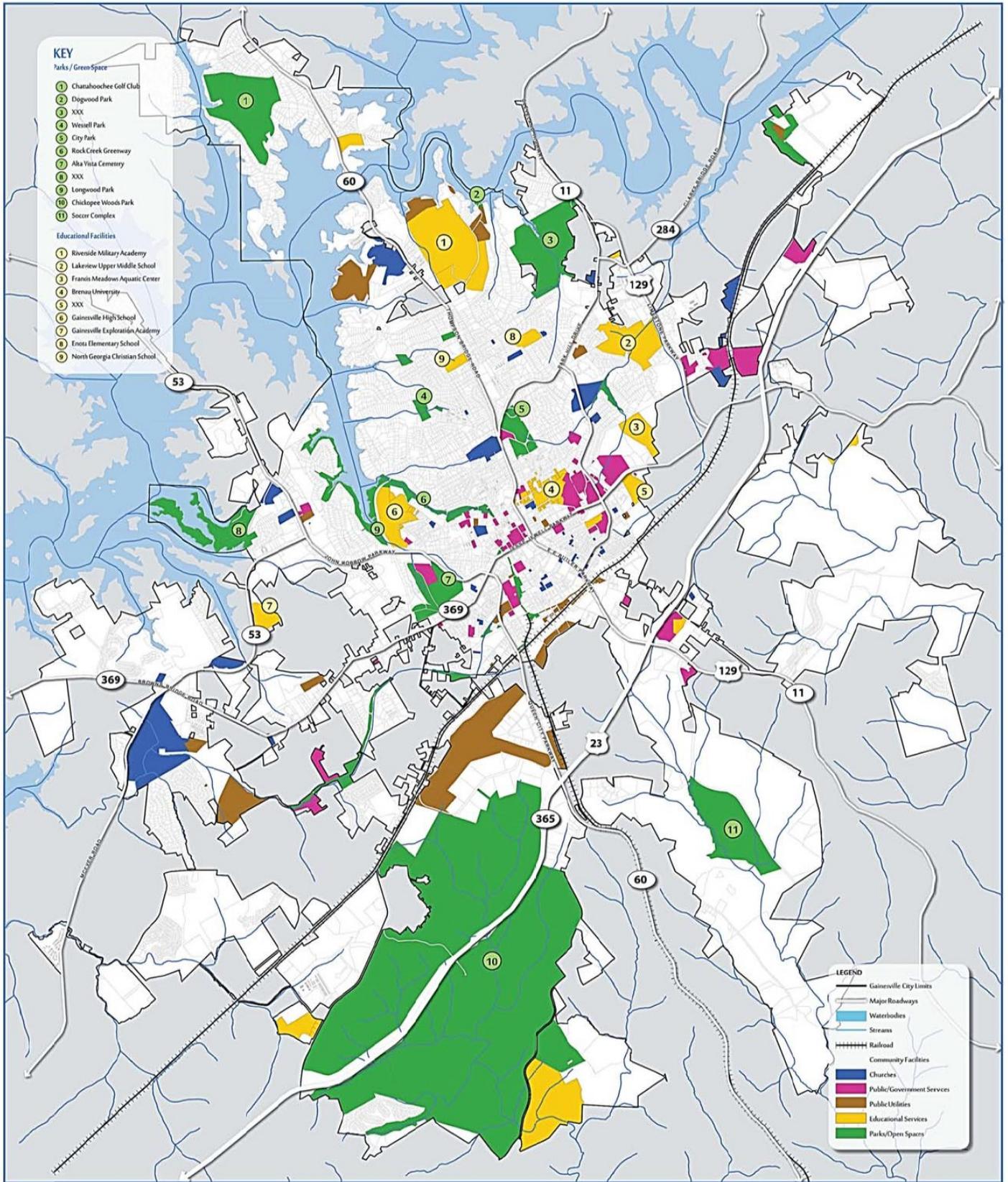
CITY OF GAINESVILLE, GEORGIA  
 PROGRAM YEAR 2017  
 CDBG CAPER



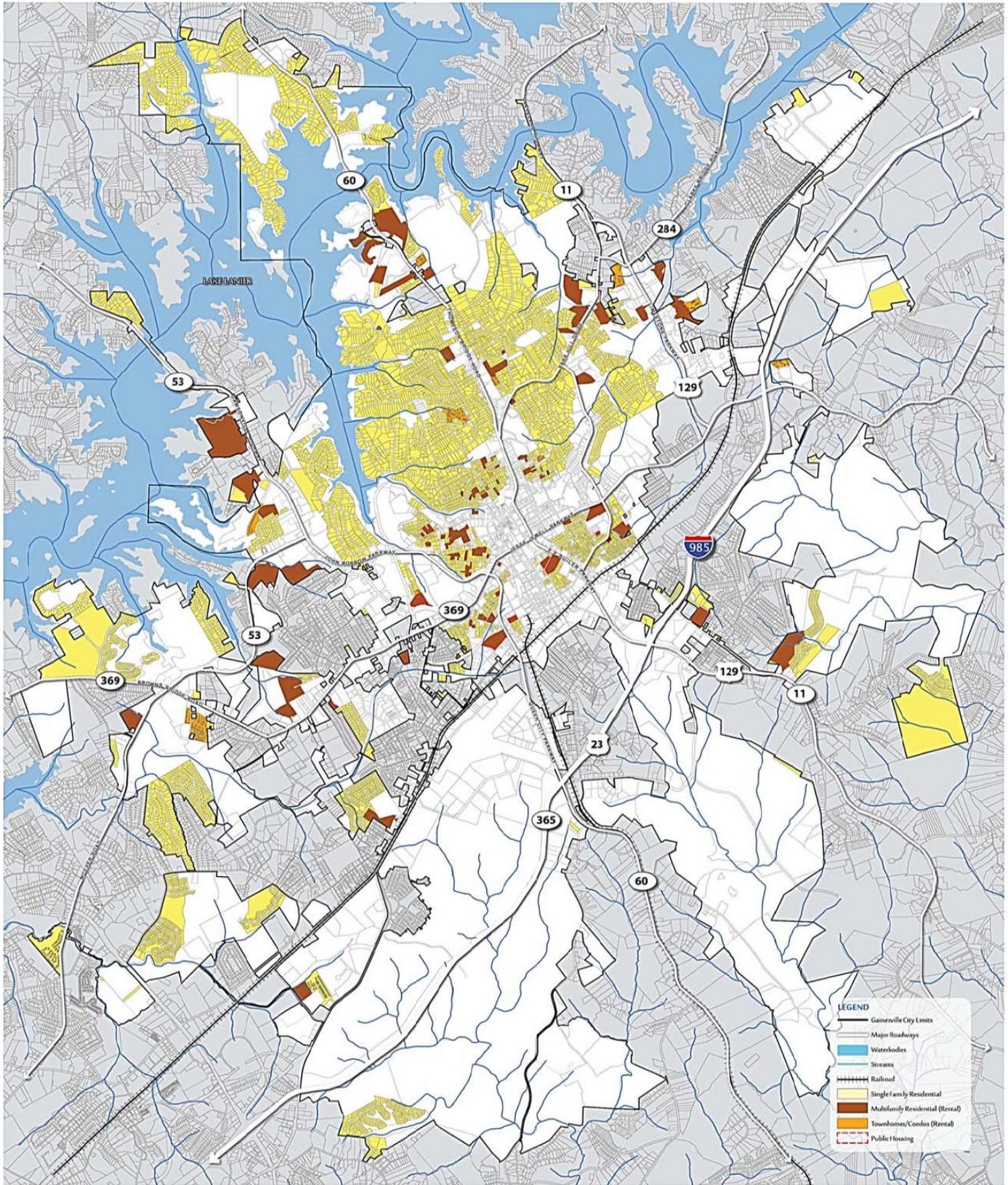
**CHARACTER AREAS**  
 Gainesville Comprehensive Plan



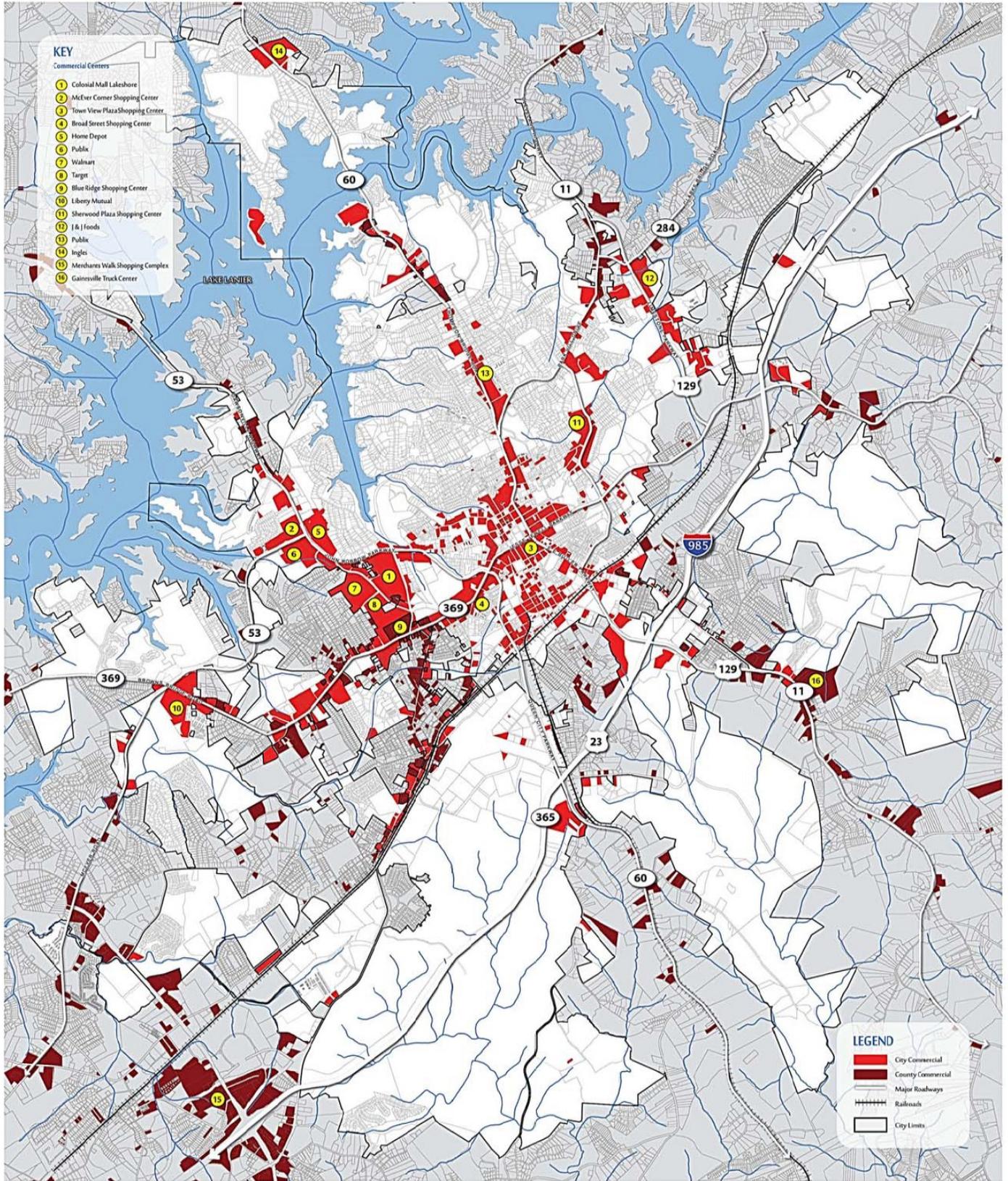
**CITY OF GAINESVILLE, GEORGIA  
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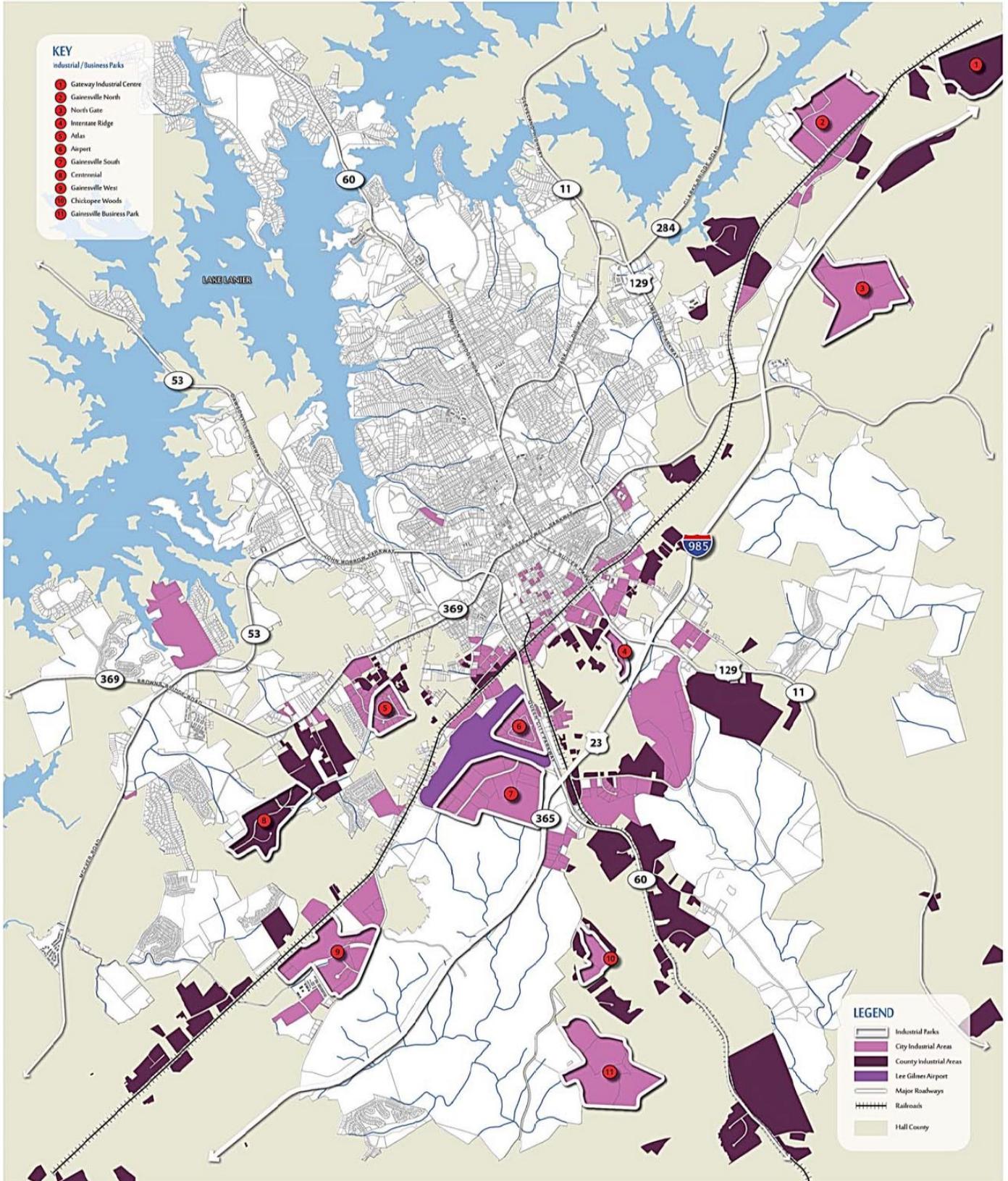
CITY OF GAINESVILLE, GEORGIA  
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CITY OF GAINESVILLE, GEORGIA  
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CITY OF GAINESVILLE, GEORGIA  
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GAINESVILLE

Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Acquisition	Acquisition of Real Property (01)	0	\$0.00	2	\$1,210.00	2	\$1,210.00
	Total Acquisition	0	\$0.00	2	\$1,210.00	2	\$1,210.00
Housing	Rehab; Single-Unit Residential (14A)	0	\$0.00	1	\$7,000.00	1	\$7,000.00
	Rehabilitation Administration (14H)	1	\$13,478.77	1	\$60.25	2	\$13,539.02
	Total Housing	1	\$13,478.77	2	\$7,060.25	3	\$20,539.02
Public Facilities and Improvements	Street Improvements (03K)	1	\$257,711.92	0	\$0.00	1	\$257,711.92
	Tree Planting (03N)	1	\$1,293.75	0	\$0.00	1	\$1,293.75
	Other Public Improvements Not Listed in 03A-03S (03Z)	5	\$16,892.20	7	\$94,197.93	12	\$111,090.13
	Total Public Facilities and Improvements	7	\$275,897.87	7	\$94,197.93	14	\$370,095.80
Public Services	Youth Services (05D)	0	\$0.00	1	\$2,695.31	1	\$2,695.31
	Subsistence Payment (05Q)	0	\$0.00	1	\$3,607.06	1	\$3,607.06
	Total Public Services	0	\$0.00	2	\$6,302.37	2	\$6,302.37
General Administration and Planning	General Program Administration (21A)	1	\$25,664.22	2	\$0.00	3	\$25,664.22
	Total General Administration and Planning	1	\$25,664.22	2	\$0.00	3	\$25,664.22
Grand Total		9	\$315,040.86	15	\$108,770.55	24	\$423,811.41



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CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Acquisition	Acquisition of Real Property (01)	Persons	0	1,185	1,185
	Total Acquisition		0	1,185	1,185
Housing	Rehab; Single-Unit Residential (14A)	Housing Units	0	1	1
	Rehabilitation Administration (14H)	Housing Units	0	1	1
	Total Housing		0	2	2
Public Facilities and Improvements	Street Improvements (03K)	Persons	1,750	0	1,750
	Tree Planting (03N)	Public Facilities	0	0	0
	Other Public Improvements Not Listed in 03A-03S (03Z)	Persons	1,295	4,795	6,090
		Housing Units	0	4	4
	Total Public Facilities and Improvements		3,045	4,799	7,844
Public Services	Youth Services (05D)	Persons	0	25	25
	Subsistence Payment (05Q)	Persons	0	42	42
	Total Public Services		0	67	67
Grand Total			3,045	6,053	9,098



GAINESVILLE

CDBG Beneficiaries by Racial / Ethnic Category

Housing-Non Housing	Race	Total Persons	Total Hispanic		Total Hispanic Households
			Persons	Total Households	
Housing	White	0	0	1	0
	Black/African American	0	0	1	0
	<b>Total Housing</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>
Non Housing	White	38	4	0	0
	Black/African American	16	0	0	0
	Black/African American & White	5	0	0	0
	Other multi-racial	8	0	4	4
	<b>Total Non Housing</b>	<b>67</b>	<b>4</b>	<b>4</b>	<b>4</b>
Grand Total	White	38	4	1	0
	Black/African American	16	0	1	0
	Black/African American & White	5	0	0	0
	Other multi-racial	8	0	4	4
	<b>Total Grand Total</b>	<b>67</b>	<b>4</b>	<b>6</b>	<b>4</b>



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CDBG Beneficiaries by Income Category

No data returned for this view. This might be because the applied filter excludes all data.



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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	412,753.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	412,753.00

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	398,147.19
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	398,147.19
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	25,664.22
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	423,811.41
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	(11,058.41)

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	398,147.19
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	398,147.19
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	6,302.37
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	6,302.37
32 ENTITLEMENT GRANT	412,753.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	412,753.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	1.53%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	25,664.22
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	25,664.22
42 ENTITLEMENT GRANT	412,753.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	412,753.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	6.22%



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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2013	5	219	6059156	793 Carlton Street	01	LMA	\$135.00
2013	5	219	6068617	793 Carlton Street	01	LMA	\$325.00
2013	5	219	6108465	793 Carlton Street	01	LMA	\$675.00
2013	5	219	6128871	793 Carlton Street	01	LMA	\$75.00
					01	Matrix Code	\$1,210.00
2015	4	217	6069316	Midtown Streetscaping	03K	LMA	\$26,587.41
2015	4	217	6105518	Midtown Streetscaping	03K	LMA	\$154,274.55
2015	4	217	6128871	Midtown Streetscaping	03K	LMA	\$76,849.96
					03K	Matrix Code	\$257,711.92
2015	4	218	6128871	McDonald Street Buffer	03N	LMA	\$1,293.75
					03N	Matrix Code	\$1,293.75
2013	10	224	6059156	Midtown Streetscaping	03Z	LMA	\$3,819.92
2013	10	224	6069316	Midtown Streetscaping	03Z	LMA	\$3,518.81
2014	2	200	6128871	940 Mill Street	03Z	LMH	\$4,223.05
2014	2	201	6128871	946 Mill Street	03Z	LMH	\$4,223.05
2014	2	202	6128871	952 Mill Street	03Z	LMH	\$4,223.05
2014	2	203	6128871	958 Mill Street	03Z	LMH	\$4,223.05
2014	2	225	6059156	Midtown Streetscaping	03Z	LMA	\$62,713.20
2014	2	225	6068617	Midtown Streetscaping	03Z	LMA	\$7,253.80
2015	4	212	6128871	940 Mill Street	03Z	LMH	\$4,223.05
2015	4	213	6128871	946 Mill Street	03Z	LMH	\$4,223.05
2015	4	214	6128871	952 Mill Street	03Z	LMH	\$4,223.05
2015	4	215	6128871	958 Mill Street	03Z	LMH	\$4,223.05
					03Z	Matrix Code	\$111,090.13
2015	3	206	6059156	Center Point, Inc.	05D	LMC	\$754.69
2015	3	206	6068617	Center Point, Inc.	05D	LMC	\$1,940.62
					05D	Matrix Code	\$2,695.31
2015	3	207	6068617	Action Ministries Gainesville, Inc.	05Q	LMC	\$3,607.06
					05Q	Matrix Code	\$3,607.06
2013	2	226	6128871	737 Carlton Street	14A	LMH	\$7,000.00
					14A	Matrix Code	\$7,000.00
2014	5	183	6059156	Rehab Project Delivery	14H	LMH	\$60.25
2016	1	222	6059156	Rehab Project Delivery	14H	LMH	\$662.39
2016	1	222	6069316	Rehab Project Delivery	14H	LMH	\$2,765.47
2016	1	222	6108465	Rehab Project Delivery	14H	LMH	\$4,836.47
2016	1	222	6128871	Rehab Project Delivery	14H	LMH	\$5,214.44
					14H	Matrix Code	\$13,539.02
Total							\$398,147.19

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2015	3	206	6059156	Center Point, Inc.	05D	LMC	\$754.69
2015	3	206	6068617	Center Point, Inc.	05D	LMC	\$1,940.62
					05D	Matrix Code	\$2,695.31



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2015	3	207	6068617	Action Ministries Gainesville, Inc.	05Q	LMC	\$3,607.06
					05Q	Matrix Code	\$3,607.06
Total							\$6,302.37

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2016	4	221	6059156	General Admin	21A		\$3,194.07
2016	4	221	6069316	General Admin	21A		\$5,512.59
2016	4	221	6108465	General Admin	21A		\$6,390.69
2016	4	221	6128871	General Admin	21A		\$10,566.87
					21A	Matrix Code	\$25,664.22
Total							\$25,664.22

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
3 - Caper Other Program Year Accomplishments

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IDIS

Project Name	Activity Name	Goal Outcome Indicator	Outcome Unit of Measure	Outcome Actual - Program Year
Public Facilities and Infrastructure Improvements	Atlanta Street Redevelopment	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1295