RESOLUTION PR-2018-13

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
2018 ANNUAL ACTION PLAN & CITIZEN PARTICIPATION PLAN

WHEREAS, the City of Gainesville is designated an entitlement grantee by the U. S. Department of Housing and Urban Development (HUD) for the purpose of participation in the *Community Development Block Grant (CDBG)* Program; and

WHEREAS, the Community Development Department is directed to prepare and file an application including all appropriate appendages, assurances, and certifications with the U.S. Department of Housing and Urban Development requesting funding under the *Community Development Block Grant Program for Entitlement Cities*; and

WHEREAS, all proposed activities are consistent with the City's 2014 Consolidated Plan which was approved by HUD and which requires the City to adopt a citizen participation plan which outlines the City's policies and procedures for citizen participation in its CDBG program; and

WHEREAS, the Citizen Participation Plan was created prior to August 17, 2015, and as such, has been updated in accordance with 24 CFR 91.105 and is included as part of Exhibit A; and

WHEREAS, the City of Gainesville has been awarded CDBG-Entitlement funds from HUD in the total amount of $470,338.00 and anticipates generation of a total amount of $30,000.00 in program income through Community Development Department program activities; and

WHEREAS, all monies distributed from the *2018 Community Development Block Grant* will be utilized only for specifically designated and approved projects as outlined in the attached Fifth Program Year 2018 Annual Action Plan activities list as set forth in the attached Exhibit A.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby adopts the 2018 Annual Action Plan and Citizen Participation and authorizes the Mayor and/or City Manager to sign all necessary resolutions, certifications, applications, subrecipient agreements, and documents directly related to obtaining and administering the *2018 Community Development Block Grant* on behalf of the City of Gainesville.

Adopted this 15th day of May, 2018.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

CITY OF GAINESVILLE GEORGIA CHARTERED 1821

EXHIBIT A

CITY OF GAINESVILLE
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
FIFTH PROGRAM YEAR
2018 ANNUAL ACTION PLAN

PROGRAM FUNDING SOURCES	
2018 Grant Allocation	**$470,338**
Projected Program Income	**$ 30,000**
TOTAL FUNDING	**$500,338**

PROPOSED ACTIVITIES	**BUDGETED AMOUNT**
HOUSING REHABILITATION / EMERGENCY REPAIRS Funds will be used to assist income-eligible homeowners with repairs and other housing improvements, including handicap accessibility features and emergency repairs.	**$ 45,271**
PUBLIC FACILITIES OR INFRASTRUCTURE Acquisition, construction, or rehabilitation of parking lots and parking garages. Installation or repair of streets, street drains, storm drains, curbs and gutters, tunnels, bridges, and traffic lights/signs. Improvements to sidewalks that include the installation of trash receptacles, lighting, benches, and trees. Activities limited to tree planting (sometimes referred to as "beautification"). Installation or replacement of water lines, sanitary sewers, storm sewers, and fire hydrants. Drainage Improvements and the installation of water lines, sanitary sewer and storm sewers associated with developing affordable housing.	**$355,000**
PROGRAM ADMINISTRATION Funds will be used for the management and oversight of all activities carried out under the CDBG Program. The funds cover expenses for salaries, legal fees, advertisements, supplies, and other administrative costs.	**$100,067**
TOTAL EXPENDITURES	**$500,338**

ANNUAL ACTION PLAN

COMMUNITY DEVELOPMENT BLOCK GRANT
PROGRAM YEAR 2018/2019

CITY OF GAINESVILLE
May 15, 2018

Community Development Department
311 Henry Ward Way, SE
Gainesville, GA 30501

Mission Statement

To enrich the community of Gainesville by practicing good stewardship of resources and providing innovative and exemplary services for all people.

City Council

Mayor C. Danny Dunagan, Jr.
Mayor Pro-Tem Sam Couvillon
Councilmember Zack Thompson
Councilmember Barbara Brooks
Councilmember George Wangemann
Councilmember Ruth Bruner

Management

Bryan Lackey, City Manager
Angela Sheppard, Assistant City Manager
Rusty Ligon, Community Development Director

CITY OF GAINESVILLE, GEORGIA
2018 ANNUAL ACTION PLAN
MAY 15, 2018

Executive Summary

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

Introduction

The City of Gainesville receives Community Development Block Grant (CDBG) funding administered by the U.S. Department of Housing and Urban Development (HUD). The Annual Action Plan (AAP) is the document that details action strategies for carrying out the City's five-year Consolidated Plan as a requirement to receive funding for the CDBG program. These plans identify community-specific priorities, including housing, and outlines strategies for addressing them. The City of Gainesville's Consolidated Plan addresses the following activities:

- General Program Administration
- Housing Rehabilitation/Emergency Repair Program
- Public Services
- Public Facilities/Midtown Greenway
- Neighborhood Enhancement
- Property Acquisition
- Demolition Assistance

The AAP is the City's annual guide for the implementation of policies and programs that further HUD's national objectives for the CDBG program. CDBG funds can be used for a variety of activities to help low to moderate (L/M) income people and neighborhoods such as housing rehabilitation, providing public facilities, community services, infrastructure, transitional housing, economic development, code enforcement activities and the elimination of blight. The goal of the plan is to extend and strengthen partnerships among the public and private sector to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities.

This plan serves as the City's application for federal funding for the following federal entitlement programs:

- Community Development Block Grant (CDBG)

Background

The 2018 AAP represents the fifth year of the City of Gainesville's Consolidated Plan. The Gainesville City Council approved the current Consolidated Plan on May 6, 2014. The plan identifies a comprehensive strategy to address community needs for the 2014-2018 five-year period. The plan associates goals and objectives with current needs throughout the five-year period. The goals and objectives identified guide staff in selecting activities to be carried out during each fiscal year. Specific priorities and goals determined in the Consolidated Plan include the following:

1. Revitalization of neighborhoods that are in a state of decline through:

    - Rehabilitation of owner-occupied units.
    - Acquisition and demolition of dilapidated housing.
    - Acquisition of vacant parcels to assemble land for suitable building sites.
    - Construction of affordable housing.
    - Conversion of rental dwellings to owner-occupied dwellings with down-payment assistance.
    - Improving but preserving neighborhood character.
    - Developing programs and services with the private and nonprofit sectors that will aid in the success of revitalization efforts.
    - Landscaping/Streetscape improvements and other Public Facilities including infrastructure, public safety, and improving residential desirability and quality of life in low- and moderate-income neighborhoods.
    - Support Public Services with funding for Sub-recipient/Nonprofit Agencies that provide housing assistance to special needs populations, homeless providers, elderly services, and other community needs.
    - Continue to eliminate lead-based paint hazards in dwellings assisted with federal funding.
    - Promote Fair Housing as defined by the Federal Fair Housing Act.

Needs Assessment Summary

The 2018-2019 AAP describes the CDBG activities selected for the 2018 fiscal year. Through data collection and public participation, the City of Gainesville developed and prioritized strategies, objectives, and performance measurements to meet the needs of the community. The plan also includes the resources available to perform the activities, a detailed description of the activities, and maps depicting the areas in which the activities will take place. The activities to be undertaken by the City of Gainesville for the 2018-2019 fiscal year will include the following: Program Administration and the allocation of funds for Public Facilities and Infrastructure Improvements to foster the creation of affordable housing. It is anticipated that a majority of the activities will be completed within the program year. The direct objectives of these activities are to create suitable living environments and to promote economic development activities. The outcomes include availability and accessibility.

In addition to routine community development activities through the CDBG Programs, we continue to seek opportunities to expand the supply of affordable housing units in collaboration with Gainesville Nonprofit Development Foundation, Inc. The development of new housing units will require the experience and oversight of the City of Gainesville's Community Development Department – Special Projects & Neighborhood Development Division.

Evaluation of past performance

While the City of Gainesville has achieved its objectives in the past year, work to eliminate blight and revitalize neighborhoods continues. The City has worked steadily for the past four years to eliminate blight throughout the neighborhoods through the acquisition and demolition of structures to remove dangerous, dilapidated housing; provided code enforcement services to address property maintenance issues; helped homeless persons and persons at risk of becoming homeless; and assisted in the provision of various housing renovations for low- to moderate-income families, persons with special needs and the elderly. The City also reinvested $24,000 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 City has been successful in achieving many of its goals through community partnerships. Last year, the City collaborated with the Gainesville Housing Authority (GHA), in an effort to redevelop the multi-family, public housing property, originally constructed in 1952, and distressed by several infrastructure, site, and design deficiencies. Though reasonably maintained by dedicated staff and maintenance personnel, Green Hunter Homes (more commonly known as Atlanta Street) was functionally obsolete. The units lacked central air conditioning and were poorly heated, with no provision for heating upstairs. The original structural make-up of the units prohibited installation of much-needed upgrades. The site utilities and infrastructure also were severely insufficient and failing, and the site layout did not allow for connections with the surrounding neighborhoods and communities.

In total, 131 obsolete public housing units were demolished and are being replaced with a multi-phased mixed-income housing community with a total of 252 units, of which 39 are reserved for public housing; 156 are "Low Income Housing Tax Credit" apartments; and 57 units will be market rate. In addition to the residential units, there will be a commercial/retail phase on the project site, fronting Athens Hwy. The GHA utilized CDBG funding for reimbursement to the agency for expenses related to the Atlanta Street Redevelopment-Walton Summit project, for the sole purpose of site work, demolition, infrastructure and grading, as necessary for the construction of affordable housing. CDBG funding has been used as leverage funding to support the efforts of the housing units. It is estimated that the overall project will be completed by December 2019.

Additional funds were allocated towards activities that are still underway including streetscape efforts in a low-mod income census tract in order to support economic development and to improve the living environment and buffer development and provide additional measures to protect a low-mod income neighborhood from an incompatible industrial development. The 2017 program year is still underway and evaluation of those efforts will be reported in the 2017 CAPER report. Performance for the City of Gainesville continues to be successful.

Citizen Participation Summary

The City of Gainesville recognizes the importance of citizen participation and includes it as a goal in the CDBG program. Citizens are informed of public hearings, public meetings, City Council meetings and work sessions. Gainesville complies with HUD's requirements, as listed in the federal regulations 24 CFR 91.105, through adoption and amendments of its citizen participation plan, which sets forth the policy and procedures towards the development or revisions of the: Citizen Participation Plan, Assessment of Fair Housing (AFH), Consolidated Plan or Substantial Amendments to the Consolidated Plan, Annual Action Plan, and the CAPER performance report for citizen participation. The following summarizes our citizen participation plan process for the development of the 2018 Annual Action Plan:

a) Public Meeting within a neighborhood held to discuss the development of the draft plan;
b) Draft of the plan made available for 30 days to the public for comment (15 day permitted in 2018 per HUD);
c) Public Meeting to discuss the draft plan at City Council Work Session;
d) Official Public Hearing held at City Council meeting, at which the public invited to comment.

5. Summary of public comments

No comments were received by the public during the 30-day comment period nor during the public community meeting.

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

None received

7. Summary

Based on the activities currently funded and other needs identified in the City's 2014-2018 Consolidated Plan (as adopted in May 2014), Gainesville has determined that the most appropriate use of its 2018 CDBG allocation is for Public Facilities/Infrastructure improvements, Housing Rehabilitation/Emergency Repairs, and Program Administration.

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

Agency/entity responsible for preparing/administering the Consolidated Plan

The City of Gainesville is the lead agency and local jurisdiction responsible for overseeing the development of the Consolidated Plan, the implementation of the Annual Action Plans, and the administration of CDBG entitlement funds. A modified City Manager-Council form of government governs the City of Gainesville. This governing body consists of an elected Mayor, who serves as the ceremonial head of the City and presiding officer, and a five member elected City Council. The City Manager and City Attorney are appointed by the City Council.

AGENCY ROLE	NAME	DEPARTMENT/AGENCY
GRANTEE	CITY OF GAINESVILLE	COMMUNITY DEVELOPMENT

CDBG Program Plan Public Contact Information

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

Introduction

Consultation on the development of the plan began in March 2018. Efforts were made to contact stakeholders and obtain their input for the content of this plan through a variety of strategies, including internal departmental meetings (to include Code Enforcement, Building Inspections, Special Projects/Neighborhood Development, and Planning staff); public notices; public community meeting; and public hearing. These consultations, coupled with citizen participation, provided the direction for plan development.

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(l))

The City of Gainesville works closely with public, private and nonprofit sector service providers to ensure delivery of services to residents and to promote interagency communication and planning. The City has representatives on many of the nonprofit agency boards and/or advisory committees. The Community Development Department works with various housing, health, mental health and service agencies to gather data and identify gaps in services.

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 Georgia Department of Community Affairs provides "McKinney Act" homeless funds to agencies within the City of Gainesville for their "Balance of State Continuum of Care". These funds assist with emergency shelters and transitional housing, preventing homelessness, outreach, and supportive services. Gainesville's City Council pledges support to local groups that apply for funding through the DCA to coordinate care and services for this population.

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

The ESG program is administered through the Georgia Department of Community Affairs.

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

Table 1 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	GAINESVILLE HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings. The Gainesville Housing Authority works closely with City staff to address community needs in a strategic manner to extend the use of federal funds coming into the city.
2	**Agency/Group/Organization**	DISABILITY RESOURCE CENTER, INC.
	Agency/Group/Organization Type	Services: Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings. The agency will notify their participants and share the details of our programs. Efforts will continue to address the needs of the disabled within the Community.
3	**Agency/Group/Organization**	Gateway House, Inc.
	Agency/Group/Organization Type	Housing Services: Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Transitional Housing

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Through meetings. Currently working on additional opportunities to collaborate in the development of additional transitional housing units.

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

Attempts to identify and include all agencies are made.

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	Georgia Department of Community Affairs	

Table 2 – Other local / regional / federal planning efforts

The Georgia Department of Community Affairs provides "McKinney Act" homeless funds to agencies within the City of Gainesville for their "Balance of State Continuum of Care". These funds assist with emergency shelters and transitional housing, preventing homelessness, outreach, and supportive services.

AP-12 Participation – 91.105, 91.200(c)

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

The City of Gainesville recognizes the importance of citizen participation and values engaging the community in developing activities for each upcoming year. Gainesville will continue to search for avenues to increase the level of participation by the community. Resources to better the City's current plan include HUD recommendations; contact with other cities to review their plans, and consideration of input from the local community to increase involvement.

The City also encouraged public participation in developing the 2018 Annual Plan by making a copy of the plan available to various committees, a copy accessible on the City of Gainesville website, and in the Community Development Department for the general public, nonprofits and other interested parties to review and submit comments from March 14, 2018 through April 15, 2018.

At all public meetings, the 2018 Annual Action Plan was reviewed and discussed. The major discussion was on the type of activities proposed for the 2018 fiscal year.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting: Neighborhood Meeting in the Fair Street area	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	15	No comments	None	

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 Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	TBD	TBD	TBD	

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	Newspaper Ads	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	No responses received	None received	None	

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	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	No responses received	None received	None	

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	Email Invitation	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	15 attended community meeting; no additional responses	No comments	None	

Table 3 – Citizen Participation Outreach

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	• Acquisition • Admin and Planning • Economic Development • Housing Public • Improvements • Public Facilities/ Infrastructure • Housing Rehabilitation/ ERP	470,338	30,000	0	500,338	470,338	

Table 4 - Expected Resources – Priority Table

Federal funds will enhance and extend the availability of local funds for other economic development activities within the City of Gainesville. The use of federal funds continues to leverage local monies to address community-wide slum and blight. Local contributions from the Gainesville Nonprofit Development Foundation provide funding to assist with program administration. As well, the City of Gainesville or the Gainesville Nonprofit Development Foundation may provide property to assist with the development of Affordable Housing. Additionally, the City of Gainesville provides tax incentives in targeted areas to encourage development by the private sector.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	General Program Administration	2014	2018	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Affordable Housing Economic Development Public Facilities Non-Housing Community Development	CDBG: $100,067	Other: 1 Other
2	Affordable Housing Goal #4 Rental Units	2014	2018	Affordable Housing Non-Homeless Special Needs	Fair Street Neighborhood Midtown - Greenway	Affordable Housing Public Facilities	CDBG: $250,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 252 Households Assisted
3	Non-Housing Goal #4 Neighborhood Revitalization	2014	2018	Non-Housing Community Development	Midtown-Greenway / Davis Street Road and Sidewalk Improvements	Public Facilities Non-Housing Community Development	CDBG: $52,500	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5 Households Assisted
4	Public Facilities Goal #1 Midtown Greenway	2014	2018	Affordable Housing Non-Housing Community Development Economic Development	Midtown-Greenway Citywide	Public Facilities Non-Housing Community Development	CDBG: $52,500	Public Facility of Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8,651 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Affordable Housing #1 Housing Rehabilitation / ERP	2014	2018	Affordable Housing	Citywide	Affordable Housing	CDBG $45,271	Homeowner Housing Rehabilitated: 3 Household Housing Units

Table 5 – Goals Summary

Goal Descriptions

1	**Goal Name**	General Program Administration
	Goal Description	Funds will be allocated for staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant Program.
2	**Goal Name**	Affordable Housing Goal #4: Rental Units
	Goal Description	Funds will be used to support the development of affordable rental housing as part of the Atlanta Street redevelopment. At completion, the project will provide 252 affordable rental units. 90% of the units will be income restricted to 60% AMI and less.
3	**Goal Name**	Non-Housing Goal #4: Neighborhood Revitalization
	Goal Description	Funds will be used to support community revitalization and affordable housing efforts to include infrastructure activities, utility improvements, roadway design, landscape plantings, and sidewalk repair.
4	**Goal Name**	Public Facilities Goal #1: Midtown Greenway
	Goal Description	Gainesville Midtown Multiuse Trail - Phase II. The City plans to extend the Midtown Greenway and improve the aesthetics of the area. When completed, the multiuse trail will provide an alternative mode of transportation, recreational opportunities, and pedestrian connections to the Downtown Square, the Elachee trail system, and the Rock Creek Greenway.
5	**Goal Name**	Affordable Housing Goal #1: Housing Rehabilitation & Emergency Repairs
	Goal Description	Housing rehabilitation and emergency repairs assistance to income-eligible, owner-occupied applicants

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 91.215(b):

The City's affordable housing strategy is to continue to provide assistance to low- to moderate-income homeowners by providing rehabilitation and emergency repair funds through CDBG dollars and to seek regularly CHIP funding from the DCA in order to provide additional funds for the rehabilitation of owner-occupied housing units. The City estimates completing three (3) homeowner rehab projects during the program year.

Projects

AP-35 Projects – 91.220(d)

Introduction

The 2018 Annual Action Plan describes the CDBG activities proposed for the City's 2018/2019 fiscal year. The Five-Year Consolidated Plan guides development of the plan and selection of activities to be undertaken. The plan also includes the resources available to perform the activities, a detailed description of the activities, and maps depicting the areas in which the activities will take place. The activities to be undertaken by the City of Gainesville for the 2018/2019 fiscal year will include Program Administration and Public Facilities, Infrastructure Improvements. It is anticipated that a majority of the proposed activities will be completed within the program year. In addition to routine Community Development activities through the CDBG Programs, the City continues 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's Community Development Department – Special Projects & Neighborhood Development Division.

Projects

#	Project Name
1	General Program Administration
2	Affordable Housing Rental Units
3	Neighborhood Revitalization
4	Public Facilities and Infrastructure Improvements
5	Housing Rehabilitation & Emergency Repairs

Table 6 - Project Information

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

Previous assessments of housing include the information provided in the Consolidated Plan and the City's 2040 Comprehensive Plan. The plan identifies neighborhoods, neighborhood planning units, and target areas which are subareas of the city limits. As required, the plan utilizes census tracts and utilizes even smaller units of geography, census block groups, to establish boundaries constituting subareas of the city. Geographic priorities for the 2014-2018 Consolidated Plan are as follows:

- Housing rehabilitation, demolition of dilapidated buildings, and infrastructure improvements within the Hillcrest Avenue local target area (within the Bradford-Ridgewood Neighborhood Planning Unit);
- Midtown Greenway local target area.
- Rehabilitation of the existing housing stock, neighborhood beautification, parks, greenspace, public infrastructure and economic development opportunities in the Newtown local target area (within the Fair Street Neighborhood Planning Unit).
- The Fair Street neighborhood local target area (Consolidated Plan, pp. 80-81).
- Neighborhoods on the City's fringes and within adjoining unincorporated areas which are priorities for

a proposed land bank.

- Housing sweep to have property owners improve or demolish housing within target areas of blight.

The needs assessment conducted as part of the Consolidated Plan process was based on a survey which was sent out to all service provider agencies. Such agencies and partners include but are not limited to: The Salvation Army, Gateway House, Inc., Gainesville City Baptist Mission, Avita Community Partners, Gainesville Action Ministries, and The Guest House. The needs assessment generally identifies affordable housing, public services, public facilities and infrastructure improvements, and economic development activities as the priority needs for Gainesville. As identified in the Consolidated Plan, there is a significant demand for quality, subsidized housing in Gainesville. The City of Gainesville offers assistance to low- and moderate-income citizens on a city-wide basis with an emphasis on activities located within census tracts 8 and 11. Census tract 8 has an African American population ranging from 45% to 65%, a Hispanic population ranging from 20% to 40% and poverty levels of 25% to 35%. Census tract 11 has an African American population ranging from 5% to 25%, a Hispanic population ranging from 60% to 80%, and poverty levels of 23% to 44%.

"Concentration" is defined in the Consolidated Plan as areas that report greater than 30% of households with housing problems reported as indicated by the Comprehensive Housing Affordability Strategy (CHAS) data provided by the U.S. Department of Housing and Urban Development. All of the low-income census tracts in Gainesville have a high concentration of households reporting housing problems (Consolidated Plan, p. 73).

AP-38 Project Summary

Project Summary Information

1	**Project Name**	General Program Administration
	Target Area	Citywide
	Goals Supported	General Program Administration
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: $100,067
	Description	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant Program.
	Target Date	06/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant Program. Update Consolidated Plan.

2	**Project Name**	Public Facilities and Infrastructure Improvements
	Target Area	Midtown – Greenway Area / Fair Street Area NPU
	Goals Supported	Affordable Housing Goal #4 Rental Units
	Needs Addressed	Affordable Housing Public Facilities
	Funding	CDBG: $250,000
	Description	Leverage funding to support efforts towards the construction of 252-unit, mixed-income housing units.
	Target Date	December 2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 252 income-eligible households will be assisted.
	Location Description	240 Atlanta Street, Gainesville, GA 30503
	Planned Activities	Installation or replacement of water lines, sanitary sewers, storm sewers, and fire hydrants. Drainage Improvements and the installation of water lines, sanitary sewer and storm sewers associated with developing affordable housing.
3	**Project Name**	Midtown Redevelopment Area "The Enclave Cottages"
	Target Area	Midtown-Greenway Area: Davis Street & Queen City Parkway
	Goals Supported	CDBG funds are proposed to be used in part for various public facilities and infrastructure improvements that serve program goals. Such activities include: acquisition, construction, or rehabilitation of parking lots and parking garages; installation or repair of streets, street drains, storm drains, curbs and gutters, tunnels, bridges, and traffic lights/signs, improvements to sidewalks that include the installation of trash receptacles, lighting, benches, and trees, installation or replacement of water lines, sanitary sewers, storm sewers, and fire hydrants, drainage Improvements and other infrastructure associated with developing affordable housing.
	Needs Addressed	Economic development, public facilities, non-housing community development.
	Funding	CDBG: $52,500

	Description	Public facility or infrastructure activities other than low/mod income housing benefit.
	Target Date	May 2019
	Estimate the number and type of families that will benefit from the proposed activities	Housing units to benefit: 5
	Location Description	Midtown Redevelopment Area: Davis Street & Queen City Parkway
	Planned Activities	CDBG funds are proposed to be used in part for various public facilities and infrastructure improvements that serve program goals. Such activities include: acquisition, construction, or rehabilitation of parking lots and parking garages; installation or repair of streets, street drains, storm drains, curbs and gutters, tunnels, bridges, and traffic lights/signs, improvements to sidewalks that include the installation of trash receptacles, lighting, benches, and trees, installation or replacement of water lines, sanitary sewers, storm sewers, and fire hydrants, drainage Improvements and other infrastructure associated with developing affordable housing.
4	**Project Name**	Gainesville Midtown Multiuse Trail - Phase II
	Target Area	Midtown Greenway
	Goals Supported	Public Facility of Infrastructure Activities other than Low/Moderate Income Housing Benefit.
	Needs Addressed	Economic development, public facilities, non-housing community development.
	Funding	CDBG: $52,500
	Target Date	December 2019
	Estimate the number and type of families that will benefit from the proposed activities	This will benefit all households in Census Tracts 8 and 11 with a combined population of 8,651 an approximately 2,800 households. These are two of our poorest communities.
	Location Description	
	Planned Activities	Phase II of the Midtown Greenway Multiuse Trail to promote connectivity within the community and create a more suitable living environment.

5	**Project Name**	Housing Rehabilitation / Emergency Repairs
	Target Area	Citywide
	Goals Supported	Affordable Housing Goal #1: Housing Rehabilitation/ERP
	Needs Addressed	Affordable Housing
	Funding	CDBG: $45,271
	Target Date	06/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	3
	Location Description	
	Planned Activities	Repairs made to approximately 3 homes.

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

Program activities carried out by the City of Gainesville will occur throughout the City, but some specifically within the Midtown Redevelopment Area. This area, which is located south of the Gainesville Central Business District, is bound on the north by Jesse Jewell Parkway, on the west by E.E. Butler Parkway, on the east by Queen City Parkway, and to the south by the Norfolk-Southern rail line. The area involved has been included in City of Gainesville revitalization activities for many years; however, a more economic effort is underway in an attempt to address needs of this and surrounding low-income areas. Please see attached maps of census tracts containing areas of minority concentration and low-income block groups. The targeted area is located in census tracts with high minority populations and high poverty levels.

Geographic Distribution

Target Area	Percentage of Funds
Fair Street Neighborhood / Midtown	50
New Town	
Midtown - Greenway	21
Hillcrest Avenue	
Citywide	29

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Gainesville, which has shorelines along Lake Sidney Lanier, is located in northeast Georgia about 50 miles northeast of Atlanta and 40 miles northwest of Athens. The City of Gainesville serves as the economic center and county seat for Hall County, and continues to grow in its role as the medical hub for northeast Georgia. Gainesville has an estimated population of 40,000 (US Census data Quick Facts, July 1, 2017). From 2010 to 2015, the population increased by 7.4 percent.

The City of Gainesville offers assistance to low- and moderate-income citizens on a citywide basis with an emphasis on activities located within census tracts 8 and 11. Census tract 8 has an African American population ranging from 45% to 65%, a Hispanic population ranging from 20% to 40% and poverty levels of 25% to 35%. Census tract 11 has an African American population ranging from 5% to 25%, a Hispanic population ranging from 60% to 80%, and poverty levels of 23% to 44%. Maps supporting this data have been attached for reference.

Discussion

The City of Gainesville will continue to offer assistance to low- and moderate-income citizens on a citywide

basis with an emphasis on activities located within census tracts 8 and 11.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Gainesville has administered a very successful Rehabilitation and Emergency Repair Program (ERP) funded with CDBG allocations. The ERP assists elderly and/or disabled homeowners with grants of up to $10,000 to complete specific repairs to their homes. The City plans to fund this program annually. For individuals or properties that do not qualify for the ERP, other funds may be available through the city's CHIP program or the Gainesville Nonprofit Development Foundation. These programs target very low and low-to-moderate income households to sustain the availability of affordable housing. In 2018, the City will not provide funding opportunities for nonprofits from the public service category. Therefore, public assistance programs will not be funded and the one-year goal for the number of households to be supported are zero.

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

Table 8 - 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	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

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

Discussion

The City's affordable housing strategy is to continue to offer assistance to low- to moderate-income homeowners by providing rehabilitation and emergency repair funds through CDBG dollars and to seek regularly CHIP funding from the Georgia DCA in order to provide additional funds for the rehabilitation of owner-occupied housing units. The City will collaborate with and support public and private agencies, when possible, to further the development of affordable housing. In addition, the City of Gainesville continues to develop affordable housing with a grant from the State of Georgia for the development of new affordable housing units. It is expected that five new homes will be built with CDBG and HOME funds during the 2018/2019 fiscal year.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Gainesville does not plan to undertake capital improvements in 2018/2019 that directly affect public housing. Infrastructure Improvements in areas adjacent to Housing Authority properties are being considered.

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

The City of Gainesville does not plan to undertake capital improvements in 2018/2019 that directly affect public housing.

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

There are no specific actions planned during 2018/2019 to address the needs for public housing. The GHA does a great job at accessing these needs.

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

N/A

Discussion

The City of Gainesville and the GHA continue to support each other's efforts as redevelopment opportunities of low-income areas arise. Both agencies are working together to develop better Public Housing and to enhance areas surrounding existing public housing properties.

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

Introduction

The Georgia Department of Community Affairs provides McKinney-Vento Act homeless funds to agencies in the City of Gainesville from their "Balance of State Continuum of Care". These funds assist with emergency shelters and transitional housing, preventing homelessness, outreach, and supportive services. The Salvation Army and Avita. have applied for funding from the Georgia DCA for the upcoming funding year.

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

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. The majority of the funding for the homeless is provided by the Georgia DCA through the "Balance of State Continuum of Care". Funding is the greatest obstacle to addressing this goal.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency and transitional housing needs may be addressed through grant funding opportunities, such as the competitive Continuum of Care process, or through other state or local funding streams.

In 2010 program year, through City and County collaboration, the first Homeless Coalition Group was established. With the support of the Community Service Center, the group has established the following goals:

- Create a directory of homeless assistance providers
- Take an inventory of homeless services
- Identify funding sources for homeless activities
- Track homeless persons
- Educate the community about homelessness

The development of this coalition will greatly aid local goals for addressing homeless issues in our community. The group has created a comprehensive list of all available resources countywide to address homelessness issues. The group has not completed any other goals to date. During the 2014 fiscal year, the City of Gainesville provided funding to assist with the development of six new transitional housing units.

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.

The City of Gainesville is not a direct recipient of the Emergency Solutions Grant (ESG), which could assist with housing the homeless and provide services to prevent homelessness, re-house or otherwise permanently house the homeless. ESG funding is made available through a competitive process through the Georgia DCA.

The City will encourage local social service agencies and developers to buy and rehabilitate current housing stock for persons with HIV/AIDS. The City will also work toward the goal of adding subsidized rental units for the disabled/mentally ill (non-homeless) using the following strategies:

- Acquire land for future development of small multifamily (12 units) subsidized rental property targeting the disabled and/or mentally ill.
- Induce developers through low interest loans to increase the amount of supply at the extremely low and low-income level.
- Provide funds for handicapped accessibility modifications.
- Require developers of new rental complexes to provide handicapped units.

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.

The City's goal is to provide citizens with special needs access to all resources and decent affordable housing. Handicapped Accessibility Modifications are addressed with all housing repair programs carried out by the city. Modifications include the installation of wheelchair ramps, grab bars in bathrooms, door widening, bathroom modifications, and kitchen modifications if needed and funds are available. All new homes built with funds from the Gainesville Nonprofit Development Foundation and the Georgia DCA meet current visitability standards. The City also made FY2015 funding available on a competitive basis to public services agencies that provide these services; however, no agencies applied for this type of assistance.

The City's public service agencies assist households through the use of HOPWA for:

- Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
- Tenant-based rental assistance
- Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
- Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds

Discussion

According to the 2010 Census, approximately 350 people reported to be homeless. During our interviews with

homeless providers, all agreed that this number is understated. However, the extent of the homeless situation is nearly impossible to quantify. Homeless needs have been addressed in Gainesville; however, service providers stated that there is a demand for additional transitional supply. Several providers also indicated that there is demand for more permanent affordable housing for households that suffer with homelessness, particularly those with poor credit or who are unemployed.

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. Historically, The Salvation Army and Gainesville Action Ministries reportedly maintained a greater number of transitional housing beds. Based on information gathered through survey responses there does appear to be a need for additional transitional housing for all population groups including individuals, families, and victims of domestic violence. This need also was reported by other market participants, representatives of service providers in particular. The largest need appears to be for families and victims of domestic violence.

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

Introduction:

There does not appear to be any one significant barrier to constructing affordable housing (both rental and single-family homes) within Gainesville. It is important to note, however, that the City is aware of the lack of vacant affordable land upon which to build. Other barriers that typically affect housing costs are as follows:

- Lack of developable land and/or where development is restricted using zoning.
- Cost of developable land and construction.
- Credit worthiness of potential buyers for homeownership.
- Social opinions discouraging affordable development in particular neighborhoods ("Not in My Backyard"- NIMBY).
- Lack of responsible landlords for maintaining safe and clean living conditions.
- Credit worthiness of potential renters.

These barriers to affordable housing are most likely to affect the growth of affordable housing in Gainesville. There is no single factor that can prevent or reduce the barriers; however, any initiative taken to promote affordable housing should be taken to avoid situations such as "NIMBY." Unfortunately, areas where there are high concentrations of low to moderate income areas are those where property values are already low. The housing conditions in these areas are most likely poor.

Recently Myrtle Terraces, a LIHTC project supported by the City of Gainesville opened offering 84 affordable housing units to persons 55 and older. In addition, Walton Communities is currently constructing 84 affordable housing units of a planned three phased apartment development. Residents are expected to start moving into the first building in April 2018. Tax credits for all three phases have been awarded. A total of 252 affordable housing units are expected at completion.

The City of Gainesville has adopted the following strategies to remove or ameliorate barriers to affordable housing

- Create Fair Housing Brochure in English and Spanish.
- Met with Local Housing Partners with Metro Fair Housing Services, Inc., to deliver brochures and determine needed fair housing support services.
- Distribute Fair Housing Posters.
- Meet with local realty companies to discuss and identify barriers and strategies to eliminate.
- Help promote and advertise the International Festival and other local cultural events.
- Identify major groups in the community and learn their history (i.e., length of residence, migration patterns, changes in political, economic, and social status
- Convene a community council comprised of influential leaders from different groups to help review, analyze, and summarize the information gathered.

- Work with the community council to identify potential entry points and/or strategies for building an inclusive community.
- Apply for Lead Outreach Grant Program.
- Distribute pamphlets Protect *Your Family From Lead in Your Home* in English and Spanish through school system, Boys and Girls Club, community organizations and churches with a concentration on African American.
- Meet with local realty companies.
- Meet with Real Estate Trade Associations to discuss findings of AI and develop strategies to reduce instances of impediments to fair housing.
- Mail a copy of the AI to local realtors and mortgage financial institutions.
- Review and revise development codes as appropriate to address special housing needs and opportunities such as elderly housing and accessory dwelling units.
- Review existing regulations and remove any unnecessary impediments to affordable housing (e.g., redundant reviews, overly restrictive building codes for rehabilitation projects) and revise as appropriate.
- Work to eliminate land speculation in the market place which has driven up land prices.
- Provide funding to organizations who provide financial literacy courses as well as credit counseling.

AP-85 Other Actions – 91.220(k)

Introduction:

The 2018 Annual Action Plan describes the jurisdiction's planned activities to carry out the following goals outlined in the Consolidated Plan:

- Housing assistance for households at or below 80% of area median income;
- Public services for homeless and non-homeless special needs populations;
- Non-Housing Community Development;
- Public improvements and facilities to benefit low- and moderate-income persons;
- Creation of suitable living environments; and
- Economic Development Opportunities.

Actions planned to address obstacles to meeting underserved needs

The City will continue to provide funds to nonprofit entities or eligible activities assisting low- to moderate-income households. Eligible Public Assistance activities according to Section 105(a) of the Community Development Act include, but not limited to:

- Employment services (e.g. job training);
- Crime prevention and public safety; Child care;
- Health Services;
- Substance abuse services (e.g. counseling and treatment);
- Fair housing counseling;
- Education programs; Services for senior citizens; and
- Services for homeless persons.

No new funding will be allocated in the 2018/2019 program year.

Actions planned to foster and maintain affordable housing

In an effort to maintain the current affordable housing stock, the City of Gainesville continues to fund owner-occupied housing rehabilitation programs. Since 2001, the City has rehabilitated 45 homes with a total cost of $1,256,578.

Actions planned to reduce lead-based paint hazards

Lead poisoning is one of the worst environmental threats to children in the United States. While anyone exposed to high concentrations of lead can become poisoned, the effects are most pronounced among young children. All children are at higher risk than adults to suffer lead poisoning, but children under age six are more

vulnerable because their nervous systems are still developing. At high levels, lead poisoning can cause convulsions, coma, and even death. Such severe cases of lead poisoning are now extremely rare, but do still occur. At lower levels, observed adverse health effects from lead poisoning in young children include reduced intelligence, reading and learning disabilities impaired hearing and slowed growth.

An important initiative emanating from H.U.D in the last decade is the reduction of lead-based paint hazards, and many jurisdictions around the country have focused a concerted effort to reach this goal. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development (24 CFR Part 35) protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

In property rehabilitation projects involving the City of Gainesville, the City will assess whether lead-based paint might be present and, if so, follow the guidelines set forth in the Residential Lead-Based Paint Hazard Reduction Act of 1992, Title X of the Housing and Community Development Act of 1992 (Title 24, Part 35 of the Code of Federal Regulations).

The City of Gainesville is committed to testing and abating lead in all pre-1978 housing units assisted with federal grant funds in any of the housing programs implemented. Currently, the City of Gainesville has contracted with an agency to provide all lead testing and clearance activities.

Actions planned to reduce the number of poverty-level families

The City of Gainesville's anti-poverty strategy focuses on helping all low-income households improve their economic status and remain above poverty levels. This may include, but is not limited to, job training, education, healthcare services, and emergency assistance. Current programs to eliminate poverty are provided by Georgia Department of Labor, Lanier Technical College New Connections to Work, Consumer Credit Counseling Service, and Chamber of Commerce's Quality Education Strategy Team. In addition, City of Gainesville housing programs inherently address poverty by creating housing opportunities for low-income households. Without these housing opportunities, many low-income households would not be able to afford housing rehabilitation costs or to purchase a home. Additionally, the funding of CDBG Public Service activities, such as transitional housing providers, allows individuals that would normally reside in impoverished conditions the opportunity to establish themselves in order to find suitable employment. Such efforts will work to reduce the number of persons currently living in poverty.

Actions planned to develop institutional structure

The City of Gainesville works closely with the United Way, Gainesville Housing Authority, state and local agencies and governments, and other service providers to coordinate the delivery of services to City residents. The City has representatives on many of the nonprofit boards and advisory committees. The

Community Development Department will consult with various housing, social services, elderly and disability agencies to both gather data and identify service gaps. While there are unmet needs within the City of Gainesville, we have not identified any significant gaps in the service delivery system provided by the institutions within the City.

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

Public Housing in the City of Gainesville is managed by the Gainesville Housing Authority. The quasi-governmental authority is governed by its board of commissioners which are appointed by the City. There are a total of 364 public housing units. The Housing Authority receives federal funds to modernize and repair those units. The City of Gainesville Community Development Department is working closely with the Housing Authority to offer Financial Literacy classes to public housing residents and other citizens. Efforts are also being made to identify Housing Authority residents that may be ready for homeownership. Assistance from the City of Gainesville down-payment assistance program has been made available to assist residents with purchasing a new home. Such actions will help housing authority residents become more independent and make units available for families with greater needs.

Discussion:

CDBG program funds are provided to low-income individuals for housing rehabilitation and homebuyer purchase assistance. These funds are provided in a variety of forms and will be extended to persons with incomes up to but not greater than 80% of the Area Median Income adjusted by family size as published by the U.S. Department of Housing and Urban Development. Assistance provided for homebuyer assistance will be in the form of secondary mortgages. Listed below are the recapture provisions for rehabilitation and homebuyer assistance programs with maximum amounts of assistance available for the activity. A Deed of Trust and Promissory Note for the amount of assistance provided under the program will be used to secure the assistance. Should the recipient default under program requirements, collection of the funds will be pursued with legal guidance as documented on the deed of trust and promissory note as recorded. Assistance may be in the form of deferred loans or amortized loans.

- Housing Rehabilitation Assistance will be offered to persons/families with incomes up to but not greater than 80% of the area median income adjusted by family size and as published annually for Gainesville. The combination of a grant or a low-interest loan is available. Deferred loans are due upon sale or transfer of the property. The amount of assistance varies by home depending on the needs to be addressed; however, the total rehab cost will not exceed 110% of after rehab value.

Assistance provided to nonprofit agencies through the CDBG Program will be secured with a sub-recipient agreement. Should the agency fail to comply with program rules, the assistance will be recaptured.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-incomes. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-incomes. Specify the years covered that include this Annual Action Plan.	95.00%

CITY OF GAINESVILLE
CITIZEN PARTICIPATION PLAN

APPLICABILITIY AND ADOPTION

The City of Gainesville (Grantee) is required to adopt a Citizen Participation Plan that sets forth the policy and procedures towards the development or revisions of the Assessment of Fair Housing (AFH), Consolidated Plan or Substantial Amendments to the Consolidated Plan, Annual Action Plan, and the CAPER performance report for citizen participation.

The plan contains the required elements listed in the regulations 24 CFR 91.105 as is applicable to the Assessment of Fair Housing (AFH), Consolidated Plan or Substantial Amendments to the Consolidated Plan, Annual Action Plan, and the CAPER performance report.

STANDARDS

1. Citizen participation will be approached on a community-wide and a neighborhood level.

2. The City will consider any comments and views received and, if deemed appropriate, modify plans and programs accordingly.

3. Citizen participation requirements will not be construed to restrict the authority of the City to develop plans, programs, and activities to be accomplished with federal funds.

4. All aspects of citizen participation shall be conducted in an open manner with freedom of access for all interested persons.

5. There shall be involvement of low- and moderate-income persons, members of minority groups, residents of Neighborhood Strategy (Community Development) Areas and other areas where a significant amount of activity is proposed or ongoing, the elderly, the handicapped, and others who are concerned about the program.

6. Citizens shall be provided adequate and timely information so they can be meaningfully involved at various stages of the program.

7. Submission of views, comments and proposals by citizens is encouraged and solicited.

ENCOURAGEMENT OF CITIZEN PARTICIPATION

The City of Gainesville will provide its citizens with an adequate opportunity to participate in the planning and development of its Assessment of Fair Housing (AFH), Consolidated Plan or Substantial Amendments to the Consolidated Plan, Annual Action Plan, and the CAPER performance report. It will also encourage participation from both public and private organizations, in the implementation, monitoring, and evaluation of the use of funds under the Community Development Block (CDBG) program.

Particular emphasis is placed on participation by the residents of areas where funds are proposed to be spent, and other low- and moderate- income or blighted areas. Participation and input is encouraged by local and regional institutions, Continuums of Care, and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations), will be solicited via newspaper, social media, internet, word of mouth, and direct contact by telephone, email and/or mail.

Commencing with Consolidated Plans submitted after January 1, 2018, such consultations shall include broadband internet service providers, organizations engaged in narrowing the digital divide, agencies whose primary responsibilities include the management of flood prone areas, public land or water resources, and emergency management agencies, will be employed to enlighten citizens of the benefits of active citizen involvement in the development of the Assessment of Fair Housing (AFH), Consolidated Plan or Substantial Amendments to the Consolidated Plan, Annual Action Plan, and the CAPER performance report.

The grantee shall 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 Assessment of Fair Housing (AFH), Consolidated Plan or Substantial Amendments to the Consolidated Plan, Annual Action Plan, and the CAPER performance report, along with other low-income residents of targeted revitalization areas in which the developments are located. The grantee shall make an effort to provide information to the PHA about the AFH, AFFH strategy, and Plan activities related to its developments and surrounding communities so that the PHA can make this information available at the annual public hearing(s) required for the PHA Plan.

The grantee will explore alternative public involvement techniques and quantitative ways to measure efforts that encourage citizen participation in a shared vision for change in communities and neighborhoods, and the review of program performance; e.g., use of focus groups and the Internet.

A process to be followed in drawing up and approving the plan and the schedule of meetings and hearings will be available to individuals and organizations interested in the development of the Assessment of Fair Housing (AFH), Consolidated Plan or Substantial Amendments to the Consolidated Plan, Annual Action Plan, and the CAPER performance report.

The Community Development Department will serve as the City's liaison with interested individuals and groups concerned with the Assessment of Fair Housing (AFH), Consolidated Plan or Substantial Amendments to the Consolidated Plan, Annual Action Plan, and the CAPER performance report. Educational programs for specific project areas, for all target areas, and for city residents in general will be conducted as necessary. This may be accomplished by special publications offering more information or sources of assistance.

ACCESS TO RECORDS, LOCAL MEETINGS, AND INFORMATION

Before adopting a proposed Plan, the City of Gainesville will publish a summary of the proposed Plan in at least one newspaper of general circulation in the city, describing the contents and purpose of the Plan. This summary shall include the total amount of entitlement funds to be made available for the Plan, and the range of activities that may be undertaken with these funds and the kinds of activities previously funded in the community. The type of activities ineligible will be provided as necessary.

The summary will also include a list of the locations where copies of the entire proposed Assessment of Fair Housing (AFH), Consolidated Plan or Substantial Amendments to the Consolidated Plan, Annual Action Plan, and the CAPER performance report might be examined.

Copies of the proposed Assessment of Fair Housing (AFH), Consolidated Plan or Substantial Amendments to the Consolidated Plan, Annual Action Plan, and the CAPER performance report will be available to be examined in the public libraries in the city and in the office of the Community Development Department. A reasonable number of free copies of the proposed plan will be provided to citizens and groups that request it.

Citizens will be given reasonable and timely access to local meetings, information, and records relating to the proposed use of Assessment of Fair Housing (AFH), Consolidated Plan or Substantial Amendments to the Consolidated Plan, Annual Action Plan, and the CAPER performance report. Specifically, the City will notify the public at least ten (10) days in advance of the public meetings regarding the proposed use of funds.

All-important program documents; including copies of previous CDBG and other applications, letters of approval, performance reports, evaluation reports, program regulations, explanations of program requirements; planning studies and reports, and newsletters regarding the Assessment of Fair Housing (AFH), Consolidated Plan or Substantial Amendments to the Consolidated Plan, Annual Action Plan, and the CAPER performance report will be available for public examination at the office of the Community Development Department during normal business hours.

The public may inquire by telephone at 770-531-6570 or come to the Department office located at 311 Henry Ward Way. Documents will be sent to citizens upon written request. Source documents will be available for public examination at the Department office during normal business hours. Upon request, the Citizen Participation Plan will be put into a format accessible to person with disabilities.

PROVISION OF TECHNICAL ASSISTANCE TO CITIZENS

Technical assistance within the capability of the Community Development Department will be provided to groups representing persons of low and moderate income if such assistance is requested. Further, individuals will be assisted as far as is practical in developing their views, proposals, or the resolution of problems. The Department will also assist community groups and governmental agencies with planning and implementing activities to assist the elderly, handicapped, abused children or other needy persons and with activities to provide decent housing for the elderly and low-income persons.

PUBLIC HEARINGS

Public hearings will be held to obtain citizen views and to respond to proposals and questions at all stages of the Community Development program. Public hearings will begin prior to development of the AAP and continue through the implementation phase of the program year. Hearings either will be formal meetings held at a specific time and date or be more flexible and run for a four- or five-day period for normal work hours and accommodate groups or individuals on a walk-in or appointment basis. There will be a minimum of two public hearings each year, to be conducted during at least two different program phases during the program year. During the development of the Consolidated Plan, at least one public hearing must be held before the proposed plan is published for public comment.

Hearings will be at facilities that are designed to accommodate the handicapped and that are convenient and accessible to low- and moderate-income persons. Notices of hearings, environmental reviews, final statements, proposed fund use and other items as required will be published in at least one newspaper of general circulation in the City, as well as any known local minority newspaper. Notices of hearings or other items published will inform the public of the time, date, location, purpose, method of response, or other pertinent information.

COMMENTS AND COMPLAINTS

Comments from citizens concerning the Assessment of Fair Housing (AFH), Consolidated Plan or Substantial Amendments to the Consolidated Plan, Annual Action Plan, and the CAPER performance report are welcome at any time. There will be a period of at least 30 days to receive comments from citizens on the Assessment of Fair Housing (AFH), Consolidated Plan or Substantial Amendments to the Consolidated Plan, Annual Action Plan, and the CAPER performance report each year before completion of the final Plan Statement. Any comments or views received orally or in writing from citizens will be considered in preparing the final Plan Statement. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons; therefore, shall be attached to the final Assessment of Fair Housing (AFH), Consolidated Plan or Substantial Amendments to the Consolidated Plan, Annual Action Plan, and the CAPER performance report. Complaints involving any aspect of the Assessment of Fair Housing (AFH), Consolidated Plan or Substantial Amendments to the Consolidated Plan, Annual Action Plan, and the CAPER performance report should be directed to:

Community Development Department
Special Projects/Neighborhood Development Division
311 Henry Ward Way, SE
P. O. Box 2496
Gainesville, Georgia 30503-2496
Telephone: (770) 531-6570

The complaint will receive expedient and comprehensive attention. Written answers will be provided within fifteen (15) working days. Complaints not resolved by the Department will be referred to the City Manager, the CDBG Committee, or the Mayor and City Council in that order. If requested, citizens will be provided the address and/or telephone number of the U.S. Department of Housing and Urban Development Atlanta Area Office.

PERFORMANCE REPORTS

Citizens will have the opportunity to comment on the annual CAPER performance report before it is submitted to HUD. Notice of the availability of the draft performance report will be provided in a newspaper of general circulation, along with the location at which the report may be examined. Citizens will have at least fifteen (15) days in which to examine the report and provide comments on it before it is submitted to HUD. The City of Gainesville will consider any comments or views of citizens received orally at public hearings or in writing regarding the performance report. A summary of these comments or views will be attached to the final performance report.

PLAN AMENDMENTS

Substantial amendments to the Citizen Participation Plan, Assessment of Fair Housing (AFH), Consolidated Plan or Substantial Amendments to the Consolidated Plan, Annual Action Plan, and the CAPER performance report require public notice and participation. A substantial amendment is defined as a major change in an approved strategy. It involves a change to the five-year strategy, which may be caused by a decision to undertake programs or activities inconsistent with that strategy. For example, shifting in spending of funds from Housing to Public Facilities within the City's CDBG program would require a plan amendment.

Citizens will have the opportunity to comment on substantial amendments to the Plan before they are officially adopted. Notice of the availability of substantial amendments will be provided in a newspaper of general circulation, along with the location at which the amendments may be examined. Citizens will have at least thirty (30) days in which to examine the amendments and provide comments before they are officially adopted.

The City of Gainesville will consider any comments or views of citizens received orally at public hearings or in writing regarding the amendments. A summary of these comments or views will be attached to the amendments.

Budget transfers within accounts of the same project budget are not considered substantial and do not require public notice. Budget transfers of less than 20 percent of the current year's CDBG budget from one project budget or project code to another project budget or project code are not considered substantial and do not require public notice.

LANGUAGES

The City of Gainesville has a moderate amount of households requiring services be provided in a language other than English. Upon request or as necessary, the City will make arrangements for documents to be provided in another language or for translators to assist with communication.