



2019-2023 Consolidated Plan and 2019 Annual Action Plan

June 18, 2019

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FIVE-YEAR CONSOLIDATED PLAN

For Program Years 2019 to 2023

ANNUAL ACTION PLAN

For Program Year 2019

CITY OF GAINESVILLE, GEORGIA

Community & Economic Development Department

ADOPTED – June 18, 2019

Prepared for the City of Gainesville by
Mosaic Community Planning, LLC



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2019-2023 Five-Year Consolidated Plan

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EXECUTIVE SUMMARY

ES-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B)

1. Introduction

The City of Gainesville's 2019-2023 Consolidated Plan is a comprehensive planning document promoting a coordinated approach to housing and community development needs using U.S. Department of Housing and Urban Development (HUD) grant funds. It provides guidance on the investment of HUD dollars, and outlines priorities for using the City's Community Development Block Grant (CDBG) funds over the next five years. Every year the City will produce an Annual Action Plan to detail specific activities to carry out the Five-Year Consolidated Plan's priorities and goal.

2. Summary of the Objectives and Outcomes Identified in the Plan Needs Assessment Overview

Priority needs were developed based on citizen participation and stakeholder consultation, and analysis of the city's top housing, homeless, special needs populations, and non-housing community development needs.

Housing Affordability

- Support the development of affordable rental and owned housing, including projects located near employment and transportation.
- Expand the useful life of existing affordable housing through rehabilitation, repair, or weatherization programs.
- Provide homeownership opportunities for households through downpayment or closing cost assistance.

Infrastructure and Public Facility Improvements

- Provide safe neighborhoods, public facilities, recreational and cultural opportunities which meet both safety and health regulations for citizens of all ages and socioeconomic backgrounds.
- Improve public infrastructure, increase public safety, residential desirability and quality of life in low- and moderate-income neighborhoods.
- Assist community service organizations in improving their physical structures to ensure they are sufficient in size, accessible, safe and meet the organization's service goals.
- Infrastructure improvements including but not limited to sidewalks, roadway, park, and water and sewer replacement or expansion.

Neighborhood Revitalization

- Non-housing community development activities that eliminate blight, including code enforcement, demolition, acquisition, and redevelopment.
- Through property acquisition, increase greenspace, improve housing affordability, or encourage economic development.

Economic Development

- Support business development to create new employment opportunities for low- and moderate-income workers.
- Provide job training assistance to help residents access employment opportunities.

Public Services

- Fund community services such as youth-focused activities, programming for seniors, services for people experiencing homelessness, employment training, housing counseling, transportation assistance, fair housing education and enforcement, legal services, and others.

Fair Housing Activities

- Either in-house or through an award to a local organization, provide fair housing education activities to residents, housing providers, and local agencies in English and Spanish.

Program Administration

- Funding for performance of administrative, implementation, and planning requirements of the CDBG program.

3. Evaluation of Past Performance

Each year, the City of Gainesville reports its progress in meeting its five-year and annual goals by preparing a Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is submitted to HUD within 90 days of the start of a new program year. Copies of recent CAPERs are available for review at Gainesville's Community and Economic Development Department or online at: <https://www.gainesville.org/housing-development>.

4. Summary of Citizen Participation Process and Consultation Process

The City conducted significant consultation with residents, city staff, government agencies, nonprofit agencies, housing and homeless service providers, fair housing representatives, and others. The City hosted public meetings and focus groups to identify housing and community development needs in preparation of this Plan. The City also conducted a community survey, which had 38 respondents. Input received through the meeting, focus groups, and survey is summarized in the Citizen Participation and Needs Assessment sections of this document. Community input was also used to determine needs and priorities.

Public comments on the draft Consolidated Plan and Annual Action Plan were received throughout a 30-day comment period from May 13 to June 11, 2019. A public hearing to receive comments was held during the Gainesville City Council meeting on June 18, 2019.

5. Summary of Public Comments

Comments received through the public meetings, public hearings, focus groups, community survey, and one-on-one interviews are summarized in the Citizen Participation section of this Plan and incorporated in individual sections as relevant.

6. Summary of Comments or Views Not Accepted and Reasons for Not Accepting Them

The City took all comments into consideration in preparing this Consolidated Plan and Annual Action Plan. The City reviewed all comments for common and recurring themes to help establish goals and priorities. No comments or views were not accepted.

7. Summary

This five-year plan identifies the community's affordable housing, homeless, community development, and economic development needs, as well as outlines a comprehensive and coordinated strategy for implementation of programs. The City will use its CDBG funding to leverage other public and private investment in order to address its goals and priorities.

THE PROCESS

PR-05 LEAD & RESPONSIBLE AGENCIES 24 CFR 91.200(B)

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

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

TABLE 1 – RESPONSIBLE AGENCIES

Agency Role	Name	Department/Agency
Lead Agency	Gainesville	
CDBG Administrator	Gainesville	Community & Economic Development / Housing & Special Projects Division

Narrative

The City of Gainesville Community & Economic Development Department’s Housing & Special Projects Division is responsible for administering the City’s Community Development Block Grant Program. Among other City responsibilities, the Division coordinates the planning process, works with other city agencies and nonprofit partners on planning and implementation, and reports on performance to the City Council, city residents, and HUD.

Consolidated Plan Public Contact Information

The primary contact for Gainesville’s CDBG Program and the consolidated planning process is:

Jessica Tullar, AICP
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Gainesville Community & Economic Development Department
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PR-10 CONSULTATION - 91.100, 91.200(B), 91.215(L)

1. Introduction

The City of Gainesville conducted a variety of public outreach to garner input from city staff, government agencies, nonprofit agencies, affordable housing developers, local service providers, and Gainesville residents in preparing this plan. The City held three community meetings open to the general public; conducted four focus groups with local agencies or committees; and interviewed key stakeholders in person and by phone. Additionally, local residents and other stakeholders completed surveys regarding community development and housing priorities. A total of 50 people attended a community meeting or focus group, 38 people completed the survey, and 25 people participated in an interview. Results of these outreach efforts are summarized in the Community Participation section of this Plan.

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

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

In developing this Consolidated Plan, the City strove to include input from housing providers and health, mental health, and other service agencies. Over 60 stakeholders were invited to participate in an interview, attend a public meeting, and/or take the Housing and Community Needs Survey. These stakeholders included city elected officials and staff, regional planning agency representatives, housing authority staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, agencies serving people with disabilities, senior services, transit providers, workforce development organizations, chambers of commerce, mortgage lenders, real estate agents, and others. The public meetings and focus groups included group discussions of the connections between housing and other community needs. This Consolidated Plan is designed to promote enhanced coordination amongst local housing and service organizations over the next five years.

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.

Gainesville and Hall County fall within the Georgia Balance of State Continuum of Care (BoS CoC). The Georgia Department of Community Affairs (DCA) staffs the CoC and allocates Emergency Shelter Grant (ESG) funds across 152 counties statewide to assist with emergency shelter, transitional housing, and homelessness prevention, outreach, and supportive services. The City of Gainesville supports local

groups that apply for funding through DCA to coordinate housing and services for its residents experiencing or at risk of homelessness.

For this Consolidated Plan, the City reached out directly to several organizations in Gainesville and Hall County that serve residents who are homeless or at risk residents to better understand the needs of the clients they serve. Representatives from Family Promise, My Sister's Place, United Way, Gateway Domestic Violence Center, and the Gainesville City School System participated in interviews and the City conducted a focus group with One Hall's Housing and Financial Stability Committee.

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

Gainesville and Hall County are parts of the Georgia Balance of State Continuum of Care (BoS CoC), which covers 152 Georgia counties and is staffed by the Georgia Department of Community Affairs. DCA administers ESG funding statewide, and the City of Gainesville provides input regarding local homeless needs and risk of homelessness as requested to assist in determining how to allocate ESG funds, develop performance standards, and evaluate outcomes.

Under CoC guidance, homeless housing and service providers in Hall County are implementing a coordinated entry system that matches households with the most appropriate housing and service intervention based on their needs, with the goals of prioritizing resources and preventing or reducing the time of homelessness. Implementation sites use HMIS to record assessments, manage priorities, track referrals, and enter data.

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

Agencies, groups, organizations, and others who participated in the Consolidated Plan planning process are shown in the table on the following pages.

Identify any agency types not consulted and provide rationale for not consulting.

Efforts were made to consult as broad a group of community stakeholders as possible. Flyers regarding the planning process were emailed to more than 60 individuals, who had the option of participating by attending a meeting, participating in an interview, completing an anonymous online survey, or providing written comments. Stakeholders were also asked to share the project flyers (available in English and Spanish) with their networks. No agency types were excluded from participation.

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
1 City of Gainesville City Council	<ul style="list-style-type: none"> Other government – local 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Market analysis Non-housing community development strategy 	<ul style="list-style-type: none"> Focus group Public meeting
2 City of Gainesville City Management	<ul style="list-style-type: none"> Other government – local 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Market analysis Non-housing community development strategy Anti-poverty strategy 	<ul style="list-style-type: none"> Focus group
3 City of Gainesville Code Enforcement Division	<ul style="list-style-type: none"> Other government – local Grantee department 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Market analysis Non-housing community development strategy Anti-poverty strategy 	<ul style="list-style-type: none"> Focus group
4 City of Gainesville Planning Division	<ul style="list-style-type: none"> Other government – local Grantee department 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Market analysis Non-housing community development strategy Anti-poverty strategy 	<ul style="list-style-type: none"> Focus group
5 Community Service Center	<ul style="list-style-type: none"> Other government – local Other – transportation agency 	<ul style="list-style-type: none"> Housing need assessment Non-homeless special needs Non-housing community development needs Non-housing community development strategy 	<ul style="list-style-type: none"> Interview
6 Disability Resource Center	<ul style="list-style-type: none"> Services – persons with disabilities 	<ul style="list-style-type: none"> Housing need assessment Non-homeless special needs Special needs facilities and services 	<ul style="list-style-type: none"> Interview
7 Family Promise of Hall County	<ul style="list-style-type: none"> Services – homeless Services – children Services – employment 	<ul style="list-style-type: none"> Housing need assessment Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth Homelessness strategy 	<ul style="list-style-type: none"> Interview

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED (CONTINUED)

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
8 Gainesville City School System	<ul style="list-style-type: none"> • Services – education • Other – local school system 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs – families with children • Non-housing community development needs • Non-housing community development strategy 	<ul style="list-style-type: none"> • Interview • Public meeting
9 Gainesville-Hall County Senior Life Center Advisory Board	<ul style="list-style-type: none"> • Services – elderly persons 	<ul style="list-style-type: none"> • Housing need assessment • Non-homeless special needs • Non-housing community development needs • Market analysis • Non-housing community development strategy 	<ul style="list-style-type: none"> • Focus group
10 Gainesville High School	<ul style="list-style-type: none"> • Services – education • Other – local school system 	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development needs • Non-housing community development strategy 	<ul style="list-style-type: none"> • Public meeting
11 Gainesville Housing Authority and Gainesville Housing Corporation	<ul style="list-style-type: none"> • Housing • PHA 	<ul style="list-style-type: none"> • Housing need assessment • Public housing needs • Non-housing community development needs • Market analysis • Non-housing community development strategy • Public housing accessibility and involvement 	<ul style="list-style-type: none"> • Interview • Focus group
12 Gainesville Nonprofit Development Foundation	<ul style="list-style-type: none"> • Civic leaders • Foundation 	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development needs • Non-housing community development strategy • Anti-poverty strategy 	<ul style="list-style-type: none"> • Focus group
13 Gateway Domestic Violence Center	<ul style="list-style-type: none"> • Housing • Services – children, victims of domestic violence, homeless, employment 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs – families with children • Homelessness strategy • Non-homeless special needs • Non-housing community development needs • Special needs facilities and services 	<ul style="list-style-type: none"> • Interview
14 Georgia Legal Services	<ul style="list-style-type: none"> • Services – fair housing 	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development needs 	<ul style="list-style-type: none"> • Interview • Focus group

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED (CONTINUED)

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
15 Georgia Mountains Regional Commission	<ul style="list-style-type: none"> Regional organization Planning organization 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Non-housing community development strategy 	<ul style="list-style-type: none"> Interview
16 Hispanic Alliance Georgia	<ul style="list-style-type: none"> Services – education, health, employment, legal Other – advocacy organization 	<ul style="list-style-type: none"> Housing need assessment Non-homeless special needs Non-housing community development needs Non-housing community development strategy Anti-poverty strategy 	<ul style="list-style-type: none"> Interview
17 Habitat for Humanity for Hall County	<ul style="list-style-type: none"> Housing 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Market analysis Anti-poverty strategy 	<ul style="list-style-type: none"> Interview Focus group
18 Hall County Grants Division	<ul style="list-style-type: none"> Other government - county 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Homelessness strategy Market analysis Non-housing community development strategy 	<ul style="list-style-type: none"> Interview Focus group
19 Keller Williams Realty	<ul style="list-style-type: none"> Housing Other – real estate agents 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Market analysis 	<ul style="list-style-type: none"> Interview
20 My Sister’s Place	<ul style="list-style-type: none"> Housing Services – homeless, children, health 	<ul style="list-style-type: none"> Housing need assessment Homeless needs – chronically homeless, families with children, unaccompanied youth Homelessness strategy Non-housing community development needs Non-housing community development strategy 	<ul style="list-style-type: none"> Interview Focus group
21 The Norton Agency	<ul style="list-style-type: none"> Housing 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Market analysis 	<ul style="list-style-type: none"> Interview

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED (CONTINUED)

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
22 One Hall Housing & Financial Stability Committee	<ul style="list-style-type: none"> • Civic leaders 	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development needs • Non-housing community development strategy • Anti-poverty strategy 	<ul style="list-style-type: none"> • Interview • Focus group
23 Purdy Real Estate	<ul style="list-style-type: none"> • Housing • Private sector banking/financing 	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development needs • Market analysis 	<ul style="list-style-type: none"> • Interview
24 United Way of Hall County	<ul style="list-style-type: none"> • Civic leaders • Regional organization 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth • Non-housing community development needs • Non-housing community development strategy 	<ul style="list-style-type: none"> • Interview • Focus group
25 Vision 2030 Wisdom Keepers	<ul style="list-style-type: none"> • Civic leaders 	<ul style="list-style-type: none"> • Housing need assessment • Non-homeless special needs • Non-housing community development needs • Market analysis • Non-housing community development strategy 	<ul style="list-style-type: none"> • Focus group

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

TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

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	The DCA provides homeless McKinney Vento Act funds to agencies in Gainesville through the Balance of State Continuum of Care. These funds assist with emergency shelter, transitional housing, homelessness prevention, and outreach and supportive services. Point in time homeless counts prepared by the Continuum of Care are reported in the Needs Assessment.
2040 Comprehensive Plan	City of Gainesville	Goals identified in the Community Work Program that overlap with those on the Strategic Plan include development of infill housing, blight reduction, sidewalk improvements, extension of infrastructure, public facility improvements, and economic development/commercial revitalization.
2017-2022 Comprehensive Economic Development Strategy (CEDS) & Regional Plan	Georgia Mountains Regional Commission	City of Gainesville priorities in the CEDS include airport renovation, continuation of the Midtown Greenway, stormwater planning, and a wireless hot zone project. Infrastructure development, possibly to include things such as stormwater and greenway planning, is reflected in the Strategic Plan.
2015 Downtown Gainesville Renaissance Strategic Vision & Plan	Carl Vinson Institute, University of Georgia	Action items overlap with the Strategic Plan relative to pedestrian and bicycle access, safety, and security; transit; and parks/community space.
Westside TAD Redevelopment Plan, 2018	City of Gainesville	Potential benefits of the TAD that are relevant to Strategic Plan goals include infrastructure improvements, redevelopment of vacant/ blighted properties, and economic development.
Midtown Gainesville Redevelopment Plan & Tax Allocation District, 2010	City of Gainesville, Hall County Commission, Gainesville City Schools	Goals that overlap with the Strategic Plan include economic development, blight removal, and new residential development.
Bradford-Ridgewood NPU Vision, Goals & Objectives Statement, 2010	City of Gainesville	Goals that overlap with the Strategic Plan include pedestrian safety, property maintenance, and housing rehabilitation and new development.
Fair Street Area NPU Vision, Goals & Objectives Statement, 2008	City of Gainesville	Goals that overlap with the Strategic Plan include pedestrian safety, sidewalk improvements/expansion, code enforcement, property maintenance, and addition of parks/greenspace.
Community Game Plan	United Way of Hall County	Goals that overlap with the Strategic Plan include adequate affordable housing, supportive housing/ services, emergency and transitional housing, improved connectivity, financial literacy, employment assistance, and healthy food access.

TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS (CONTINUED)

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Hall County Hazard Mitigation Plan Update, 2017-2022	Hall County Emergency Management Agency	This plan contains goals and strategies to mitigate environmental and manmade hazards through prevention, emergency services, public education and awareness, structural projects, and property and natural resource protection.

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

As the City of Gainesville implements this 5-Year Consolidated Plan, it will continue to work with other local public and private entities, regional organizations, Hall County, and the state of Georgia. Several public entities provided input during the development of this Plan, including the Gainesville Housing Authority, Gainesville Nonprofit Development Foundation, Gainesville-Hall County Senior Life Center Advisory Board, Community Service Center, Gainesville City School System, Gainesville City Council and City Manager, and divisions within the City’s Community & Economic Development Department. Staff members from Hall County and the Georgia Mountains Regional Commission were also interviewed in development of this Plan.

PR-15 CITIZEN PARTICIPATION

1. Summary of Citizen Participation and Efforts to Broaden Citizen Participation

Summarize citizen participation process and how it impacted goal-setting.

City of Gainesville residents were invited to provide input for this Consolidated Plan by attending one of three public meetings or taking a community-wide survey. The public meetings were held at various times and locations around the city from January 26 to January 31. A Housing and Community Needs Survey was available to residents in both English and Spanish via a weblink and in hard copy. Paper copies of the survey were available at the public meetings and focus groups, through several local agencies, and at the Community & Economic Development Department. The survey was available from January 23 through March 1, 2019, and a total of 38 responses were received.

Advertisement for the public meetings and survey targeted the general public, as well as nonprofits, service providers, housing providers, and others working with low and moderate income households and special needs populations. Notice was given to residents through an announcement in English and Spanish in the *Gainesville Times*, through press releases to local news outlets, and through flyers placed in public places. The *Times* ran two stories about the Consolidated Plan public meetings and provided a link to the online survey. English and Spanish flyers were emailed to more than 60 local housing and

service providers and community development practitioners, both as outreach to these stakeholders and for distribution to their clients. Spanish interpretation was available at all meetings and was advertised on the meeting flyers. Meeting advertisements also noted that accommodations (including translation, interpretation, or accessibility needs) were available if needed; no requests for accommodations were received.

In addition to public meetings, focus groups and personal interviews were also conducted with several key stakeholders and groups representing a variety of viewpoints relevant to the development of the Consolidated Plan and Analysis of Impediments to Fair Housing Choice. Invitations were extended to more than 60 representatives, and 25 participated in interviews. Twenty-seven (27) people participated in a focus group.

Dates, times, and locations for the public meetings and focus groups are shown below:

Public Meeting #1

Saturday, January 26, 2019
10 AM
Gainesville-Hall County Senior Life Center
434 Prior Street, Gainesville, GA 30501

Public Meeting #2

Monday, January 28, 2019
6 PM
Gainesville Exploration Academy – Lunchroom
1145 McEver Road, Gainesville GA 30504

Public Meeting #3

Thursday, January 31, 2019
6 PM
Gainesville High School – Lunchroom
830 Century Place, Gainesville, GA 30501

Focus Group #1 – Senior Life Center Advisory Board & Vision 2030 Wisdom Keepers

Wednesday, January 9, 2019
9 AM
Gainesville-Hall County Senior Life Center
434 Prior Street, Gainesville, GA 30501

Focus Group #2 – City Manager and Community & Economic Development Department Staff

Wednesday, January 9, 2019
11:30 AM
Community Development Office
311 Henry Ward Way, SE, Gainesville, GA 30501

Focus Group #3 – Gainesville Nonprofit Development Foundation Board

Wednesday, January 9, 2019
3:30 PM
Community Development Office
311 Henry Ward Way, SE, Gainesville, GA 30501

Focus Group #4 – One Hall Housing/Financial Stability Committee

Wednesday, January 16, 2019
11 AM
United Way of Hall County
527 Oak Street, Gainesville, GA 30501

The City of Gainesville held a 30-day public comment period to receive comments on the draft 2019-2023 Consolidated Plan and 2019-2020 Annual Action Plan from Monday, May 13 to Tuesday, June 11, 2019. During this time, copies of the draft reports were available for public inspection, and residents and stakeholders could provide written comments to the Community & Economic Development Department. Public meetings to present key findings and receive comments were held as follows:

Public Meeting #1

Saturday, June 1, 2019

9:30 AM

Gainesville-Hall County Senior Life Center

434 Prior Street, Gainesville, GA 30501

Public Meeting #2

Thursday, June 6, 2019

5:30 PM

Community Development Office

311 Henry Ward Way, SE, Gainesville, GA 30501

Following a public hearing, the 2019-2023 Consolidated Plan and 2019-2020 Annual Action Plan were adopted by Gainesville City Council on Tuesday, June 18, 2019. A summary of community outreach efforts and responses is shown below, with complete survey results and evidence of outreach materials available as an appendix.

Citizen Participation Outreach

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
1	Newspaper ads and articles	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	N/A	Ads in English and Spanish and two articles in <i>The Gainesville Times</i>	N/A
2	Flyers	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners; City Schools students and families	N/A	Flyers in English and Spanish advertising the public meetings and survey	N/A
3	City webpage and social media	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	N/A	Webpage: https://www.gainesville.org/public-invited-to-talk-about-affordable-housing Facebook: https://www.facebook.com/GainesvilleGeorgiaGovernment/	N/A

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
4	Public meetings	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	23 attendees	<p>Needs identified by meeting participants include:</p> <ul style="list-style-type: none"> • Housing, all types; affordable housing and related property activities are biggest priority • Mix of housing sizes to meet variety of needs & budgets • Homeless shelter, permitting and other assistance for organizations working to house people who are homeless • Emergency housing • Homeownership preparation; mortgage payment could be less than rent but financial stability is needed to buy and maintain a home; past homeownership workshops were not well attended • Sidewalks in the southeast quadrant of the city, Thompson Bridge Road, Atlanta Highway, Athens Street • Safe walks to school, volunteer program to walk neighborhood children to school • Partnership with Hall County for sidewalks along streets in both the city and county • Code enforcement for housing and businesses • Blight cleanup • Parks, including pocket parks • Community center for large groups (200+ people) • Skills training to obtain higher-wage jobs, mentors to encourage people to enroll and complete training • Transportation to and from Lanier Tech’s Oakwood Campus, including evenings • Childcare • Healthcare • Grocery stores in southeast Gainesville • Resources for renters in disputes with landlords or being evicted, renting rights and responsibilities information 	None

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
5	Senior Life Center and Wisdom Keepers focus group	Seniors	14 participants	Needs identified by focus group participants include: <ul style="list-style-type: none"> • Affordable rental housing, including one bedroom units and senior housing • Mix of housing types, sizes, and costs • Accessory dwelling units that could be rented • Rent control • Assistance with home repairs and upkeep • Clearinghouse of contractors, programs that may be available to help seniors with home repairs and upkeep • ADA accessibility improvements in public places/stores • Accessible housing units, buildings, properties, neighborhoods • Senior volunteer program • Transportation assistance – there are various programs that help with transportation but cost, schedule, trip times, and service areas can be barriers • Grocery stores – downtown, westside neighborhood, and east of the railroad tracks are food deserts • Crosswalks, safe crossings on Jesse Jewell Pkwy 	None
6	City staff focus group	City of Gainesville staff	5 participants	Needs identified by focus group participants include: <ul style="list-style-type: none"> • Rental housing condition/quality improvements, including single-family rental units • Affordable housing for homeownership • Homeownership counseling / preparation • Small housing units (one bedroom, one baths), cottages, granny flats • Awareness and prevention of potential gentrification • Continued code enforcement efforts on a neighborhood-by-neighborhood basis • Infrastructure, parks, and public space improvements in some areas 	None

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
				<ul style="list-style-type: none"> • Stormwater infrastructure • Partnership to help expand/improve availability of public transportation • Workforce development and fresh food access 	None
7	Nonprofit Development Foundation Board focus group	Nonprofit Development Foundation Board members	8 participants	<p>Needs identified by focus group participants include:</p> <ul style="list-style-type: none"> • Affordable housing – public housing and other affordable units are full and have waiting lists; Low Income Housing Tax Credit (LIHTC) units are not priced low enough to be affordable to very low income households • Mix of incomes and housing types with infrastructure • Housing for people who are homeless, possibly smaller units or single room occupancy housing • Housing rehabilitation, especially rental housing • Credit counseling and homeownership preparation, downpayment assistance • Property cleanup in some neighborhoods • Redevelopment incentives in target areas • Land – very little vacant property in the city • Ward 3 – grocery stores, pharmacies, and shopping are needed • Sewer infrastructure expansion • Transportation from residential to employment area – would benefit residents and employers 	None
8	One Hall Financial Stability Committee focus group	One Hall Financial Stability Committee members	20 participants	<p>Needs identified by focus group participants include:</p> <ul style="list-style-type: none"> • Subsidized rental housing from \$500 to \$999 • Workforce for-sale housing priced up to \$120,000 • Housing of a variety of sizes, especially one-bedroom, income-restricted senior apartments or suite-style apartments that allow co-living • Housing types such as tiny houses, container homes, etc. 	None

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
				<ul style="list-style-type: none"> • Funds for housing repair • Education about buying, renting, and maintaining housing • Tenant rights and responsibilities, fair housing education • Emergency and transitional housing • Homeowner transitional housing like Family Promise • Housing open to renting to felons • Housing is needed near White Sulphur Road, poultry factories, Midtown redevelopment area, and mill villages • Case management • Funding for households impacted by code enforcement • Utilities and infrastructure in redevelopment areas • Crosswalks, pedestrian safety improvements 	None
9	Community survey	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	38 respondents (English survey – 36 and Spanish survey – 6)	<p>Top needs identified by survey respondents include:</p> <ul style="list-style-type: none"> • Street, road, sidewalk improvements • Permanent housing for people who are homeless • Grants to improve affordable rental housing/apartments • Access to homeless shelters • Homelessness prevention • Youth services • Housing counseling • Transitional/supportive housing programs • Energy efficiency improvements to housing • Housing for families • Drug abuse education/crime prevention • Elderly or senior housing • Redevelopment or demolition of abandoned properties • Outreach to people who are homeless • Housing that accepts Section 8 vouchers • Employment training and job search assistance • Construction of affordable rentals and for-sale housing • Transportation assistance 	None

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
10	Stakeholder interviews	Housing and service providers, community development practitioners, lending and real estate professionals	25 interviewees	<p>Top needs identified by interviewees include:</p> <ul style="list-style-type: none"> • More affordable rental and for-sale housing, including for young adults and seniors • Workforce housing, mid-market rental and for-sale • Smaller/cottage/one-bedroom units in walkable areas • Housing with low maintenance costs near jobs/groceries • More landlords who accept Section 8 vouchers • Housing stock maintenance/improvements for longevity • Creative approaches for expanding housing options (mix of incomes, types, sizes) • Accessible housing that is affordable and near transit, there is a 2 year wait list of affordable, accessible units • More resources for housing/accessible housing (CHIP grants, others) • Assistance with first and last months rent, utility deposits for households who are homeless/living in hotels • Infrastructure expansion, increased density • Housing and services for immigrants, including people with limited English proficiency • Improved public transit, creative ways to meet needs of second and third shift workers at major employers • Bike and pedestrian pathways and trails • Better pedestrian crossings on Jesse Jewell • Better access to groceries in food deserts • Large community center with sports facilities (basketball, swimming, etc.) • Education about fair housing rights and resources, better promotion of available resources • Negotiation assistance for households facing eviction • Ways to celebrate neighborhoods and diversity 	None

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
11	Public comment period	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	No written comments received	No written comments were received	N/A
12	Public meetings on the draft	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	10 attendees	Comments/questions received at the public hearings include: <ul style="list-style-type: none"> • There is need for improved food access, which could include community gardens, small grocer, or space for a farmer’s market. • There should be opportunities for seniors living in designed communities to work within that community. • There is a need for neighborhood cleanup, including temporary dumpsters for large items. • Construction program at Lanier Tech may be a potential partner for construction and repair activities. • Hispanic Alliance, Female Hispanic Chamber of Commerce, local churches, and other community leaders would be important partners for reaching residents. • Will relocation be needed for Tower Heights? Housing Authority needs to make sure residents are treated fairly. • Information about home maintenance / upkeep would be important for first time homebuyers and others to stay housed. • Reasonable accommodation ordinance could include on-location services if someone cannot come to City Hall. 	N/A

NEEDS ASSESSMENT

NA-05 OVERVIEW

Needs Assessment Overview

To inform development of priorities and goals over the next five years, this section of the Consolidated Plan discusses housing, community development, and economic development needs in Gainesville. It relies on data from the U.S. Census, the 2011-2015 5-Year American Community Survey (ACS), and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy (CHAS) data that estimates the number of households with one or more housing needs. Local data regarding homelessness and assisted housing is included. Finally, public input gathered through interviews, focus groups, meetings, and the community survey are coupled with data analysis to identify priority needs related to affordable housing, homelessness, assisted housing, community development, and economic development in Gainesville.

NA-10 HOUSING NEEDS ASSESSMENT - 24 CFR 91.205 (A,B,C)

Summary of Housing Needs

According to the 2013-2017 5-Year American Community Survey, Gainesville is home to 37,291 residents and 12,582 households, and is the largest city in Hall County. The city grew by about 46% since 2000, adding 11,713 residents and 4,045 households. This level of growth is somewhat higher than that of the county, whose population grew by 38% from 2000 to the 2013-2017 ACS.

Median household income in Gainesville is estimated at \$41,250, below the county figure of \$55,622 and the state median of \$52,977. Median income grew by about 13% since 2000, a slower growth rate than in Hall County and the state of Georgia (both 25%).

Table 6 segments households by income and household type, including small families (2-4 members), large families (5 or more members), households with seniors, and households with young children. As shown, 6,265 households in Gainesville have low or moderate incomes (under 80% of HUD Adjusted Median Family Income (HAMFI)), and together comprise 51% of city households. Looking at income by household type shows about 45% of small family households and senior households have low or moderate incomes. Two-thirds of households with young children (age 6 or younger) have incomes at or below HAMFI, while large families are most likely to be low- or moderate-income households (75%).

For many low- and moderate-income households in Gainesville, finding and maintaining suitable housing at an affordable cost is a challenge. Tables 7 through 12 identify housing needs by tenure based on Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data is a special tabulation of the U.S. Census Bureau's American Community Survey (ACS) that is largely not available through standard Census products. This special dataset provides counts of the number of households that fit certain

combinations of HUD-specified housing needs, HUD-defined income limits (primarily 30, 50, and 80% of HAMFI), and household types of particular interest to planners and policy makers.

To assess affordability and other types of housing needs, HUD defines four housing problems:

1. Cost burden: A household has a cost burden if its monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income.
2. Overcrowding: A household is overcrowded if there is more than 1 person per room, not including kitchens and bathrooms.
3. Lack of complete kitchen facilities: A household lacks complete kitchen facilities if it lacks one or more of the following: cooking facilities, refrigerator, or a sink with piped water.
4. Lack of complete plumbing facilities: A household lacks complete plumbing facilities if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.

HUD also defines four severe housing problems, including a severe cost burden (more than 50% of monthly household income is spent on housing costs), severe overcrowding (more than 1.5 people per room, not including kitchens or bathrooms), lack of complete kitchen facilities (as described above), and lack of complete plumbing facilities (as described above).

Overall, the most common housing problem in Gainesville is cost burdens, which impact 65% of households with incomes below 80% HAMFI, including 3,239 renters and 814 owners. Severe cost burdens affect 1,474 renters and 469 owners, or 31% of households with incomes under 80% HAMFI. For the lowest income households (those with incomes under 30% HAMFI), severe cost burdens are most common, impacting 1,345 of the 2,040 households at that income level; an additional 255 households have a cost burden.

While the primary housing issue facing low- and moderate-income residents is affordability, there are other housing needs in the city, including lack of complete plumbing and kitchen facilities (affecting 65 households); overcrowding (919 households); lead-based paint hazards (1,005 households with risk factors); substandard housing; and homelessness. The remainder of this section characterizes local housing needs in more detail. The Market Analysis component of the Consolidated Plan identifies resources available to respond to these needs (public housing, tax credit and other subsidized properties, housing and services for the homeless, and others).

TABLE 5 - HOUSING NEEDS ASSESSMENT DEMOGRAPHICS

Demographics	Base Year: 2000	Most Recent Year: 2017	Percent Change
Population	25,578	37,291	46%
Households	8,537	12,582	47%
Median Income	\$36,605	\$41,250	13%

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Number of Households Table

TABLE 6 - TOTAL HOUSEHOLDS TABLE

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,040	2,000	2,225	1,580	4,560
Small Family Households	850	465	970	730	2,165
Large Family Households	155	495	440	180	180
Household contains at least one person 62-74 years of age	280	254	305	215	1,164
Household contains at least one person age 75 or older	300	345	170	110	465
Households with one or more children 6 years old or younger	625	555	600	220	685

Data Source: 2009-2013 CHAS

Housing Needs Summary Tables

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

TABLE 7 – HOUSING PROBLEMS TABLE

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	35	0	35	0	30	0	0	30
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	80	110	0	190	0	0	10	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	105	270	220	4	599	0	0	55	60	115
Housing cost burden greater than 50% of income (and none of the above problems)	1,030	300	10	10	1,350	210	164	75	0	449
Housing cost burden greater than 30% of income (and none of the above problems)	225	555	685	165	1,630	30	95	200	169	494
Zero/negative Income (and none of the above problems)	195	0	0	0	195	15	0	0	0	15

Data Source: 2009-2013 CHAS

2. Housing Problems 2 (households with one or more severe housing problems: lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

TABLE 8 – HOUSING PROBLEMS 2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four severe housing problems	1,135	645	375	20	2,175	210	194	140	60	604
Having none of four severe housing problems	445	840	1,315	890	3,490	45	320	395	615	1,375
Household has negative income, but none of the other severe housing problems	195	0	0	0	195	15	0	0	0	15

Data Source: 2009-2013 CHAS

3. Cost Burden > 30%

TABLE 9 – COST BURDEN > 30%

	RENTER				OWNER			
	0-30% AMI	>30-50% AMI	>50-80% AMI	TOTAL	0-30% AMI	>30-50% AMI	>50-80% AMI	TOTAL
NUMBER OF HOUSEHOLDS								
Small Related	605	300	395	1,300	55	35	95	185
Large Related	155	275	80	510	0	100	65	165
Elderly	305	199	60	564	155	114	110	379
Other	295	370	200	865	30	40	15	85
Total need by income	1,360	1,144	735	3,239	240	289	285	814

Data Source: 2009-2013 CHAS

4. Cost Burden > 50%

TABLE 10 – COST BURDEN > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	460	110	10	580	55	35	30	120
Large Related	105	40	0	145	0	70	0	70
Elderly	290	79	0	369	125	54	30	209
Other	280	100	0	380	30	25	15	70
Total need by income	1,135	329	10	1,474	210	184	75	469

Data Source: 2009-2013 CHAS

5. Crowding (more than one person per room)

TABLE 11 – CROWDING INFORMATION – 1/2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	105	340	325	4	774	0	0	20	15	35
Multiple, unrelated family households	0	10	10	0	20	0	0	45	45	90
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	105	350	335	4	794	0	0	65	60	125

Data Source: 2009-2013 CHAS

TABLE 12 – CROWDING INFORMATION – 2/2

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

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

Estimates of the number of non-elderly single person households in need of housing assistance are included in the “other” category of Tables 9 and 10. This category includes multi-person households whose members are unrelated (e.g., roommates, un-married partners, etc.). There are an estimated 950 single-person or multi-person unrelated households with low or moderate incomes who spend more than 30% of their income on housing. The large majority (91%) are owners and the remaining 9% are renters.

Looking at that group of renters, roughly one-third (34%) have very low incomes (i.e., under 30% of HAMFI), 43% have low incomes (between 30 and 50% HAMFI), and the remaining one-quarter (23%) have moderate incomes (between 50 and 80% HAMFI). Need is fairly well distributed among the income bands, with the largest share of households in the low income group.

The same is true for single-person or multi-person unrelated owner households with needs. About one-third (35%) are very low income, 47% are low income, and 18% are moderate income.

Table 10 looks at severe cost burdens by household type and tenure. Of the 950 single-person and multi-person unrelated households with a cost burden, 450 (or 47%) spend more than half of their income on housing. Eighty-four percent (84%) of severe cost burdened households are renters and 16% are owners. Most need is at very low income levels – 74% of renters and 43% of owners with a severe cost burden have incomes under 30% HAMFI. Taken together, Tables 9 and 10 indicate that for single-person and multi-person unrelated households, affordability needs are most acute at incomes under 50% HAMFI.

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

CHAS data provides estimates of housing need for Gainesville households in which someone has a disability. According to the 2009-2013 CHAS, there are approximately 2,420 households in Gainesville who have at least one member with a disability. Housing needs by disability type are outlined below:

- Hearing or vision impairment: There are an estimated 515 low- or moderate-income households (80% HAMFI or below) with one or more housing problems (cost burden, overcrowding, lack of complete kitchen or plumbing facilities) where a household member has a hearing or vision impairment. The majority (435 households or 84%) are renters.
- Ambulatory limitation: There are an estimated 685 low-or moderate-income households with housing problems where a household member has an ambulatory limitation. Most are renters (540 households or 79%).
- Cognitive limitation: An estimated 515 low- or moderate-income households have a housing need and a household member with a cognitive limitation. Eighty-three percent (83% or 430 households) are renters.
- Self-care or independent living limitation: An estimated 605 low- or moderate-income households with a member who has a self-care or independent living limitation have a housing problem. As with other disability types, the majority of these households are renters (490 households or 81%).

Of the four disability types, households with an ambulatory-limited member and one or more of the HUD-defined housing problems are most common in Gainesville. Housing needs for people with an ambulatory difficulty may include accessibility improvements such as ramps, widened hallways and doorways, lower counters, and installation of grab bars, along with access to transit and other community services. Note, also, that some households may have members who experience more than one type of disability.

While there are no comprehensive estimates of the number and type of families experiencing domestic violence, dating violence, sexual assault, and stalking in Gainesville, input from local service providers indicate continuing need. In 2017, the Gateway Domestic Violence Center reported serving 225 women and children with emergency shelter and 54 with transitional housing. They assisted clients in securing 144 temporary protective orders, responded to 1,273 crisis calls, and served 275 people through

support groups. The Center reports that their emergency shelter is typically full, and they are currently seeking funding to open a new, expanded shelter in 2020.

What are the most common housing problems?

As Table 7 shows, a total of 3,804 renter households and 1,098 owner households with incomes at or below the median family income experience one or more housing problems. Comparing these numbers with the total households with incomes under 100% HAMFI (as provided in Table 6) indicates that 62% have one or more housing needs. At low and moderate incomes, there are 4,494 households with needs, representing 72% of total households with incomes under 80% HAMFI.

By far, the most common housing problems in Gainesville for both owners and renters are cost burdens and severe cost burdens. Table 9 shows that 3,239 low- and moderate-income renters spend more than 30% of their income on housing, as do 814 low- and moderate-income owner households. These households constitute 89% and 94% of renter and owner households with needs, respectively. Taken together, there are 4,053 cost burdened households with incomes under 80% HAMFI, constituting 65% of households in that income band.

Severe cost burdens impact 1,943 low- and moderate-income households in Gainesville (1,474 renters and 469 owners). They constitute 43% of households with needs and 31% of total households at this income levels.

Crowding (more than 1 person per room) affects considerably fewer households than affordability, but is still a common housing issue in Gainesville. There are an estimated 790 renters and 65 owners with low and moderate incomes who are overcrowded. Together they comprise 19% of households with needs and 14% of all households at that income level. Severe overcrowding (more than 1.5 people per room) impacts 190 renters and 10 owners, or 3% of all households with low or moderate incomes.

Substandard housing (lack of complete plumbing or kitchen facilities) impacts an estimated 35 renters and 30 owners with low or moderate incomes in Gainesville. These households make up 1% of households with needs, and less than 1% of all households, in that income band. While these figures are small in comparison to the number of households impacted by affordability, they represent severe deficiencies in housing quality. Stakeholder input indicates that other substandard housing issues, such as deteriorating structures and deferred maintenance, impact Gainesville households, particularly renters with low incomes, criminal or poor rental histories, or immigration status issues.

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

Uniformly, renters are more often affected by housing problems than owners. The number of crowded or severely crowded low- or moderate-income renters (790) is 12 times the number of owners (65) (Table 11). Gainesville's cost burdened households are 4 times more likely to be renters (3,329 households) than owners (814 households) (Table 9). Further, about 45% of all Gainesville renters are low- or moderate-income households with needs, compared to 22% of Gainesville owners. Table 8 looks at severe housing problems by income and tenure, and shows that severe needs affect 64% of renters

and 77% of owners with very low incomes (under 30% HAMFI). These figures suggest that relief for very low income households facing affordability issues should be a priority for the city.

For renters, cost burdens are concentrated at lower income levels: 42% of those with cost burdens have incomes at or below 30% HAMFI, 35% have incomes from 30 to 50% HAMFI, and 23% have incomes from 50 to 80% HAMFI. This trend is consistent with the understanding of housing as a basic necessity that must be obtained, no matter what share of one's income it consumes. Those with lower incomes spend a greater share of their resources on housing costs. Cost burdens are more evenly distributed by income band. About 29% of cost burdened owners have incomes from 0 to 30% HAMFI, 36% have incomes from 30 to 50% HAMFI, and 35% have incomes from 50 to 80% HAMFI.

Looking at needs by household types, small family households (2 to 4 people) make up the largest share of low- and moderate-income renters with a cost burden (40%). Of low- and moderate-income owners with needs, elderly households comprise the largest share (47%). The high share of cost burdened elderly owner households likely reflects the difficulty many seniors face in continuing to pay housing costs such as utilities and taxes while living on fixed incomes, even if they no longer have mortgages.

Comparing data from Table 9 with total households by type from Table 6 shows that 65% of low- and moderate-income small families are cost burdened. Large families (5 or more people) make up smaller shares of the needs population, but they also make up smaller shares of the population as a whole. Of the 1,090 low- and moderate-income large families, 62% have a cost burden. These figures indicate need for affordable housing in a range of unit sizes to serve families of all sizes.

Finally, overcrowded renters are more likely to be single family households than multiple, unrelated families (97% versus 3%). The opposite is true for overcrowded owners, who are more likely to be multiple families doubling up together than single family households (72% versus 28%).

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

Individuals with an imminent risk of residing in shelters or becoming unsheltered typically have a combination of financial factors present in their lives: lack of living wage jobs, rents that are more than 30 or 50% of their incomes, and unaffordable childcare, medical, or transportation costs. In addition to these factors, individuals at risk of homelessness may have additional issues present such as family conflicts, domestic violence, housing with code or safety violations, household members with a disability, criminal histories, histories of mental health issues or substance abuse, difficulty navigating systems to access public benefits or community services, temporary housing situations (couch surfing or doubling up), and prior experiences with homelessness.

For formerly homeless families and individuals nearing the termination of assistance, a top need is to secure safe, affordable permanent housing. Other needs may include access to job training, employment and education programs, including supportive employment agencies; access to Social

Security disability and other benefits; linkages to health, mental health, and legal services; access to affordable transportation, childcare, and food; and other case management and supportive services.

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

Neither the City of Gainesville nor Hall County develop local estimates of the population at-risk for homelessness. The Georgia Department of Community Affairs manages the Balance of State Continuum of Care, and offers the following definition of households that are “imminently homeless”:

- Imminently homeless: People who are facing loss of housing within two weeks, have no subsequent residence identified, and lack the resources or support networks needed to obtain other permanent housing.

Every two years, DCA conducts a Point-In-Time count of the homeless population living in the 152 counties included in the Balance of State Continuum of Care. The latest count for which data is available was conducted in January 2017, which included estimates based on overnight canvassing, numbers reported from homeless service providers, and a regression model to predict the rate of homelessness in counties for which no count was completed. The prediction model was also used to estimate the imminently homeless population by county. Estimates indicated 12 imminently homeless residents in Hall County as of the 2017 county; however, in its methodology description, DCA notes that there are significant limitations to their predictions given that there is no way to obtain a complete census of the imminently homeless population. Thus, predictions underestimate the true number of residents at imminent risk of homelessness.

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

The most fundamental risk factor for homelessness is extreme poverty, leading to unaffordable rents or homeowner costs. Renters with incomes under 30% HAMFI and housing cost burdens over 50% are at risk of homelessness, especially if they experience a destabilizing event such as a job loss, reduction in work hours, or medical emergency/condition. Such factors may also put low income homeowners at risk of foreclosure and subsequent homelessness.

Broadband Access Needs

Reliable access to the internet is increasingly imperative for job searches, primary and secondary education, college and continuing education programs, and applying for and obtaining assistance from various social service agencies and housing providers. Low- and moderate-income households often face difficulties accessing the internet due to prohibitive costs (of internet access or of devices upon which to access the internet) or limited availability, particularly in rural areas. Stakeholder interviews and other community input did not specifically identify internet access as an unmet need for low- and moderate-income households in Gainesville. However, several agencies that participated in the community

engagement process do provide internet access and/or computers on which to access the internet for their clients.

Family Promise of Hall County has a day center open weekdays from 7:30 AM to 5 PM where client families can use computers and access the internet. Both the Gainesville Housing Authority and the Gainesville-Hall County Senior Life Center have computer rooms with internet access and offer regular computer classes for their residents/clients. Internet access is also available for students through the Gainesville school system and the general public at Hall County libraries. Additionally, using local funds and a grant from the Appalachian Regional Commission, the City of Gainesville installed free public wireless internet in downtown, Roosevelt Square, and the Midtown Greenway.

The Market Analysis (Section MA-20) provides an overview of the extent of broadband availability in Gainesville, including the number of providers and download/upload speeds.

Environmental Resiliency

The degree to which low- and moderate-income households are vulnerable to increased natural hazards associated with climate change is an important consideration for jurisdictions and regions as they prepare environmental resiliency and other plans. With its location on Lake Lanier, flood risk is an important consideration for Gainesville. However, a review of the Georgia Department of Natural Resources Flood Map Program indicates low- and moderate- income block groups in Gainesville are generally not located near enough to the lake to put them at risk for flooding. Flat Creek does run through some of these areas; while there is generally not residential development within its flood risk zone, there are some housing units within its 100-year flood plain.

Environmental hazards and natural disasters were not mentioned by stakeholders or survey participants as a key issue in Gainesville during the community engagement process. The planning team interviewed representatives from the Georgia Mountains Regional Commission, which is responsible for regional environmental planning, and reviewed Hall County's Hazard Mitigation Update, which Gainesville signed on to in 2017. The Market Analysis (Section MA-20) provides an overview of recent activities designed to increase environmental resiliency in Gainesville and Hall County.

NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS – 91.205 (B)(2)

Introduction

This section assesses the housing needs of racial and ethnic groups at various income levels in comparison to needs at that income level as a whole to identify any disproportionately greater needs.

According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Tables 13 through 16 identify the number of households experiencing one or more of the four housing problems by householder race, ethnicity, and income level. The four

housing problems include: (1) cost burdens (paying more than 30% of income for housing costs); (2) overcrowding (more than 1 person per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities.

Income classifications include:

- Very low income – up to 30% of area median income (AMI) or \$25,750 for a family of four;
- Low income – 30 to 50% AMI or \$25,751 to \$33,400 for a family of four;
- Moderate income – 50 to 80% AMI or \$33,401 to \$53,450 for a family of four; and
- Middle income – 80 to 100% AMI or \$53,451 to \$66,800 for a family of four.

0% to 30% of Area Median Income

At very low incomes, 78% of households in Gainesville have one or more housing problems (1,590 households), as shown in Table 13. Two groups – Asians and Latinos – have disproportionately greater need. Ninety-five percent (95%) of very low income Latino households have a housing need, as do 100% of the 30 very low income Asian households.

TABLE 13 - DISPROPORTIONALLY GREATER NEED 0 TO 30% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,590	235	210
White	580	115	85
Black / African American	355	95	100
Asian	30	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	630	15	20

Note: The four housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than one person per room; and (4) Cost burden greater than 30%.

Data Source: 2009-2013 CHAS

30% to 50% of Area Median Income

About three-quarters of households with incomes from 30 to 50% AMI have a housing problem (74% or 1,489 households). One group – Asian households – have a disproportionate housing need. All of the 55 Asian households in this income band have a housing need.

TABLE 14 - DISPROPORTIONALLY GREATER NEED 30 TO 50% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,489	510	0
White	554	235	0
Black / African American	405	100	0
Asian	55	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	480	185	0

Note: The four housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than one person per room; and (4) Cost burden greater than 30%.

Data Source: 2009-2013 CHAS

50% to 80% of Area Median Income

Of the 2,230 Gainesville households with moderate incomes, about two-thirds (63%) have a housing problem. Latino households have a disproportionately high rate of needs – 80% of moderate income Hispanic households face a housing need.

TABLE 15 - DISPROPORTIONALLY GREATER NEED 50 TO 80% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,400	830	0
White	420	495	0
Black / African American	185	135	0
Asian	25	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	775	190	0

Note: The four housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than one person per room; and (4) Cost burden greater than 30%.

Data Source: 2009-2013 CHAS

80% to 100% of Area Median Income

One-quarter (26%) of middle income households in Gainesville have a housing need (414 households). No racial or ethnic groups have disproportionate needs at this income level.

TABLE 16 - DISPROPORTIONALLY GREATER NEED 80 TO 100% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	414	1,165	0
White	264	540	0
Black / African American	50	105	0
Asian	0	95	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	100	430	0

Note: The four housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than one person per room; and (4) Cost burden greater than 30%.

Data Source: 2009-2013 CHAS

Discussion

Overall, CHAS data regarding housing problems by income level, race, and ethnicity show that need is more common at lower income levels – about 78% of very low income households and 74% of low income households have one or more housing needs. At moderate incomes, that rate is 63%, and at middle incomes it falls to 26%.

Tables 13 through 16 show that Asian and Latino households each experience a disproportionately greater rate of housing needs than the city as a whole at two income levels. They include:

- Very low income (under 30% AMI) Asian households, who have a 100% rate of housing needs versus 78% citywide;
- Low income (30 to 50% AMI) Asian households, who have a 100% rate of housing needs versus 74% citywide;
- Very low income (under 30% AMI) Hispanic households, who have a 95% rate of housing needs versus 78% citywide; and
- Moderate income (50 to 80% AMI) Hispanic households, who have an 80% rate of housing needs versus 63% citywide.

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS – 91.205 (B)(2)

Introduction

This section assesses the severe housing needs of racial and ethnic groups at various income levels in comparison to severe needs at that income level as a whole to identify any disproportionately greater needs. Like the preceding analysis, this section uses HUD’s definition of disproportionately greater need, which occurs when one racial or ethnic group at a given income level experiences housing problems at a rate that is at least 10 percentage points greater than the income level as a whole.

Tables 17 through 20 identify the number of households with one or more of the severe housing needs by householder race and ethnicity. The four severe housing problems include: (1) severe cost burden (paying more than 50% of income for housing and utilities); (2) severe crowding (more than 1.5 people per room); (3) lack of complete kitchen facilities; and (4) lack of complete plumbing facilities.

Income classifications include:

- Very low income – up to 30% of area median income (AMI) or \$25,750 for a family of four;
- Low income – 30 to 50% AMI or \$25,751 to \$33,400 for a family of four;
- Moderate income – 50 to 80% AMI or \$33,401 to \$53,450 for a family of four; and
- Middle income – 80 to 100% AMI or \$53,451 to \$66,800 for a family of four.

0% to 30% of Area Median Income

At very low incomes, two-thirds of Gainesville households experience a severe housing need (1,345 households or 66%). Two groups – Asians and Hispanics – have a disproportionately greater level of severe housing need. All of the 30 Asian households in this income category have a severe housing problem, as do 82% of Latino households.

TABLE 17 – SEVERE HOUSING PROBLEMS 0 TO 30% AMI

Severe Housing Problems	Has one or more of four severe housing problems	Has none of the four severe housing problems	Household has no/negative income, but none of the other severe housing problems
Jurisdiction as a whole	1,345	490	210
White	510	180	85
Black / African American	250	200	100
Asian	30	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	545	100	20

Note: The four severe housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than 1.5 persons per room; and (4) Cost burden greater than 50%.

Data Source: 2009-2013 CHAS

30% to 50% of Area Median Income

At low incomes, 42% of Gainesville households have a severe housing problem (839 households). Again, Asian and Hispanic households have disproportionate severe needs. Ninety-two percent (92%) of Asian households and 52% of Hispanic households have a severe housing problem.

TABLE 18 – SEVERE HOUSING PROBLEMS 30 TO 50% AMI

Severe Housing Problems	Has one or more of four severe housing problems	Has none of the four severe housing problems	Household has no/negative income, but none of the other severe housing problems
Jurisdiction as a whole	839	1,160	0
White	304	480	0
Black / African American	145	360	0
Asian	45	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	345	315	0

Note: The four severe housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than 1.5 persons per room; and (4) Cost burden greater than 50%.

Data Source: 2009-2013 CHAS

50% to 80% of Area Median Income

About one-quarter of moderate income Gainesville households have a severe housing problem (515 households or 23%). As in other income categories, moderate income Asian and Hispanic households have disproportionate severe needs. One-third (33%) of Asian households and 37% of Hispanic households have a severe housing problem.

TABLE 19 – SEVERE HOUSING PROBLEMS 50 TO 80% AMI

Severe Housing Problems	Has one or more of four severe housing problems	Has none of the four severe housing problems	Household has no/negative income, but none of the other severe housing problems
Jurisdiction as a whole	515	1,710	0
White	90	825	0
Black / African American	70	254	0
Asian	10	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	350	605	0

Note: The four severe housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than 1.5 persons per room; and (4) Cost burden greater than 50%.

Data Source: 2009-2013 CHAS

80% to 100% of Area Median Income

In the middle income range, about one-in-twenty Gainesville households have a severe housing problem (80 households or 5%). No racial or ethnic group faces a disproportionate rate of severe needs at this income level.

TABLE 20 – SEVERE HOUSING PROBLEMS 80 TO 100% AMI

Severe Housing Problems	Has one or more of four severe housing problems	Has none of the four severe housing problems	Household has no/negative income, but none of the other severe housing problems
Jurisdiction as a whole	80	1,505	0
White	10	795	0
Black / African American	4	150	0
Asian	0	95	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	60	465	0

Note: The four severe housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than 1.5 persons per room; and (4) Cost burden greater than 50%.

Data Source: 2009-2013 CHAS

Discussion

Overall, severe housing problems are most common at lower income levels. Two-thirds (66%) of Gainesville households with incomes below 30% AMI face a severe need, as do 42% of low income households. As income increases, rates of severe housing problems decline, dropping to 23% at moderate incomes and 5% for the middle income group.

Two racial or ethnic groups experience disproportionate severe housing needs at each of the three lower income levels:

- At very low incomes (under 30% AMI), 100% of Asian households and 82% of Hispanic households have a severe housing problem, versus 66% of households citywide.
- At low incomes (30 to 50% AMI), 92% of Asian households and 52% of Hispanic households have a severe housing problem, versus 42% of households citywide.
- At moderate incomes (50 to 80% AMI), 33% of Asian households and 37% of Hispanic households have a severe housing problem, versus 23% of households citywide.

NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS – 91.205 (B)(2)

Introduction

This section assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. While the preceding sections assessed all housing and severe housing problems, Table 21 focuses only on what share of their income households

spend on housing. Data is broken down into groups spending less than 30% of income on housing costs, those paying between 30 and 50% (i.e., with a cost burden), and those paying over 50% (i.e., with a severe cost burden). The final column, “no/negative income,” identifies households without an income, for whom housing as a share of income was not calculated. Note that no racial or ethnic group has more than 5% of households with no or negative income.

Housing Cost Burden

TABLE 21 – HOUSING COST BURDENS BY RACE AND ETHNICITY

Housing Cost Burden	Less than 30%	30-50%	More than 50%	No / negative income (not computed)
Jurisdiction as a whole	7,590	2,569	2,039	210
White	4,315	1,029	884	85
Black / African American	1,010	645	340	100
Asian	220	30	105	0
American Indian, Alaska Native	20	0	0	0
Pacific Islander	0	0	0	0
Hispanic	1,970	860	705	20
Share of Total Households by Race and Ethnicity				
Jurisdiction as a whole	61%	21%	16%	2%
White	68%	16%	14%	1%
Black / African American	48%	31%	16%	5%
Asian	62%	8%	30%	0%
American Indian, Alaska Native	100%	0%	0%	0%
Pacific Islander	N/A	N/A	N/A	N/A
Hispanic	55%	24%	20%	1%

Data Source: 2009-2013 CHAS

Discussion

As Table 21 shows, 21% of all households in Gainesville spend between 30 and 50% of their income on housing costs. Percentage within that housing cost bracket range from 0% for American Indians or Alaska Natives to 31% for Black households. HUD defines a disproportionate need when members of one racial or ethnic group experience a cost burden at a rate at least 10 percentage points higher than the citywide rate. Using this definition, Black households have a disproportionate cost burden.

Citywide, 16% of households spend more than 50% of their income on housing. Rates of severe cost burdens by race and ethnicity range from 0% for American Indians or Alaska Natives to 30% for Asians. The former group faces a disproportionate rate of severe cost burdens, with 105 out of 355 Asian households spending more than 50% of their income on housing.

Combining the 30 to 50% and over 50% cost ranges shows that there is a total of 4,068 cost burdened households in Gainesville, which together make up 37% of the city's total. By race and ethnicity, rates of cost burdens range from 0% for American Indians or Alaska Natives to 47% for Black households. Black households are the only group that has a disproportionate rate of cost burdens. While CHAS data indicates that no American Indian and Alaska Native households in Gainesville have a housing cost burden, note that the low numbers of these households citywide (20) make it difficult to develop reliable estimates.

The data in Table 21 also allows for a comparison between housing cost burdens among white households and households of other races and ethnicities. Thirty percent (30%) of white households spend more than 30% of their income on housing. Black households are 1.6 times as likely as white households to have a housing burden and Hispanic households are 1.5 times as likely to do so.

NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION – 91.205(B)(2)

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

Tables 13 through 21 identified several instances of disproportionately greater need, which are summarized below:

- Of the ten income and need categories examined, Hispanic households are disproportionately affected by housing needs in five of them. At very low incomes, they face disproportionate rates of both housing problems (95% versus 78% citywide) and severe housing problems (82% versus 66% citywide). At low incomes, 52% of Hispanic households have a severe need compared to 42% citywide. Finally, at moderate incomes, Hispanics again have disproportionate rates of both housing problems (80% versus 63% citywide) and severe housing problems (37% versus 23% citywide).
- Asians are disproportionately impacted by housing problems in six instances. At very low incomes, they face disproportionate rates of both housing problems (100% versus 78% citywide) and severe housing problems (100% versus 66%). Similarly, at low incomes, they again experience disproportionate rates of both housing problems (100% versus 74% citywide) and severe housing problems (92% versus 42% citywide). At moderate incomes, Asian households have disproportionate severe housing problems (33% versus 23% citywide). Note, however that the low number of observations in these categories make it difficult to develop reliable estimates.

The last instance in which Asians are disproportionately affected are severe cost burden. Thirty percent (30%) of Asian households in Gainesville spend more than one-half of their income on housing, compared to 16% of households citywide.

- Black households are disproportionately likely to have a cost burden (i.e., spend between 30 and 50% of their income on housing). Thirty-one percent (31%) of Black households have a cost burden compared to 21% of all households throughout the city.

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

Input collected during the community engagement process identified housing affordability for low- and moderate-income households as the priority housing need in Gainesville. Community members also discussed issues related to housing quality/condition for both rental and owned units. Stakeholders explained that low-income renters are often only able to afford units that are substandard and in need of repair. Further, housing options for people with criminal histories, poor credit, past evictions, or other issues may be limited to substandard units with absentee or neglectful landlords. Additionally, residents with limited English proficiency may not fully understand their rights as renters or what to do in the face of a violation by or dispute with a landlord.

On the homeownership side, stakeholders expressed a need for housing rehabilitation programs to assist low/moderate income homeowners with repairs. They also identified homeownership preparation, financial counseling, and downpayment assistance as potential needs.

In addition to assisting people who are currently housed, stakeholders noted the need to assist individuals and families who are homeless. Emergency shelter, transitional housing, and case management were discussed as priorities.

Community members also discussed difficulties affording childcare and transportation. For low income households without a car, transit access may impact the ability to obtain and keep employment. Transportation cost and availability can also influence a household's ability to access groceries, particularly for people living in Gainesville neighborhoods without a grocery store.

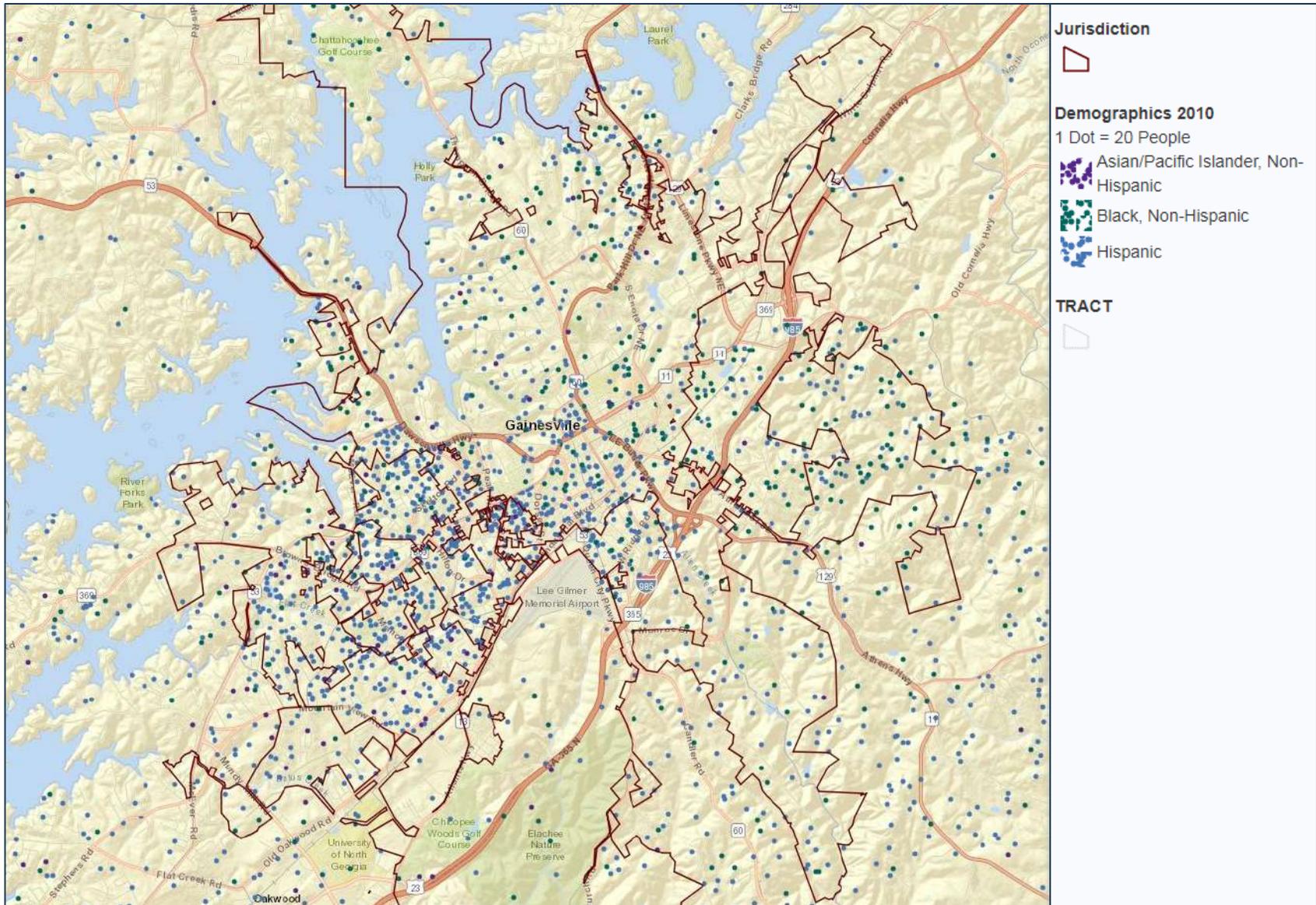
Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

As of the 2009-2013 CHAS data, just over one-half of householders in Gainesville were white (51%). Hispanic householders made up 29%, African Americans, 17%, and Asians, 3%. Hispanic residents lived predominately in the southern part of the city, south of E.E. Butler Parkway and east of McEver Road. Two-thirds or more of residents in these census tracts are Hispanic.

Gainesville's African American population does not show strong concentrations; however, the largest shares of Black residents live in the northern part of the city, north of E.E. Butler Parkway and east of Park Hill Drive. About 40% of residents in these census tracts are Black.

Asian residents in Gainesville live predominately south of Dawsonville Highway and Queen City Parkway and east of McEver Road. Population shares in these areas range from around 3% to 9%, depending on the census tract and block group. The map that follows shows Gainesville's Hispanic, African American, and Asian populations by block group as of 2010.

FIGURE 1 – POPULATION BY BLOCK GROUP FOR AFRICAN AMERICAN, ASIAN, AND HISPANIC RESIDENTS IN GAINESVILLE, 2010



NA-35 PUBLIC HOUSING – 91.205(B)

Introduction

Public housing in the city of Gainesville is managed by the GHA. The quasi-governmental authority is governed by its board of commissioners which are appointed by the City. According to HUD's PIC (the HUD Office of Public & Indian Housing Information Center) data, there are 468 public housing units and no housing choice vouchers in Gainesville. The GHA receives federal funds to modernize and repair those units. The City of Gainesville Community & Economic Development Department works closely with the GHA to offer financial literacy classes to public housing residents and other citizens. Efforts have also been made to identify residents that may be ready for homeownership and direct them toward those opportunities. Grant funds from the City of Gainesville downpayment assistance program have 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.

Totals in Use

TABLE 22 - PUBLIC HOUSING BY PROGRAM TYPE

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	0	0	468	0	0	0	0	0	0

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

TABLE 23 – CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average annual income	0	0	11,695	0	0	0	0	0
Average length of stay	0	0	5	0	0	0	0	0
Average household size	0	0	2	0	0	0	0	0
# homeless at admission	0	0	5	0	0	0	0	0
# of elderly program participants (>62)	0	0	79	0	0	0	0	0
# of disabled families	0	0	49	0	0	0	0	0
# of families requesting accessibility features	0	0	468	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of domestic violence victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

Race of Residents

TABLE 24 – RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
			Veterans Affairs Supportive Housing				Family Unification Program	Disabled*	
White	0	0	286	0	0	0	0	0	0
Black/African American	0	0	180	0	0	0	0	0	0
Asian	0	0	1	0	0	0	0	0	0
American Indian/Alaska Native	0	0	1	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

TABLE 25 – ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
			Veterans Affairs Supportive Housing				Family Unification Program	Disabled*	
Hispanic	0	0	236	0	0	0	0	0	0
Not Hispanic	0	0	232	0	0	0	0	0	0

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

Data Source: PIC (PIH Information Center)

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

The data from HUD PIH Information Center shows the GHA as having 468 public housing units in use within the city, 49 (10%) of which are held by a family containing one or more people with a disability. According to the HUD data, all 468 of the public housing residents captured in this reporting had requested units with accessibility features. Stakeholder input suggests a general need for more affordable housing options for the disabled population. As many people with disabilities live on limited incomes, often just a modest \$771/month SSI payment, there are effectively no options for them other than public housing. Availability of additional units with accessibility features is the greatest need of this population.

Describe the most immediate needs of residents of public housing and housing choice voucher holders.

Current residents in GHA public housing units are in need of opportunities and supports to grow and attain a level of self-sufficiency. The GHA's Resident Opportunity and Supportive Services Program (ROSS) supports public housing residents by linking them with valuable community resources to obtain economic self-sufficiency, independence, improved quality of life, and in some cases, help individuals maintain stable housing as they age.

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

The needs of the GHA's residents are different from those of the city's overall low- and moderate-income population only in that the GHA's residents are housed in stable and decent housing. With this need met, GHA residents are able to work on other needs that families typically face in addition to housing insecurity. These needs frequently include childcare, healthcare, employment, transportation, and food.

Discussion

The GHA was a lead partner in creation of the Midtown Community Transformation Plan which is focused on the transformation of the community surrounding Walton Summit, a new Low Income Housing Tax Credit development that opened in 2018. The planning team surveyed the community regarding several different types of community needs. The figure below, excerpted from the Midtown Community Transformation Plan, outlines specific needs related to affordable housing. Combined with the needs discovered through the Consolidated Planning process, it is clear that affordable housing is a key need in Gainesville. The GHA is uniquely positioned within the community to continue its leadership, through LIHTC partnerships and other innovative tools, in bringing new affordable housing opportunities to the area.

FIGURE 2 – AFFORDABLE HOUSING NEEDS FROM THE MIDTOWN COMMUNITY TRANSFORMATION PLAN, 2018

Partner Engagement Needs	Public Engagement Needs / Obstacles
HOUSING	
Affordable Housing	Lack of Affordable Housing <ul style="list-style-type: none"> • Cost of non-subsidized housing too high
Emergency Housing <ul style="list-style-type: none"> • Crisis Housing • Rent Assistance • Housing after shelter • Deposit start-up assistance • Housing for convicted felons • Housing for those with addiction issues 	Public Housing Waiting List Too Long <ul style="list-style-type: none"> • Average of 6 could be years on p.h. waiting list
Foster Care Providers	Living in Substandard and Overcrowded Conditions <ul style="list-style-type: none"> • Families are afraid to speak out against land lords
Improved Communication Between Agencies	Good Communication Between Drug Tx Court and Gateway to Housing Options
Transportation	Section 8 Waiting List Too Long
Connecting Housing to Other Needs <ul style="list-style-type: none"> • Dental • Mental Health • Psychiatrists • Childcare • Christmas Help 	Lost Homes Because Couldn't Afford Mortgage

Data Source: Midtown Community Transformation Plan

NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(C)

Introduction

This section provides an assessment of Gainesville’s homeless population and its needs. While the City of Gainesville does not conduct a count of homeless persons, a statewide Point-In-Time count is conducted by the Georgia Department of Community Affairs (DCA) for the 152 counties outside major metropolitan areas. The most recent count was conducted in January 2019 but the results were not available as of the drafting of this plan. Consequently, PIT count data presented here is sourced from DCA’s 2017 count.

Nature and Extent of Homelessness

TABLE 26 – HALL COUNTY 2017 POINT-IN-TIME HOMELESS COUNT

	Sheltered	Unsheltered	Total
Homeless persons	78	45	123
Homeless Subpopulations			
Unsheltered veterans		5	5
Unsheltered chronically homeless persons		16	16
Imminently homeless persons			12

Data Source: Georgia DCA, 2017 Report on Homelessness: Balance of State Continuum of Care Point in Time Homeless Count Report

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

Gainesville is covered by the Balance of State Continuum of Care, a network of homeless service providers covering all but the most populous Georgia counties and coordinated by Georgia DCA. The state conducts a biennial homeless count and the most recent data released as of the date this plan was drafted was from January 2017. Some of this data is listed by county; however, the majority of the data is provided at a state-wide level with extrapolations used to estimate county-level figures.

On the night of the count, there were a total of 123 homeless persons enumerated in Hall County, including 78 residing in shelters and 45 unsheltered. Homeless subpopulations in Hall County are not specifically counted, however, DCA uses a regression model to estimate various subpopulations. Applying this method, Hall County is estimated to have had five unsheltered veterans and 16 unsheltered chronically homeless persons. Further, DCA estimates the county to have 12 people who are “imminently homeless”, that is, people who face the likely loss of housing within two weeks, have no subsequent residence identified, and lack the resources or support networks needed to obtain other permanent housing.

Other statewide estimates of homeless subpopulations determined that:

- 55% of the homeless population is male, but men make up 69% of the unsheltered homeless
- 53% identify as Black or African American and 41% as white; 6% identify as Hispanic or Latino
- 23% are under 18; 8% are between the ages of 18 and 24
- 10% reported having a mental illness
- 13% reported having a substance abuse disorder
- 19% are domestic violence victims
- 4% are veterans
- 7% are chronically homeless

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

The DCA estimates find that homeless veterans are a very small portion of Hall County's homeless population: of the 123 homeless persons counted, DCA's models suggest that just five would likely be veterans. Families and children experiencing homelessness are a more substantial portion of the population. With 23% of the statewide homeless population being under the age of 18, this would translate to approximately 28 homeless children living in Hall County at the time of the count. DCA's definition of homelessness does not include people who are "doubled-up", living with friends, "couch surfing" or in other unstable situations. Using a broader definition that includes these situations, Hall County Schools estimates that it serves approximately 230 homeless students.

Describe the nature and extent of homelessness by racial and ethnic group.

Using statewide figures, the majority of homeless persons (53%) identify as Black or African American and 41% identify as white. Homeless persons identifying as Hispanic or Latino comprise 6% of the homeless population.

Describe the nature and extent of unsheltered and sheltered homelessness.

On the night of the count, there were a total of 123 homeless persons enumerated in Hall County, including 78 residing in shelters and 45 unsheltered. Statewide, 31% of the unsheltered homeless population were women and 11% were households with children.

Discussion

Local homeless service providers generally agree that the point-in-time count underestimates the true number of homeless people in the community, yet no more reliable source of data is available. Hall County has 87 emergency shelter and transitional housing beds, down from 98 beds five years ago. Compared with what is likely a low-end estimate of 123 homeless people in Hall County, the 87 available beds indicate a shortage of at least 36 beds within the community.

NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT - 91.205 (B,D)

Introduction

This section discusses the characteristics and needs of persons in various subpopulations of Gainesville who are not homeless but may require supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental) persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families.

Describe the characteristics of special needs populations in your community.

According to the 2013-2017 ACS 5-year estimates, 6.0% of Gainesville's population is elderly, aged 65 to 74, while 5.6% is considered frail elderly, age 75 and over. A significant number of residents over the age of 65, (37.2%) have a disability. Within the City, 10.0% of all residents had one or more disabilities, including:

- Hearing difficulty 3.0%
- Vision difficulty 2.6%
- Cognitive difficulty 4.2%
- Ambulatory difficulty 5.9%
- Self-care difficulty 2.9%
- Independent living difficulty 5.2%

According to AIDSvu, a public health information and mapping tool backed by Emory University's Rollins School of Public Health, there are approximately 49,463 people in Georgia living with HIV.¹ In Hall County, the incidence of HIV is estimated at 127 cases per 100,000 people, equating to 253 Hall County residents living with the disease.

An annual survey sponsored by the U.S. Substance Abuse and Mental Health Services Administration (SAMHSA) provides the primary source of information on the use of illicit drugs and alcohol among non-institutionalized persons aged 12 years old or older.² In 2011, an estimated 20.6 million persons in the U.S. were classified with substance dependence or abuse in the past year (8.0 percent of the population aged 12 or older). Of these, 2.6 million were classified with dependence or abuse of both alcohol and illicit drugs, 3.9 million had dependence or abuse of illicit drugs but not alcohol, and 14.1 million had dependence or abuse of alcohol but not illicit drugs. Extrapolating these figures to the city of Gainesville's population, approximately 2,400 Gainesville residents age 12 or older may have a substance dependence or abuse disorder.

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

The primary housing and supportive needs of these subpopulations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families) were determined by input from both service providers and the public through the survey, public meetings, and stakeholder interviews. These needs include affordable, safe housing opportunities in areas with access to transportation, commercial and job centers, and social services including counseling and case management.

¹ AIDSvu, Emory University's Rollins School of Public Health in partnership with Gilead Sciences, Inc. and the Center for AIDS Research at Emory University (CFAR). <https://aidsvu.org/state/georgia/>.

² Substance Abuse and Mental Health Services Administration, *Results from the 2011 National Survey on Drug Use and Health: Summary of National Findings*, NSDUH Series H-44, HHS Publication No. (SMA) 12-4713. Rockville, MD: Substance Abuse and Mental Health Services Administration, 2012.

Persons with disabilities often require accessible features and ground floor housing units and use of supportive/therapeutic animals. Victims of domestic violence need safe housing, removal of barriers to relocation, and protection from perpetrators. Persons with criminal records and their families may be disqualified from public housing or Housing Choice Voucher assistance, and accordingly, assistance with housing for low-income members of this subpopulation must be provided by other nongovernmental organizations.

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

As described previously in this section, there are approximately 49,463 people in Georgia living with HIV. Of these, an estimated 253 are Hall County residents. Statewide data finds that men are far more likely to be living with the disease, making up more than three in four cases. More than 68% of Georgians living with HIV are Black, 19% are white, and nearly 7% are Latinx. HOPWA funds for the eligible Metropolitan Statistical Area including Gainesville are administered by the City of Atlanta.

NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS – 91.215 (F)

Describe the jurisdiction’s need for public facilities.

Buildings and infrastructure open to the general public, whether owned by the government or by nonprofits, may be considered public facilities under the CDBG program. Gainesville’s needs in this area commonly identified through community input include:

- Parks and pocket parks
- Community centers, specifically a large community center with sports facilities
- Emergency housing for people experiencing homelessness
- ADA improvements to existing facilities and public space

Public facility needs identified in the City’s *2040 Comprehensive Plan* and other local plans include:

- Improvements to the Community Service Center Administrative Building to address energy efficiency, traffic congestion, ADA accessibility, and linkages to the Senior Life Center
- Park improvements, including amenity upgrades, restroom renovations, playground equipment replacement, trail maintenance, parking lot repavement, and development of new park facilities
- New regional park and recreation center
- Development of pocket parks and Downtown parklets
- Construction of two new fire stations in northwest and southeast Gainesville
- Construction of the second phase of a police training facility

How were these needs determined?

The public facility needs listed above were generated based on input from multiple stakeholders consulted through interviews, focus groups, public meetings, and a survey. These stakeholders included City staff and elected officials, Gainesville Housing Authority staff, Hall County and Georgia Mountains Regional Commission staff, Gainesville City School System staff, nonprofit organizations, homeless housing and service providers, organizations serving people with disabilities, real estate agents, housing developers, civic organizations, and Gainesville residents.

Needs were also determined based on a review of previous local and regional plans, such as Gainesville's *2040 Comprehensive Plan*, the *Downtown Gainesville Renaissance Strategic Vision & Plan*, United Way of Hall County's *Community Game Plan*, and recent neighborhood redevelopment plans prepared by the City.

Describe the jurisdiction's need for public improvements.

During the community engagement process, public improvements were frequently mentioned not only as a stand-alone need but also as a crucial component to the development of additional affordable housing. The public improvement needs most commonly identified by local stakeholders include:

- Sidewalk improvements and expansion (particularly in the southeast quadrant of the city)
- Improved pedestrian facilities such as crosswalks (particularly on Jesse Jewell Parkway), trails, and safe walks to school
- Continued code enforcement and blight clean-up efforts
- Expanded bike paths/trails
- Water and sewer expansion
- Stormwater infrastructure improvements
- Extension of infrastructure (sidewalks, water/sewer, etc.) for affordable housing development

Public improvement needs identified in the City's *2040 Comprehensive Plan* and other local plans include:

- Sidewalk and crosswalk improvements
- Water and sewer expansion
- Stormwater planning and storm drainage improvement
- Streetscaping in Downtown and Midtown
- Redevelopment of key properties in Downtown and Midtown
- Completion of additional phases of the Midtown Greenway
- Development a Community Improvement District (CID) on Browns Bridge Road
- Development of a community-wide greenspace plan for pedestrian connectivity
- Downtown connectivity improvements
- Traffic calming and intersection and signal improvements
- Continued code enforcement
- Neighborhood beautification and signage

How were these needs determined?

The public improvement needs listed above were generated based on input from multiple stakeholders consulted through interviews, focus groups, public meetings, and a survey. These stakeholders included City staff and elected officials, Gainesville Housing Authority staff, Hall County and Georgia Mountains Regional Commission staff, Gainesville City School System staff, nonprofit organizations, homeless housing and service providers, organizations serving people with disabilities, real estate agents, housing developers, civic organizations, and Gainesville residents.

Needs were also determined based on a review of previous local and regional plans, such as Gainesville's *2040 Comprehensive Plan*, the *Downtown Gainesville Renaissance Strategic Vision & Plan*, United Way of Hall County's *Community Game Plan*, and recent neighborhood redevelopment plans prepared by the City.

Describe the jurisdiction's need for public services.

Public services, such as case management, childcare, transportation assistance, job training, and programming for youth and senior centers, are important of a community development strategy; however, CDBG funds that can be allocated to such activities are limited to a cap of 15% of a grantee's annual award. The public service needs most commonly identified by local stakeholders include:

- Employment skills training, job search assistance, and mentoring
- Financial counseling and homeownership preparation
- Fair housing education and enforcement, tenant's rights education
- Homelessness outreach and case management
- Transportation assistance, including evening/weekend service to major employers and Lanier Tech
- Senior volunteer program
- Youth services and childcare
- Healthcare

Public service needs identified in United Way of Hall County's *Community Game Plan* and other local plans include:

- College/career preparation and job training programs to fulfill workforce needs
- Financial literacy programs to help achieve financial stability, education about predatory lending
- Youth literacy and enrichment programs
- Programs to assist at-risk students complete high school and reduce incidence of homelessness
- Hall Area Transit service enhancements, improved employer/employee connectivity
- Programs that improve access to healthy food, primary and specialty care, mental and behavioral health services, and medication
- Programs that address effects of abuse and neglect, programs that prevent abuse and neglect
- Emergency assistance for food, shelter, clothing and safety

How were these needs determined?

The public service needs listed above were generated based on input from multiple stakeholders consulted through interviews, focus groups, public meetings, and a survey. These stakeholders included City staff and elected officials, Gainesville Housing Authority staff, Hall County and Georgia Mountains Regional Commission staff, Gainesville City School System staff, nonprofit organizations, homeless housing and service providers, organizations serving people with disabilities, real estate agents, housing developers, civic organizations, and Gainesville residents.

Needs were also determined based on a review of previous local and regional plans, such as Gainesville's *2040 Comprehensive Plan*, the *Downtown Gainesville Renaissance Strategic Vision & Plan*, United Way of Hall County's *Community Game Plan*, and recent neighborhood redevelopment plans prepared by the City.

HOUSING MARKET ANALYSIS

MA-05 OVERVIEW

Housing Market Analysis Overview

While housing choices can be fundamentally limited by household income and purchasing power, the lack of affordable housing can be a significant hardship for low- and moderate-income households, preventing them from meeting other basic needs. Stakeholders and residents reported that affordable housing for families and individuals is a significant issue in Gainesville, and according to the 2013-2017 ACS, housing costs have increased substantially for renters since 2000.

In addition to reviewing the current housing market conditions, this section analyzes the availability of assisted and public housing and facilities to serve homeless individuals and families. It also analyzes local economic conditions, and summarizes existing economic development resources and programs that may be used to address community and economic development needs identified in the Needs Assessment.

MA-10 NUMBER OF HOUSING UNITS – 91.210(A)&(B)(2)

Introduction

The 2013-2017 Five-Year American Community Survey estimated that there are 13,692 housing units in Gainesville, with an occupancy rate of 90% (Table 27). Unit types are nearly evenly split between single-family (48%) and multifamily (49%). The largest share of units are single-family detached structures (43%), and attached single units (townhomes) make up a much smaller share of the stock (5%). The largest share of multifamily units (28%) is found in medium-sized complexes (5-19 units). Large complexes account for 14% of Gainesville homes, while units in small buildings – duplexes, triplexes, and fourplexes – account for only 7%.

There are an estimated 224 units of other types of housing in Gainesville, including mobile homes, RVs, and vans, making up 2% of residences citywide. This figure has increased from an estimate of around 153 five years ago. While some manufactured housing/mobile homes are scattered throughout the city, there are also mobile home parks such as Suburban and Downtowner Mobile Home Parks in the southwest part of the city.

As Table 28 shows, just over a third of Gainesville households own their homes (36%), and nearly two-thirds rent (64%). This is much lower than the statewide homeownership rate of 63%. Nearly all owned-housing in Gainesville has at least two bedrooms: 17% has two bedrooms and 82% has three or more bedrooms. Rental units tend to be smaller: nearly a quarter of units are studios or one-bedroom units (24%). The most common rental unit contains two bedrooms (45%), while less than a third (31%) of renters live in homes with three or more bedrooms.

Input from stakeholders indicates that new construction or rehabilitation of affordable rental units is the greatest housing need in the community.

Residential Properties by Number of Units

TABLE 27 – RESIDENTIAL PROPERTIES BY UNIT NUMBER

Property Type	Number	Percent
1-unit detached structure	6,069	43%
1-unit, attached structure	751	5%
2-4 units	1,036	7%
5-19 units	3,953	28%
20 or more units	1,929	14%
Mobile Home, boat, RV, van, etc	224	2%
Total	13,962	100%

Data Source: 2013-2017 ACS

Unit Size by Tenure

TABLE 28 – UNIT SIZE BY TENURE

Unit Size	Owners		Renters	
	Number	Percent	Number	Percent
No bedroom	34	1%	325	4%
1 bedroom	21	0%	1,583	20%
2 bedrooms	770	17%	3,590	45%
3 or more bedrooms	3,741	82%	2,518	31%
Total	4,566	100%	8,016	100%

Data Source: 2013-2017 ACS

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

The Gainesville Housing Authority (GHA) has 486 public housing units in three developments including Melrose Homes, Harrison Square, and various scattered sites. The average household income for GHA’s public housing residents is \$15,237, which is considerably less than the median household income in Gainesville which is currently \$41,250.

Additional assisted housing in the city of Gainesville includes Low Income Housing Tax Credit (LIHTC) properties, properties supported by Project-Based Section 8 subsidies, and Housing Choice Vouchers.

There are eight developments funded by tax credits and 385 Project Based Section 8 units in three developments. The Georgia Department of Community Affairs administers Housing Choice Vouchers for Gainesville, and there are currently 93 vouchers in use within the city.

The City has a rehabilitation loan program that is available to anyone with income limits at or below 80 percent of AMI. There is also an Emergency Repair grant program, for the elderly or disabled that provides funds up to \$10,000 for emergency repairs and/or accessibility improvements.

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

No units are expected to be lost from the publicly-assisted affordable housing inventory over the next five years. The next projects facing decision points regarding expiring affordability periods are under contract until 2026.

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

Cost burden data shows that affordability needs are particularly severe for renters with incomes under 30% of HUD Area Median Family Income (HAMFI), affecting over a thousand households. Input collected from stakeholders and public meeting attendees strongly suggests that a scarcity of available rental units in Gainesville is driving up housing costs and leading to a decline in housing conditions.

On the ownership side, income and home value data indicate starter home prices in Gainesville that are out of reach for many moderate and middle income households. Affordability data in the Needs Assessment supports this, with cost burdens impacting considerable shares of households up to 100% HAMFI.

In terms of unit size, overcrowding impacts a significant number of households, particularly renters. The Needs Assessment identified 919 overcrowded households, most of whom were renters (794 households). The vast majority of these are single-family households (774). Considering that the majority of rental units contain two bedrooms or fewer (69%), future affordable housing development should reflect continued need for 3+ bedroom rental units for larger families.

Describe the need for specific types of housing.

The community survey indicates a high need for family housing, senior housing, housing that accepts Section 8 vouchers, new affordable rental units, and new housing for homeownership. Community members also noted the need for affordable senior housing, including one-bedroom rental units. Data discussed in the following section indicates the need for rental housing for very low income households and for-sale housing that is affordable based at median income levels.

MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING - 91.210(A)

Introduction

This section reviews housing costs and affordability in Gainesville. As a general rule, Gainesville has tended to have slightly higher housing costs than Georgia as a whole based upon the access to the lake and the volume of historic homes within the city. This continues to be true for for-sale housing. As Table 29 shows, median home value in Gainesville is estimated at \$172,300 according to 2013-2017 ACS data. The median value throughout Georgia is \$158,400. The median household income in Gainesville, \$41,250, is significantly below the statewide median of \$52,977. This higher cost, combined with lower median wages, indicate a likely shortage of affordable for-sale housing. This could be a cause of the city's below-average home ownership rates as residents are unable to purchase homes and remain in rental housing.

Based on 2013-2017 ACS data, median rent in Gainesville is \$702, which is below the statewide median of \$733. About 68% of Gainesville rental units cost between \$500 and \$999 a month, and 17% have rents under \$500 a month. Rental rates are \$1,000 or more for 15% of rental housing units. Public engagement conducted as part of the Consolidated Plan process indicates that this data on housing costs may be outdated, as stakeholders believed rents of \$1,000 or more were becoming increasingly common and that a unit with a rent under \$700 was almost nonexistent.

The need for improvement or construction of affordable rental units is the most commonly identified housing issue in Gainesville, with data and local perceptions both indicating affordability issues, particularly for households with incomes below 80% of the area median.

Ability to afford housing is tied to other needs identified in the community, including homelessness, housing and services for people with disabilities, senior housing, and availability of housing for people re-entering the community from long-term care facilities or other institutions.

Cost of Housing

TABLE 29 – COST OF HOUSING

Cost of Housing	Base Year: 2000	Most Recent Year: 2017	% Change
Median Home Value	\$129,500	\$172,300	33%
Median Contract Rent	\$522	\$702	34%

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

TABLE 30 - RENT PAID

Rent Paid	Number	Percent
Less than \$500	1,353	17%
\$500-999	5,295	68%
\$1,000-1,499	915	12%
\$1,500-1,999	94	1%
\$2,000 or more	169	2%
Total	7,826	100%

Data Source: 2013-2017 ACS

Housing Affordability

TABLE 31 – HOUSING AFFORDABILITY

Units Affordable to Households Earning	Renter	Owner
30% HAMFI	760	No Data
50% HAMFI	1,300	1,740
80% HAMFI	4,685	1,150
100% HAMFI	No Data	575
Total	6,745	3,465

Data Source: 2011-2015 CHAS

Monthly Rent

TABLE 32 – FISCAL YEAR 2018 HOME AND FAIR MARKET RENTS FOR HALL COUNTY

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$682	\$725	\$847	\$1,108	\$1,190
High HOME Rent	\$682	\$725	\$847	\$1,092	\$1,190
Low HOME Rent	\$562	\$602	\$722	\$835	\$931

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Table 31 estimates the number of units in Gainesville affordable to renters and owners at a variety of income levels, which can be compared to the number of households at each income level, as provided in Table 8 of the Needs Assessment.

According to CHAS estimates, there are 1,775 renters with incomes under 30% HAMFI, but only 565 rental units affordable at that income level are reported in Table 31. Thus, there is insufficient rental

housing for households with very low incomes. At other income levels, there appear to be a sufficient number of renter units affordable to renter households at that income level. However, these figures do not take into account unit condition or size; nor do they reflect the possibility that a unit that would be affordable to a low or moderate income household may be unavailable to them because it is occupied by a higher income household.

Turning to owners, there are an estimated 784 owner households with incomes at or below 50% HAMFI in Gainesville, but Table 31 reports only 490 owner-occupied housing units affordable at that income level. This leaves a deficit of 294 affordable owner-occupied units. At the next income levels there appear to be adequate affordable units. As with rental housing, these figures do not take into account housing size or condition, or the possibility that higher income households will choose to occupy lower cost units.

The National Low Income Housing Coalition's Out of Reach data examines rental housing rates relative to income levels for counties and metro areas throughout the U.S. To afford a two-bedroom rental unit at Hall County's Fair Market Rent (FMR) of \$725 without being cost burdened would require an annual wage of \$29,000. This amount translates to a 40-hour work week at an hourly wage of \$14, a 77-hour work week at minimum wage, or a 37-hour work week at the county's average renter wage of \$16.28. To afford a three-bedroom unit at the FMR of \$1,108 would require an annual wage of \$44,320.

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

Table 29 shows that median home value increased by 33% from the 2000 Census to the 2013-2017 ACS, and median rent increased by 34%. While home values may have fallen and rents stagnated within that period during the Great Recession, they have since recovered, and affordability has, in turn, decreased. A tight rental market and a lack of affordable for-sale housing and slow wage growth all indicate that housing affordability is likely to continue as an issue in Gainesville.

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

Table 32 above shows HUD Fair Market Rents and HOME rents for Hall County. The median contract rent of \$702 is roughly between the fair market rent an efficiency housing unit and a one bedroom. With about 85% of rents in Gainesville under \$1,000 per month, rental housing should be available at fair market rents for nearly all unit sizes.

Note that this data does not reflect housing condition, which is an important consideration. While the rent may be affordable, substandard housing conditions may make a unit unsafe or lead to exceptionally high utility costs, negating any savings in rent as compared to a more expensive unit.

Discussion

Based on 2013-2017 ACS data provided by HUD, it appears that there is a need for additional housing for those at or below 30% HAMFI. There are only 565 rental units identified that meet, resulting in a

shortage of 1,210 units compared to households in this group. This also supports the need for Section 202 and Section 8 developments. There is also a need for owner housing for those at or below 50% HAMFI.

MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING – 91.210(A)

Introduction

This section examines the condition of housing in Gainesville, including the presence of selected housing conditions: 1) lack of complete plumbing facilities, (2) lack of complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%. This section also examines the age of housing stock, vacancy rate and suitability of vacant housing for rehabilitation, and the risk of lead-based paint hazards.

According to 2013-2017 ACS estimates, about 40% of rental units and one-quarter of owner units have one of the selected housing conditions. CHAS data discussed in the Needs Assessment indicates that cost burdens are by far the most common housing condition. Less than 1% of owner units have two or more selected conditions (14 units). For renters, 8% of units have two conditions (651 units, and none have three or more conditions. These figures indicate that rental units are more likely to be physically substandard (i.e., lack a complete kitchen or plumbing).

Age of housing reflects periods of development in Gainesville. The city contains a significant supply of housing built prior to 1980, which is split fairly evenly between renters and owners. A much larger percentage of renter units (39%) were built from 1980-1999 than owner units (27%). The newest units, built after 2000, contain a higher percentage of owners (30%) than renters (20%). It is important to note that the absolute number of rental households outnumber owner households in each category because of the greater overall number of rental units. While some older homes may be well-maintained, the considerable share of housing built prior to 1980 indicates potential need for rehabilitation assistance.

Describe the jurisdiction’s definition for “substandard condition” and “standard condition but suitable for rehabilitation.”

For the purpose of this Consolidated Plan, the City of Gainesville defines units to be in “standard condition” if they meet HUD Section 8 housing quality standards. A unit is defined as “substandard” if it lacks complete plumbing, a complete kitchen, or heating fuel (or uses heating fuel that is wood, kerosene, or coal). A unit is “substandard but suitable for rehabilitation” if it lacks complete plumbing, a complete kitchen or a reliable and safe heating system but has some limited infrastructure that can be improved upon. These units are likely to have deferred maintenance and may have some structural damage such as leaking roofs, deteriorated interior surfaces, and inadequate insulation. They may not be part of public water or sewer systems, but will have sufficient systems to allow for clean water and adequate waste disposal.

There are an estimated 1,380 vacant housing units in Gainesville. The City does not have counts of units that are substandard, substandard but suitable for rehabilitation, abandoned, or real estate owned (REO properties), as this would require evaluating units on a house-by-house basis. In general, however, units with more than one substandard condition and older units are more difficult to rehabilitate. A rough assessment of conditions can be made by considering housing age and absence of basic amenities.

Condition of Units

TABLE 33 - CONDITION OF UNITS

Condition	Owners		Renters	
	Number	Percent	Number	Percent
With one selected condition	1,106	24%	3,477	43%
With two selected conditions	0	0%	651	8%
With three selected conditions	14	0%	40	0%
With four selected conditions	0	0%	26	0%
No selected conditions	3,446	75%	3,822	48%
Total	4,566	100%	8,016	100%

Data Source: 2013-2017 ACS

Year Unit Built

TABLE 34 – YEAR UNIT BUILT

Year Unit Built	Owners		Renters	
	Number	Percent	Number	Percent
2000 or later	1,375	30%	1,636	20%
1980-1999	1,236	27%	3,153	39%
1950-1979	1,592	35%	2,534	32%
Before 1950	363	8%	693	9%
Total	4,566	99%	8,016	100%

Data Source: 2013-2017 ACS

Risk of Lead-Based Paint Hazard

TABLE 35 – RISK OF LEAD-BASED PAINT

Risk of Lead-Based Paint Hazard	Owners		Renters	
	Number	Percent	Number	Percent
Total units built before 1980	1,955	43%	3,227	40%
Housing units built before 1980 with young children (age 6 or younger) present	165	4%	840	11%

Data Source: 2013-2017 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

TABLE 36 - VACANT UNITS

Vacant Units	Number	Percent
For rent	593	43%
For sale	84	6%
Rented or sold but not occupied	84	6%
For seasonal, recreational, or occasional use	120	9%
Other vacancies	499	36%
Total	1,380	100%

Data Source: 2013-2017 ACS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdictions' housing.

Community input from local stakeholders and residents indicates substantial need for rental housing rehabilitation. Survey respondents ranked “grants to improve affordable rental housing,” as the highest need among those listed. Data regarding housing conditions indicates that 465 rental units in Gainesville have at least two housing conditions, which are likely to include cost burdens and one other condition (overcrowding, lack of complete kitchen, or lack of complete plumbing). CHAS data from the Needs Assessment indicates that there are 30 renter households with incomes below the area median who lack complete kitchens or plumbing. Additionally, one in ten rental housing units was built before 1950, indicating the highest risk for deferred maintenance and rehabilitation need. Additionally, a third of rental housing was built between 1950 and 1980, and as this housing ages, maintenance needs will continue to grow.

Rehabilitation for owner-occupied units was not mentioned as frequently by stakeholders, although just under half of survey respondents indicated that there is a high need for “help for homeowners to make housing improvements.” Owners are less likely to lack complete kitchens or plumbing, and therefore are less likely to live in substandard housing. However, housing age indicates that some owner-occupied units are at risk of deferred maintenance and may currently or in the near future be in need of some rehabilitation, given that nearly half of units were built prior to 1980. Additionally, seniors living on Social Security or retirement income may have paid off their mortgages but are now unable to afford necessary repairs and maintenance as their homes age.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards.

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Housing conditions can significantly affect public health, and exposure to lead may cause a range of health problems for adults and children. The major source of lead exposure comes from

lead-contaminated dust found in deteriorating buildings, including residential properties built before 1978 that contain lead-based paint.

Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. However, risk factors for exposure to lead include housing old enough to have been initially painted with lead-based paint (i.e., pre-1978), households that include young children, and households in poverty. Table 34 identifies the total number of housing units built before 1980, and the total number of renter and owner units built before 1980 that house children under age 6. As shown, this includes 165 owner-occupied units (or 4% of total owner-occupied housing) and 840 renter-occupied units (or 11% of total renter-occupied housing) with at least two risk factors for exposure to lead-based paint.

Broadband Access Availability

As discussed in NA-10, broadband internet is increasingly necessary for adults to access job ads and applications, online continuing education and college programs, and social service and housing resources. For children and teens, online education resources are also important. There are three considerations to be taken into account in assessing internet access: (1) need for broadband wiring and for connections to broadband service; (2) competitive pricing and service resulting from having more than one internet service provider within an area; and (3) affordability of broadband service for low- and moderate-income households.

According to the Federal Communication Commission's database and maps of broadband availability, 99.3% of Gainesville's population lives in areas with access to three or more service providers offering internet service at download speeds of 25 megabits per second (Mbps) or higher and upload speeds of 3 Mbps, which would be sufficient for most use. The remaining 0.7% of the population has access to two providers with these speeds. The FCC's data indicates that the availability of broadband connections through a variety of providers should not be an issue in Gainesville.

Despite the availability of several internet access providers, affordability may still be a challenge for many low- and moderate-income households, including homeless individuals and families. As discussed in the Needs Assessment, several organizations providing housing or otherwise serving the Gainesville community do provide computer and internet access, including the Gainesville Housing Authority, Gainesville City Schools, Gainesville-Hall County Senior Life Center, Hall County Public Libraries, and others. Additionally, the City of Gainesville provides free public wireless internet at several areas in the city.

Environmental Resiliency

The impacts of environmental hazards on low- and moderate-income households is an important consideration for regional planners, city staff, and housing and service providers in Gainesville. The Hall County Emergency Management Agency (EMA) provides emergency preparedness and management for residents living in Gainesville. In 2017, the County adopted a Hazard Mitigate Update covering 2016 through 2021, and Gainesville and other cities in the county signed onto the plan. The Update identified hazards most likely to impact the County and each of its cities. According to this assessment, Gainesville is most vulnerable severe weather (such as lightning, thunderstorms, and hailstorms), high wind,

tornadoes, and drought. Each of these hazards have a high probability of occurring, may occur frequently, and may be extremely severe.

To mitigate environmental hazards in the County, EMA identified a variety of techniques focused primarily on prevention, emergency services, and public education and awareness. High priority hazards mitigation techniques include:

- Utilize planning and zoning regulations to deter development in flood plains
- Enforce building design standards related to flooding
- Maintain National Flood Insurance Program (NFIP) compliance
- Purchase and install outdoor warning sirens
- Create a community outreach program regarding winter storms, particularly roof damage and regulation
- Create a community education campaign regarding safe sheltering during tornadoes/severe thunder-storms
- Utilize Firewise Communities program to inform public about threat of wildfires and encourage planning initiatives
- Institute water use ordinances and enforce water use ordinances currently in place
- Update inventory of generators at critical facilities
- Maintain generators at all critical facilities
- Maintain safety procedures/policies/plans in accordance with state and federal regulations
- Maintain an active and viable Local Emergency Planning Committee (LEPC)
- Continue to train and equip first responders in hazardous materials operations

Over the next few years, Hall County EMA, Hall County Public Works, Hall County and municipal fire departments, municipal planning departments, and other partners will work to implement these and other strategies to prevent and mitigate natural and manmade hazards.

MA-25 PUBLIC AND ASSISTED HOUSING – 91.210(B)

Introduction

Public housing in the city of Gainesville is managed by the Gainesville Housing Authority. The quasi-governmental authority is governed by a five-member board of commissioners appointed by the mayor of Gainesville. GHA manages a total of 486 public housing units in Gainesville and receives federal funds to modernize and repair those units. The City of Gainesville Community Development Department works 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 and then directing them to the City's down payment assistance program which is available to assist residents with purchasing a new home. Such actions will help housing authority residents become more independent and make units available for other families with affordable housing needs.

The City of Gainesville does not manage or oversee GHA funds. The questions in this section are answered only from the perspective of the PHA.

Totals Number of Units

TABLE 37 – TOTAL NUMBER OF UNITS BY PROGRAM TYPE

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available			495						
# of accessible units									

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

Data Source: PIC (PIH Information Center)

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

The GHA manages two large complexes and a number of scattered sites. Melrose Homes contains 114 units, Harrison Square contains 75, and there are 168 scattered site units. The units range from efficiencies to five bedroom units. In 2018, a Low Income Housing Tax Credit development known as Walton Summit opened replacing 131 GHA-owned units of functionally obsolete public housing. When all three phases of Walton Summit are complete, the development will contain over 250 units, a mixture of public housing, income-restricted, and market rate units.

The GHA operates a total of 486 units of public housing. Melrose Homes contains 114 units, Harrison Square contains 75, there are 168 scattered site units, and additional public housing units in the new Walton Summit development. Inspection scores for the two public housing properties are provided in Table 38. These have decreased by an average of about nine points from the scores five years ago, indicating a decline in property conditions.

Public Housing Condition

TABLE 38 - PUBLIC HOUSING CONDITION

Public Housing Development	Average Inspection Score
Harrison Square	76
Melrose Homes	73

Data Source: HUD Physical Inspection Scores

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

The GHA is pursuing programs and tools to update the community's public housing inventory. Green Hunter Homes, a 131-unit public housing property, was demolished to make way for the Walton Summit; approximately 40 of the new units will be public housing once all phases of the project are completed. Melrose and Harrison Square are both older properties that carry significant ongoing maintenance costs. The GHA is applying to HUD for the ability to convert these remaining public housing units under the Rental Assistance Demonstration (RAD) program. If approved, this would give the GHA opportunities to leverage its real estate assets to replace and/or rehabilitate these units.

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

In addition to routine maintenance and lawn care the GHA offers 24/7 emergency services for residents. The Authority also partners with area organizations to offer additional opportunities for residents including the following:

- English classes
- Income tax assistance
- Case management
- Adult Computer Classes
- Childcare
- Credit Issues
- Community Services
- Educational Goals
- Employment Readiness
- Financial Literacy
- Housing
- Home-ownership Counseling
- Disability Counseling
- Support Services
- Nutrition
- Healthcare
- Accessible Resources
- Senior Employment Volunteer Opportunities

Additionally, the Resident Opportunity and Supportive Services Program (ROSS) supports public housing residents by linking them with valuable community resources to obtain economic self-sufficiency, independence, improved quality of life, and in some cases, helping individuals maintain stable housing as they age.

MA-30 HOMELESS FACILITIES AND SERVICES – 91.210(C)

Introduction

Survey results indicate high levels of need for all homelessness services, especially access to homeless shelters, homelessness prevention, and permanent housing.

There are approximately 98 total beds offered for the homeless by seven agencies in the City of Gainesville. These include both emergency and transitional beds for individuals and for families. The majority of the funding for homeless services is provided by the Georgia Department of Community Affairs through the “Balance of State Continuum of Care”. Funding is the greatest obstacle to addressing this goal.

Several organizations operating in Gainesville provide facilities and/or housing targeted to the homeless. These are described in detail below. The table below summarizes the number of beds and units that are available within Hall County.

Facilities and Housing Targeted to Homeless Households

TABLE 39 - FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with adult(s) and child(ren)	32	66			
Households with only adults					
Chronically homeless households					
Veterans					
Unaccompanied youth					

Data Source: Review of local providers by Mosaic Community Planning

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

A variety of mainstream services are available to complement the other more targeted services offered to people who are homeless, however, their availability is often constrained due to funding. These mainstream services, while not specifically designed for or targeted to people who are homeless, are available and accessible to them and can support their access to healthcare and employment opportunities.

The City of Gainesville is home to the main campus for the Northeast Georgia Health System (NGHS), a regional not-for-profit community health system in northeast Georgia. NGHS offers a full range of healthcare services. The flagship Gainesville Hospital features capacity for 557 inpatients, including 261-skilled nursing beds, a Level II Trauma Center, 23 operating rooms, emergency services, a 32-bed Intensive Care Unit (ICU), the Ronnie Green Heart Center (18-bed Cardiovascular ICU and 17-Bed Critical Care Unit), and Women & Children’s Pavilion with Level III Neonatal Intensive Care Unit (NICU). Additional facilities in Hall County include: seven urgent care centers, a mental health and substance abuse treatment center, a satellite cancer treatment center, long-term care centers, six outpatient physical, occupational and speech therapy locations, and in-home services such as hospice.

The Hall County Library provides resources and services for the purpose of information, education, business, and recreational needs. The Hall County Library provides the public with access to the internet and computers provided for adults and children library cardholders, a computer lab for computer classes is offered, public meeting rooms are available for non-profit organizations, reference assistance and referrals are provided, consumer reports and legal forms are available, reader’s advisory assistance is offered, reading, literacy, and educational programs are offered for children and adults.

The Atlanta Office of Consumer Credit Counseling Service has a local branch and provides credit counseling to the public and teaches the credit sessions of the local home buyer education classes. These services include budget counseling, debt management plans, and community outreach activities. The Georgia Department of Labor provides job placement, unemployment insurance, vocational rehabilitation, job search assistance, and job training services at the Gainesville Career Center, which serves five counties (Dawson, Forsyth, Hall, Lumpkin, and White).

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

Gainesville Action Ministries

The primary function of Gainesville Action Ministries is to assist individuals and families struggling with the issues of homelessness. The ministry combines programs of emergency financial assistance, food and clothing assistance, and other in-kind relief with case management and referrals to other local

resources available to people in crisis. They also provide educational programs. The primary groups served are the working poor struggling with homelessness and the elderly.

The Salvation Army

The Salvation Army provides food, shelter, and clothing. Most of their services target the temporary homeless population; they do however also serve several chronically homeless. They offer adult rehabilitation, emergency disaster services, emergency financial assistance, housing and homeless services, hunger relief, and youth services.

Gateway Domestic Violence Center

The Gateway Domestic Violence Center provides services to women and children who are victims of domestic violence. They provide a crisis hotline, food, shelter, clothing, toiletries, medicine, transportation, support groups, life skills training, occupational therapy, legal advocacy, community outreach, and case management.

Gainesville City Baptist Rescue Mission

The Gainesville City Baptist Rescue Mission provides food, shelter, and clothes to homeless men in the City of Gainesville.

Avita Community Partners

Avita Community Partners promotes safe, stable, and meaningful lives for citizens within a 13-county area of northeast Georgia. They provide services and programs such as mental health services, addictive diseases services, and child and adolescent services. They also provide crisis apartments for clients.

Ninth District Opportunity

NDO's housing programs are designed to assist households that are currently homeless or in imminent danger of becoming homeless with the establishment of long-term housing stability through limited financial assistance and intense case management services. Enrollment in the agency's housing programs are limited to applicants that are either literally homeless or are in imminent risk of eviction that meet the program income requirements (50% AMI for ReHousing and 30% AMI for Prevention) and have demonstrated a lack of resources that would allow them to resolve the crisis without program intervention.

Ninth District Opportunity's Community Services Department works directly with low-income families to reduce the impact of poverty in the local communities of North Georgia. Each participant is evaluated in ten dimensions to determine the barriers to self-sufficiency and establish an achievable work plan customized to the individual household needs.

Services offered through the Community Services department:

- Community Resource Coordination
- Crisis Rent and Utility Assistance
- Emergency Food Assistance
- Family Development Counseling
- Income Management Counseling
- Employment Counseling
- Work Experience Placement
- SSI Advocacy (SOAR Certified)

- Education Counseling and Referral Services
- Transportation Assistance
- Indigent Medication Assistance
- SNAP (Food Stamp) Applications

Family Promise of Hall County

After a 90 day case management program, families may participate in the Next Step Affordable Housing Program, which uses houses donated to be used as rental properties. Families pay monthly rent based on their income. Their utilities are covered by that rent payment and the remainder is deposited into a savings account for the family.

My Sister's Place, Inc.

My Sister's Place provides homeless shelter for women and their children. The organization also provides for immediate needs like food, shelter, transportation and clothing.

MA-35 SPECIAL NEEDS FACILITIES AND SERVICES – 91.210(D)

Introduction

This section describes the housing and social service needs of Gainesville's special populations including the elderly, frail elderly, domestic violence victims, residents with diagnosis of HIV/AIDS, and residents with substance abuse, mental health, or disability diagnosis.

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

The primary housing and supportive needs of these subpopulations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families) were determined by input from both service providers and the public through the survey, public meetings, and stakeholder interviews. These needs include affordable, safe housing opportunities in areas with access to transportation, commercial and job centers, and social services including counseling and case management.

Persons with disabilities often require accessible features and ground floor housing units and use of supportive/therapeutic animals. Victims of domestic violence need safe housing, removal of barriers to relocation, and protection from perpetrators. Persons with criminal records and their families may be disqualified from public housing or Housing Choice Voucher assistance, and accordingly, assistance with housing for low-income members of this subpopulation must be provided by other nongovernmental organizations.

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

Supportive housing is frequently a need for people with mental health and substance abuse disorders after being discharged from inpatient treatment in order to prevent homelessness. Local service providers are well-networked and often make referrals to one another to provide shelter, temporary food, clothing, and other immediate services.

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

Gainesville’s first year Annual Action Plan specifies the activities the jurisdiction plans to undertake in the coming program year. While the plan does not include activities specifically targeted to these non-homeless special needs populations, several activities are expected to provide a community-wide benefit which will support some of the unique needs of people within these subpopulations.

MA-40 BARRIERS TO AFFORDABLE HOUSING – 91.210(E)

Describe any negative effects of public policies on affordable housing and residential investment.

Market data and stakeholder input both suggest a tight housing market in Gainesville, with low vacancy rates and increasing housing costs. While the market depends largely on the private sector to provide housing, there are roles the City and others can play through policy and regulation that may encourage greater private investment in new housing development in Gainesville.

Several aspects of the City’s zoning code could potentially have a negative effect on housing development. For example, the City may want to consider adopting means to allow more flexibility in density and affordable housing development by carving out additional residential zoning districts or subdistricts that allow for a greater mix of housing types, lower minimum lot sizes, and higher multifamily density, and other alternatives such as relaxing the infill residential development standards, providing for cluster developments, density blending, and transfer of development rights in appropriate locations. Permitting or incentivizing conversion of single-family dwellings in high opportunity intown neighborhoods to two-family, 3-family, or multifamily dwellings on large lots also is a strategic way to address the need for more density and infill development in established neighborhoods.

Moreover, the City’s land use regulations could go beyond just meeting the minimum FHA standards and affirmatively further and incentivize the development of affordable housing with inclusionary zoning policies. Gainesville has not adopted specific development incentives like density bonuses, reduced parking, or design waivers, reduced or waiver of development impact fees, administrative variances, or expedited permitting for the development of affordable or low-income housing or housing for protected classes.

Taken together, these zoning tools could potentially allow for more supply of housing, which helps put downward pressure on rental and sale prices, so that moderate and low-income families have access to those neighborhoods and all the congruent benefits that come with higher opportunity areas such as access to jobs, better schools, access to transportation, and access to cultural amenities and public accommodations.

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS – 91.215 (F)

Introduction

Gainesville and Hall County benefit from a growing and diverse economic base. From 2010 to 2015, the number of jobs in the city increased by 9,807 or 31%. Within Gainesville, largest employment sectors are: (1) education and health care services and (2) manufacturing. According to the Georgia Mountains Regional Commission's *Georgia Mountains Comprehensive Economic Development Strategy & Regional Plan* (CEDS), manufacturing is the most prominent form of employment in the region, with a significant number of those employees working in the food processing industry (particularly poultry processing) around Gainesville.

Following manufacturing, the region's most common employment sectors are retail trade, health care, and accommodation/food services. Recent trends indicate a decline in goods production sectors and an increase in commercial and medical services sectors.

This section examines Gainesville's economic development assets and needs aside from housing, including business activity, workforce, economic activities, and educational attainment.

Business Activity

TABLE 40 - BUSINESS ACTIVITY

Business by Sector	Number of Workers	Number of Jobs	Share of Workers	Share of Jobs	Jobs less Workers
Agriculture, Mining, Oil & Gas Extraction	357	50	2%	0%	(2%)
Arts, Entertainment, Accommodations	1,507	2,893	9%	7%	(2%)
Construction	1,475	969	9%	2%	(7%)
Education and Health Care Services	2,718	13,348	16%	32%	16%
Finance, Insurance, and Real Estate	534	1,633	3%	4%	1%
Information	242	408	1%	1%	0%
Manufacturing	4,256	8,747	25%	21%	(4%)
Other Services	789	590	5%	1%	(4%)
Professional, Scientific, Management Services	1,539	4,226	9%	10%	1%
Public Administration	425	2,367	3%	6%	3%
Retail Trade	1,829	4,064	11%	10%	(1%)
Transportation, Warehousing, Utilities	541	759	3%	2%	(1%)
Wholesale Trade	505	1,353	3%	3%	0%
Total	16,717	41,407	100%	100%	--

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

TABLE 41 - LABOR FORCE

Total population in the civilian labor force	17,655
Civilian employed population 16 years and over	16,999
Unemployment rate	3.7%
Unemployment rate for ages 16-24	5.1%
Unemployment rate for ages 25-65	3.6%

Data Source: 2013-2017 ACS

TABLE 42 – OCCUPATIONS BY SECTOR

Occupations by Sector	Number	Percent
Management, business, and financial	1,510	9%
Science and arts	2,419	14%
Farming, fisheries, and forestry	157	1%
Service	2,934	17%
Sales and office	3,719	22%
Construction, extraction, maintenance, and repair	1,604	9%
Production, transportation, and material moving	4,656	27%
Total	16,999	100%

Data Source: 2013-2017 ACS

Travel Time

TABLE 43 – TRAVEL TIME

Travel Time	Number	Percentage
< 30 Minutes	11,725	72%
30-59 Minutes	3,506	22%
60 or More Minutes	1,041	6%
Total	16,272	100%

Data Source: 2013-2017 ACS

Education

TABLE 44 - EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS (POPULATION AGE 25 TO 64)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,713	139	1,219
High school graduate (includes equivalency)	3,060	75	1,512
Some college or Associate's degree	3,257	115	867
Bachelor's degree or higher	3,199	164	491

Data Source: 2013-2017 ACS

TABLE 45 - EDUCATIONAL ATTAINMENT BY AGE

Educational Attainment	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–64 yrs	65+ yrs
Less than 9th grade	70	710	1,175	1,217	457
9th to 12th grade, no diploma	735	572	894	503	370
High school graduate, GED, or alternative	1,193	1,781	1,135	1,731	1,249
Some college, no degree	2,032	1,193	677	1,277	846
Associate's degree	182	448	240	404	225
Bachelor's degree	200	714	382	1,302	925
Graduate or professional degree	0	246	450	760	479

Data Source: 2013-2017 ACS

TABLE 46 – MEDIAN EARNINGS IN THE PAST 12 MONTHS BY EDUCATIONAL ATTAINMENT

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$21,365
High school graduate (includes equivalency)	\$26,693
Some college or Associate's degree	\$29,695
Bachelor's degree	\$50,487
Graduate or professional degree	\$52,439

Data Source: 2013-2017 ACS

Based on the business activity table above, what are the major employment sectors within your jurisdiction?

As shown in the Business Activity table, Gainesville's largest employment sectors are education and health care services (13,348 jobs or 32%), manufacturing (8,747 jobs or 21%), professional, scientific, and management services (4,226 jobs or 10%), and retail trade (4,064 jobs or 10%).

According to the Greater Hall Chamber of Commerce, the five largest employers in Hall County include Northeast Georgia Medical Center (8,331 employees), Hall County School System (3,500 employees), Fieldale Farms Corporation (2,550 employees), Victory Processing (1,730 employees), and Hall County Government (1,706 employees). Fieldale Farms Corporation and Victory Processing are both poultry processing companies; combined with three other poultry processing plants in Hall County, the industry employs 8,240 workers countywide.

Looking at employed Gainesville residents (i.e., "number of workers" in Table 40), the largest shares are employed in manufacturing (4,256 workers or 25%), education and health care services (2,718 workers or 16%), and retail trade (1,829 workers or 11%). The biggest mismatch between workers and available jobs in Gainesville is in the education and health care services industry. Nearly one-third (32%) of the city's jobs are in that industry, but it employs only 16% of city residents who work.

Describe the workforce and infrastructure needs of the business community.

The City of Gainesville's *2040 Comprehensive Plan* identifies economic development needs and opportunities, including:

- Need for knowledge workers to serve expanding hospital and medical facilities
- Need to attract businesses that would employ local graduates
- Balanced economic development strategies to include professional/service-oriented sectors and the manufacturing industry
- Industrial development opportunities available within the city's industrial parks and Midtown area
- Repositioning or redevelopment of Lakeshore Mall and adjacent strip retail to improve competitiveness
- Repositioning or redevelopment of small, partially-vacant Class C medical office space to reduce blight
- Continued use of business investment incentives such as opportunity zones and tax allocation districts
- Expanded incentives for economic development, particularly related to redevelopment of grayfields

The Georgia Mountains Regional Commission's Comprehensive Economic Development Strategy planning process also identified needs related to workforce and business infrastructure. Research has shown that regions with a highly educated workforce experience economic growth both in terms of business attraction and higher income levels. Obtaining a college degree or advanced education and training is important to ensure that the workforce's skills match the needs of desired employers. Further, to ensure that workers do not leave the region, jobs that support a well-educated and skilled workforce are important.

Regional issues related to workforce development identified in the CEDS include:

- Lack of labor skills to support a diverse group of industries
- Need for soft skills/workplace skills training to meet industry needs
- Increasing demand for high quality education facilities and programs
- Perception of low educational attainment by local residents

Community stakeholders also noted the need for workforce training and job search assistance for low and moderate income households. Some stakeholders commented that while training and adult education opportunities may be available in Gainesville, people often have difficulty accessing them due to transportation limitations or lack of childcare. They also indicated that a mentoring program may assist people interested in adult education/job training to complete these programs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There are no major changes anticipated that would impact the workforce development, business support, or infrastructure needs identified in this Consolidated Plan. According to the Greater Hall Chamber of Commerce, recent business growth in Gainesville and Hall County includes expansion of several major employers. In 2018, Kubota completed a new 500,000 square foot facility and added 580 jobs; in 2019, Mincey Marble will complete a 350,000 square foot office and manufacturing center in the Gainesville Business Park. The City of Gainesville is working towards a new 1,300-acre business park and Hall County's Gateway Industrial Centre has proposed a 520-acre expansion.

In addition to expansion at industrial sites, economic development and infrastructure improvements in Downtown Gainesville are expected to continue, including new retail, office, and residential space. Public investment will include streetscaping and additional phases of the Midtown Greenway.

Lanier Technical College opened a Hall County campus in Gainesville January 2019 and will include workforce development and adult/continuing education opportunities.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Gainesville's Comprehensive Plan and the region's CEDS both identified the need for skilled labor and knowledge workers in Gainesville and the region. According to the CEDS, the fastest growing occupations in the region through 2022 are anticipated to be physician assistants, health specialties teachers, nursing instructors and teachers, nurse practitioners, physical therapists, and interpreters and translators. Personal care aide, computer hardware engineer, and insulation worker occupations are also predicted to see growth. Of the 15 fastest growing occupations identified in the CEDS, half are in healthcare, computers, and business operations. One-third generally do not require a bachelor's degree.

WorkSource Georgia Mountains manages Workforce Innovation Opportunity Act (WIOA) funds allocated to the Georgia Mountain Region through the Georgia Department of Economic Development. To identify private sector workforce needs, WorkSource Georgia Mountains partners with economic developers and industry leaders in the region. Their research (as reported in the CEDS) shows that life sciences and healthcare workers are in high demand in the region, with skilled employees needed by the over 27,000 establishments in these sectors. Additionally, employers are looking for workers with soft skills/workplace skills.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

WorkSource Georgia Mountains funds education and training to ensure individuals have skills necessary to find jobs with family-sustaining wages and meet the workforce needs of regional employers. Workforce training initiatives include:

- Funding for adults to attend a technical school or college for up to 24 months to receive specialized training in a high-demand field
- Training for inmates readying to return to the workforce
- Incumbent training to assist employers with expenses for new/upgraded skills training for existing employees
- Partial employee salary reimbursement for employers participating in on-the-job training program
- Career coaches providing individualized help such as with job searches, applications, and resumes
- GED training and learning coaches in the Gainesville Regional Youth Detention Center
- Youth apprenticeship program
- Youth conference covering topics such as financial health and resume building

Lanier Technical College also offers adult education, including free GED and English literacy classes, and continuing education programs and certifications, in addition to its career-technical education programs available on-campus and online. Several of its academic programs align with the fastest growing occupations in the region, including nursing, physical therapy, dental hygiene, and other health care occupations.

Programs offered by WorkSource Georgia Mountains and Lanier Technical College closely align with workforce development needs identified in the Consolidated Plan, including job skills training, job search assistance, and assistance for residents with limited English proficiency.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Gainesville participates in the CEDS process with the Georgia Mountains Regional Commission. The *2017-2022 Comprehensive Economic Development Strategy and Regional Plan (CEDS)*

covers a 13-county region in northeast Georgia. The CEDS culminated with a list of priority projects, each of which addresses specific goals within the CEDS. Priority projects for the City of Gainesville include airport terminal renovations, an additional phase of the Midtown Greenway, stormwater planning, and development of a wireless hot zone. The Midtown Greenway and stormwater planning align with priorities identified in the Consolidated Plan related to infrastructure development and improved/expanded bike and pedestrian facilities. The wireless hot zone project expands the availability of free wireless internet access in downtown Gainesville.

The CEDS also identified the availability and accessibility of affordable housing as a key component of long-term sustainability and economic development for the region. The development and preservation of affordable housing in Gainesville is a top priority identified in this Consolidated Plan.

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

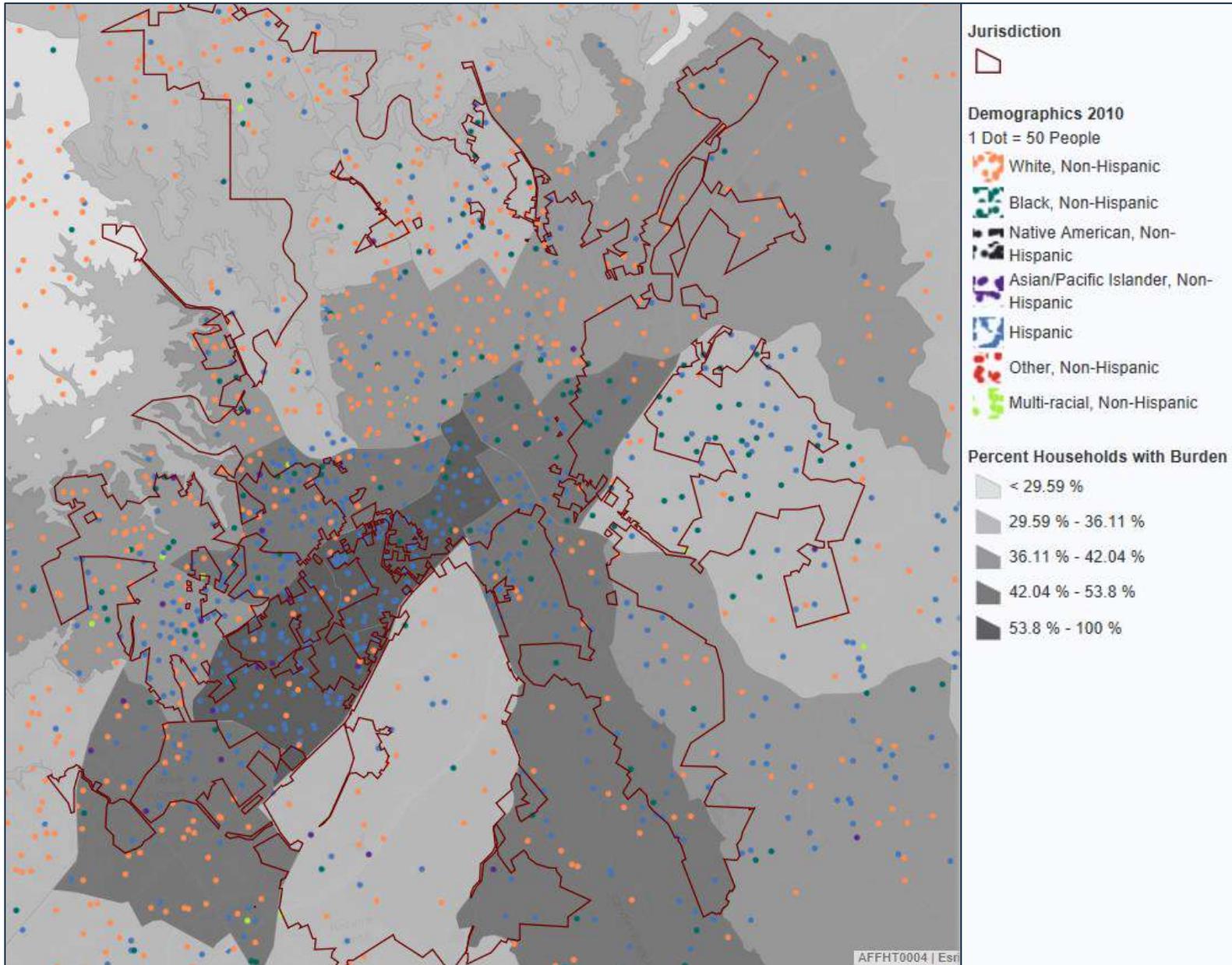
Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD defines four types of housing problems: (1) cost burden of more than 30%, (2) more than 1 person per room, (3) lack of complete kitchen facilities, and (4) lack of complete plumbing facilities. The HUD-provided map on the following page shows the share of households within each census tract that have a least one of these housing problems.

A concentration of households with housing needs is defined as a census tract where more than 40% of households have at least one housing need. Using this definition, there are six census tracts with a concentration of housing problems. Housing problems are most common in two contiguous tracts that include downtown Gainesville and the Westside neighborhood, and extend southeast covering areas in both the city of Gainesville and Hall County (Tracts 11.01 and 11.02). These tracts are roughly bounded by E.E. Butler Parkway to the north, SW Industrial Boulevard and Atlanta Highway to the east, Mountain View Road to the south, and Old Flowery Branch Road / Browns Bridge Road / SW Jesse Jewell Parkway on the west. In the northern tract, including Downtown and Westside, about 71% of households have a housing problem; in the southern tract, about 56% do. In each of these tracts, the majority of the population (75% or more) is Latino.

Five other Gainesville tracts have concentrations of housing problems (Tracts, 7.01, 8, 10.03, 12.01, and 14.03). They are all contiguous with the two tracts discussed above and are generally located on the southern and eastern sides of the city, with extensions into unincorporated Hall County. In these areas, between 47% and 56% of households have one or more housing problems. The Fair Street Area NPU falls within a census tract where just over one-half of households (54%) have one or more housing problems. The racial composition of these tracts vary but they are generally more diverse than the city overall, with higher shares of Hispanic and African American residents than other parts of Gainesville.

FIGURE 3 – HOUSING PROBLEMS IN THE CITY OF GAINESVILLE



Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, <https://egis.hud.gov/affht/>

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

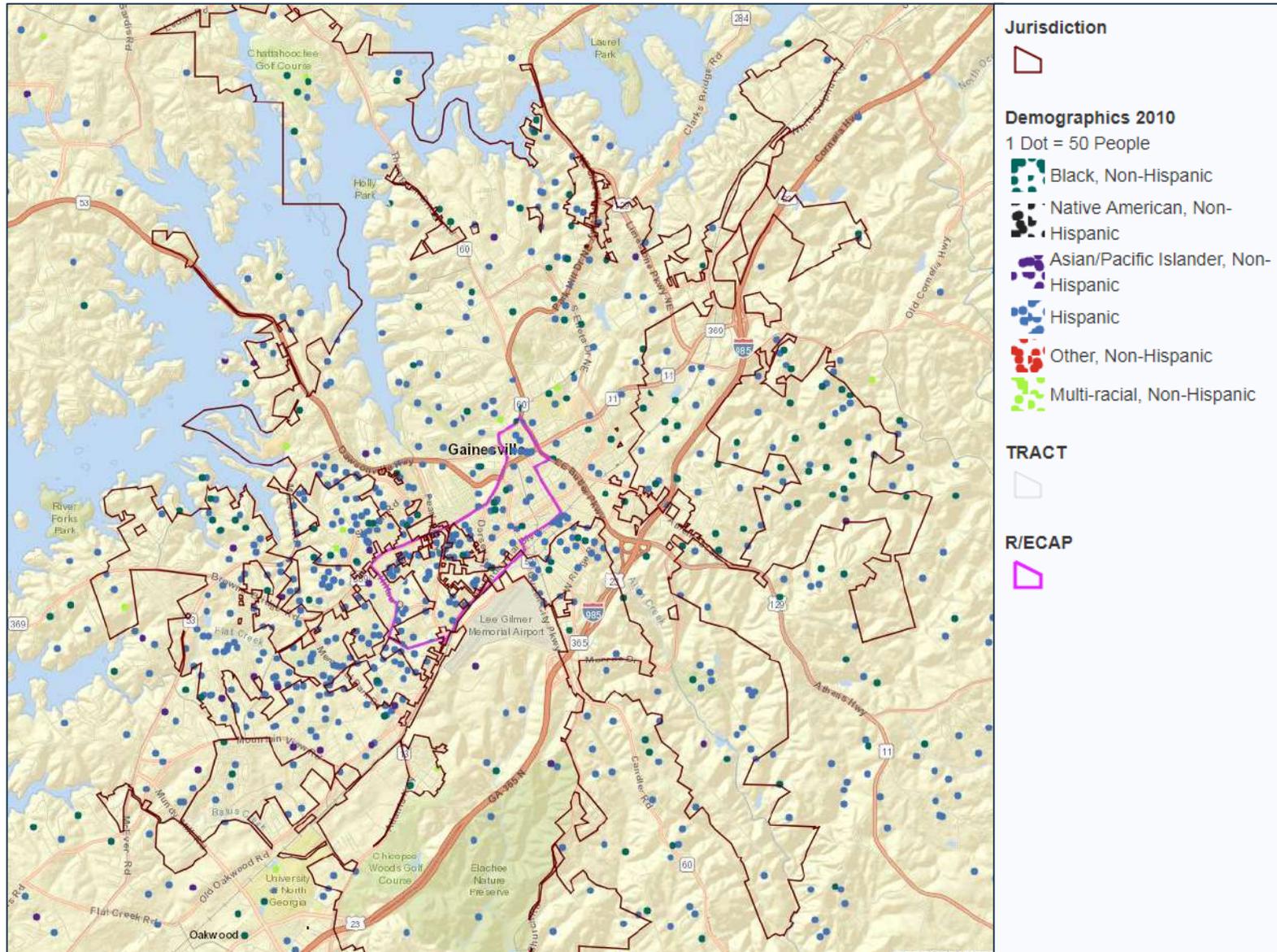
Geographic patterns for people of color living in Gainesville are shown in Figure 4. For this research, a concentration is defined as a census tract in which more than 50% of residents are people of color. There are eight census tracts in Gainesville that meet this definition. Six of these (Tracts 10.02, 10.03, 11.01, 11.02, 12.01, and 12.02) are contiguous tracts all located south of E.E. Butler Parkway extending roughly from Athens Highway on the east to Dawsonville Highway, McEver Road, and Lake Lanier on the west. These tracts cover the Downtown, Midtown, and Westside neighborhoods. Note that the area that includes the airport, Elachee Nature Preserve, and Chicopee Woods golf course is not included. In five of these six tracts, the majority of the population is Latino, ranging from 51 to 84%. In the sixth tract, white residents comprise 49% of the population and Latinos make up 41%. Black population shares range from 2 to 12%.

The remaining two tracts where people of color comprise more than 50% of the population are immediately north of downtown and E.E. Butler Parkway, and include the Fair Street Area NPU and neighborhoods to its east (Tracts 7.01 and 8). In each of these tracts, Latinos and African Americans each make up considerable shares of the population (between 31 and 47%). White residents make up less than one-fifth of people in these tracts.

In its fair housing planning guidance, HUD defines racially or ethnically concentrated areas of poverty where more than one-half of the population are people of color and the individual poverty rate is over 40%. There is one tract in Gainesville that meets this definition (Tract 11.01), which is outlined in pink in Figure 4. This tract includes Downtown, Midtown, and parts of the Westside neighborhood.

HUD also identifies CDBG-eligible block groups where there are concentrations of low- and moderate-income families. In this case, HUD defines a concentration as a block group where low- and moderate-income households make up more than 51% of total households in the block group. As of the 2018 program year, there are 19 such block groups in Gainesville. Notably, 18 of these block groups are located in census tracts that have high rates of housing need and/or populations that are majority people of color.

FIGURE 4 – POPULATION BY BLOCK GROUP FOR PEOPLE OF COLOR IN CITY OF GAINESVILLE, 2010



Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, <https://egis.hud.gov/affht/>

What are the characteristics of the market in these areas/neighborhoods?

There are nine census tracts where people of color make up the majority of the population and/or more than 40% of households have one or more housing problems (Tracts 7.01, 8, 10.02, 10.03, 11.01, 11.02, 12.01, 12.02, and 14.03). These tracts also include the majority of Gainesville's low and moderate income block groups. Given the nature of the city's boundaries, several of these tracts also cover portions of unincorporated Hall County as well. Data presented here for these tracts and the city of Gainesville is from the 2013-2017 5-Year American Community Survey.

Most housing units in these areas are renter occupied (51%), which is somewhat lower than the share in the city (64%). It is likely that many of the owned housing units in these tracts lie in unincorporated Hall County rather than within Gainesville city limits. About one-tenth (11%) of housing units in the selected census tracts are vacant, roughly equivalent with the city's 10% vacancy rate.

Looking at structure type, about two-thirds of units in these neighborhoods are single-family. Small multifamily housing (2 to 19 units) makes up 11% and large multifamily properties (20 or more units) constitute 13%. These areas have significantly lower shares of multifamily housing than the city of Gainesville, where one-half of units are in small or large multifamily structures. These census tracts, however, have more mobile homes – about 13% of units there are mobile homes, compared to 2% in the city overall. Again, these shares are likely impacted by the fact that the census tracts of interest span the city and county, picking up several neighborhoods in unincorporated Hall County.

Age of housing in these neighborhoods is similar to the city of Gainesville. About two-fifths of housing units in both areas were built before 1980. Another two-fifths were built from 1980 to 1999, and the remaining one-fifth were constructed since 2000.

Rental rates show lower rents in these neighborhoods. About one-third (34%) of rents in the selected census tracts are under \$750 a month, compared to 28% of rents citywide. More expensive units (rents over \$1,000 a month) comprise 19% of units in the selected tracts, compared to 33% throughout Gainesville.

Home values indicate a similar pattern. About one-third of owned units in the selected neighborhoods are valued below \$100,000 compared to one-fifth of housing units throughout Gainesville. Higher valued housing (\$200,000 or above) makes up 19% of owner-occupied units in the selected tracts versus 40% of units citywide.

Are there any community assets in these areas/neighborhoods?

There are many community assets in these neighborhoods. Downtown Gainesville falls within Tract 11.01, as does the Midtown neighborhood, which includes an Opportunity Zone and Tax Allocation District. Further south in that tract is the Westside Tax Allocation District Redevelopment Area.

North of Downtown, Tract 8 includes Brenau University, the Northeast Georgia Medical Center, and the Gainesville-Hall County Senior Center, along with the Fair Street Area NPU and Newtown Community.

Further south, Lakeshore Mall is located in Tract 10.03. With the Mall identified as a potential redevelopment area, there is potential opportunity for commercial and residential revitalization here. Although outside of the city limits, the University of North Georgia's campus is within Tract 14.03 at the Mundy Mill Road exit off I-985.

Additionally, there are several schools and parks within these neighborhoods, including Fair Street Park, the Midtown Greenway, Myrtle Street Park, Hall County Memorial Park, Allen Creek Soccer Complex, River Forks Park, Fair Street World School, New Holland Knowledge Academy, Lyman Hall Elementary, McEver Arts Academy, and the Gainesville Exploration Academy.

Are there other strategic opportunities in any of these areas?

Several of the community assets identified above represent strategic opportunities for these neighborhoods. The Midtown and Westside Tax Allocation Districts are two significant opportunities for development / redevelopment in the neighborhoods. The Midtown Greenway is designed to increase greenspace and improve connectivity within these areas. The 2015 Downtown Gainesville Strategic Plan outlined key efforts planned for the next several years there, including streetscaping, transit, expanded bike and pedestrian facilities, and infill development. The need to reposition or redevelop the Lakeshore Mall area was identified in the City's *2040 Comprehensive Plan* and represents an opportunity to attract new investment and more competitive commercial space. As new development occurs in these areas, there is an opportunity to attract stores desired by the community such as a grocery store. A potential concern, however, is the increased home prices and rents that may accompany economic development and revitalization.

STRATEGIC PLAN

SP-05 OVERVIEW

Strategic Plan Overview

The Strategic Plan will guide the allocation of Community Development Block Grant funding during the 2019-2023 planning period. The City's goals for the 2019-2023 period focus on a number of high priority needs identified through data analysis, community member input, consultation with City staff and other public agencies, and reviews of relevant recently-completed plans and studies. Available resources are targeted toward several specific goals designed to address those priority needs. These goals include:

- Expanded affordable housing supply
- Homeowners housing rehabilitation
- Homebuyer assistance
- Improved public facilities
- Demolition and acquisition
- Code enforcement and neighborhood revitalization
- Public services and economic opportunities
- General program administration

Projects selected for funding during the five-year period will be managed as efficiently as possible in order to address the wide range of issues that exist. The above-mentioned goals will be used to guide funding decisions for the Annual Action Plans. All funded activities will address at least one goal. Individual strategies identified in this Strategic Plan are potential means to achieve these goals. Not all strategies for achieving a certain goal are listed and not all listed strategies will necessarily be funded.

Guiding principles for the selection of projects include:

- All activities supported by the Consolidated Plan and Annual Action Plans strive to improve the quality of life for Gainesville's low- to-moderate income residents (i.e., residents with incomes under 80% AMI).
- The City of Gainesville encourages agency collaboration and cooperation to improve program outcomes.

SP-10 GEOGRAPHIC PRIORITIES – 91.215 (A)(1)

Geographic Area

TABLE 47 - GEOGRAPHIC PRIORITY AREAS

		Area name	Hillcrest Avenue
1	Area type		Local target area
	Other target area description		Bradford-Ridgewood NPU
	Revitalization type		Comprehensive
	Neighborhood boundaries		Hillcrest Avenue is located within the boundaries of the Bradford-Ridgewood NPU. Bradford-Ridgewood is a historic residential district and contains modest Craftsman bungalows and Tudor/English Vernacular Revival houses from the 1920's through the 1950's, along with scattered townhouse clusters and small apartment buildings.
	Housing and commercial characteristics		Single family, minimal multi-family, no commercial. Housing deterioration, sidewalks, and infrastructure improvements continue to be a concern in this area.
	Consultation and citizen participation		Local residence/citizens helped bring the needs to the attention of staff for this area.
	Target area needs		Housing rehabilitation, demolition of dilapidated buildings, and infrastructure improvements.
	Opportunities for improvement		The NPU vision statement affirms the traditional single-family character of the neighborhood through goals of historic preservation and compatible infill development, enhanced walkability, increased safety and beautification.
Barriers to improvement		No.	
		Area name	Midtown – Greenway
2	Area type		Local target area
	Other target area description		N/A
	Revitalization type		Comprehensive
	Neighborhood boundaries		
	Housing and commercial characteristics		Midtown as the industrial district and rail corridor for the Norfolk Southern Railroad. Midtown also has preserved some of its early manufacturing near the rail lines, but small commercial uses and warehouse retail have replaced most of the scattered housing between MLK Jr. Boulevard and College Avenue.
	Consultation and citizen participation		This area goals and objectives were determined through public meetings as a result of strategic planning and the City of Gainesville's Comprehensive Plan Community Participation Process.
Target area needs			

TABLE 47 - GEOGRAPHIC PRIORITY AREAS (CONTINUED)

2	Area name	Midtown – Greenway (continued)
	Opportunities for improvement	Recent public improvements to Midtown including the Greenway and the Jesse Jewell pedestrian bridge have begun a long-term transition to more diverse land uses including a mixed-use core along Main and Bradford streets; flanking multifamily (ideally mixed-income) housing; a multimodal transportation node at the Amtrak station; and an office / conference / hospitality extension of Downtown across Jesse Jewell Parkway.
	Barriers to improvement	There are brownfield issues that will need to be addressed.
3	Area name	Newtown Community
	Area type	Local target area
	Other target area description	Fair Street NPU
	Revitalization type	Comprehensive
	Neighborhood boundaries	Newtown is located within Fair Street Neighborhood Planning Unit (NPU). The two neighborhoods are divided by M.L. King Jr. Boulevard. The Norfolk-Southern railroad and the city limit creates the remaining boundary for Newton area.
	Housing and commercial characteristics	Newtown is a traditional neighborhood of Craftsman bungalows, small vernacular cottages and ranch houses from the 1920s through the 1960s. It has a rich African American heritage and strong sense of community. However, the proximity to Downtown and the peripheral highways have contributed to commercial encroachment.
	Consultation and citizen participation	A Public Workshop was held on August 11, 2011 where people from various neighborhoods expressed their thoughts on future land uses, transportation/streetscape improvements, and potential character of the focus area.
	Target area needs	To rehabilitate existing housing stock, neighborhood beautification, parks, greenspace, public infrastructure and economic development opportunities.
	Opportunities for improvement	Continued efforts to maintain the single-family characteristics of the neighborhood through goals of historic preservation, architectural standards, code enforcement, and increased safety and beautification.
Barriers to improvement	The commercial encroachment and the railroad limit the amount of available land in this neighborhood as well as Heir properties.	
4	Area name	Fair Street Neighborhood
	Area type	Local target area
	Other target area description	N/A
	Revitalization type	Comprehensive

TABLE 47 - GEOGRAPHIC PRIORITY AREAS (CONTINUED)

	Area name	Fair Street Neighborhood (continued)
4	Neighborhood boundaries	The Fair Street Area lies between the M.L. King Jr. Boulevard and Jesse Jewell Parkway.
	Housing and commercial characteristics	Fair Street is traditional neighborhoods of Craftsman bungalows, small vernacular cottages and ranch houses from the 1920s through the 1960s. It has a rich African American heritage and strong sense of community. However, the proximity to Downtown and the peripheral highways have contributed to commercial encroachment.
	Consultation and citizen participation	Ongoing efforts through community outreach, monthly public meetings, public workshops, and locally published information through newspaper and Government TV channel.
	Target area needs	To rehabilitate existing housing stock, neighborhood beautification, parks, greenspace, public infrastructure and economic development opportunities.
	Opportunities for improvement	Preserve the integrity of the single-family, historical characteristics of the area, increase homeownership, infrastructure improvements, and community beautification to aid revitalization efforts.
	Barriers to improvement	The cost of historic preservation efforts makes some projects unfeasible and limit the amount of assistance that can be provided as well as heir property issues.
5	Area name	Citywide
	Area type	Local target area
	Other target area description	N/A
	Revitalization type	Comprehensive
	Neighborhood boundaries	The boundaries are the city limits for Gainesville.
	Housing and commercial characteristics	
	Consultation and citizen participation	There is need for code enforcement in the rest of the city of Gainesville, outside of our four major target areas where we are concentrating our efforts.
	Target area needs	Code enforcement, economic development opportunities, non-housing community development, public services, and public facility improvements.
	Opportunities for improvement	Removal of slum and blight.
Barriers to improvement	Heir property issues.	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction.

The City will focus its funding in neighborhoods that have concentrations of low- and moderate-income households and substantial needs related to housing quality and affordability, public facilities and infrastructure, and economic development. Specific target areas are listed in Table 47, however, individual low- and moderate-income persons residing anywhere in the City may be eligible beneficiaries of CDBG funds. CDBG funding may also be spend in eligible block groups / census tracts where at least 51% of households have low- or moderate-incomes (i.e., incomes under 80% of the area median, adjusted for household size).

SP-25 PRIORITY NEEDS - 91.215(A)(2)

Priority Needs

TABLE 48 – PRIORITY NEEDS SUMMARY

	Priority need	Housing Affordability
1	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Families with children Elderly Public housing residents
	Geographic area(s) affected	Citywide
	Associated goal(s)	Expanded Affordable Housing Supply Homeowner Housing Rehabilitation Homebuyer Assistance Improved Public Facilities and Infrastructure
	Description	<ul style="list-style-type: none"> Support the development of affordable rental and owned housing, including projects located near employment and transportation Expand the useful life of existing affordable housing through rehabilitation, repair, or weatherization programs Provide homeownership opportunities for households through downpayment or closing cost assistance
	Basis for priority	Interviews with key community stakeholders, public meeting and focus group input, community survey responses, CHAS and other data, review of recent plans and studies

2	Priority need	Infrastructure and Public Facility Improvements
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Families with children Elderly People with disabilities Non-housing community development
	Geographic area(s) affected	Low and moderate income areas citywide
	Associated goal(s)	Improved Public Facilities and Infrastructure Expanded Affordable Housing Supply
	Description	<ul style="list-style-type: none"> • Provide safe neighborhoods, public facilities, recreational and cultural opportunities which meet both safety and health regulations for citizens of all ages and socioeconomic backgrounds • Improve public infrastructure, increase public safety, residential desirability and quality of life in low and moderate income neighborhoods • Assist community service organizations in improving their physical structures to ensure that they are sufficient in size, accessible, safe and meet the organization's service goals • Infrastructure improvements including but not limited to sidewalks, roadway, park, and water and sewer replacement or expansion
Basis for priority	Interviews with key community stakeholders, public meeting and focus group input, community survey responses, CHAS and other data, review of recent plans and studies	
3	Priority need	Neighborhood Revitalization
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Non-housing community development
	Geographic area(s) affected	Low and moderate income areas citywide
	Associated goal(s)	Improved Public Facilities and Infrastructure Demolition and Acquisition
	Description	<ul style="list-style-type: none"> • Non-housing community development activities that eliminate blight, including code enforcement, demolition, acquisition, and redevelopment • Through property acquisition, increase greenspace, improve housing affordability, or encourage economic development
Basis for priority	Interviews with key community stakeholders, public meeting and focus group input, community survey responses, CHAS and other data, review of recent plans and studies	

4	Priority need	Economic Development
	Priority level	Low
	Population(s) served	Extremely low income Low income Moderate income Non-housing community development
	Geographic area(s) affected	Citywide
	Associated goal(s)	Demolition and Acquisition Public Services and Economic Opportunities
	Description	<ul style="list-style-type: none"> • Support business development to create new employment opportunities for LMI workers • Seek opportunities to expand residents' access to groceries and fresh food • Provide job training assistance to help residents access employment opportunities
	Basis for priority	Interviews with key community stakeholders, public meeting and focus group input, community survey responses, CHAS and other data, review of recent plans and studies
5	Priority need	Public Services
	Priority level	Low
	Population(s) served	Extremely low income Low income Moderate income Families with children Elderly and frail elderly People who are homeless People with disabilities
	Geographic area(s) affected	Citywide
	Associated goal(s)	Public Services and Economic Opportunity
	Description	<ul style="list-style-type: none"> • Fund community services such as youth-focused activities, programming for seniors, services for people experiencing homelessness, employment training, housing counseling, transportation assistance, fair housing education and enforcement, legal services, and others
	Basis for priority	Interviews with key community stakeholders, public meeting and focus group input, community survey responses, CHAS and other data, review of recent plans and studies

6	Priority need	Fair Housing Activities
	Priority level	High
	Population(s) served	All
	Geographic area(s) affected	Citywide
	Associated goal(s)	Public Services and Economic Opportunity Program Administration
	Description	<ul style="list-style-type: none"> • Either in-house or through an award to a local organization, provide fair housing education activities to residents, housing providers, and local agencies in English and Spanish
	Basis for priority	Interviews with key community stakeholders, public meeting and focus group input, community survey responses, CHAS and other data, review of recent plans and studies
7	Priority need	Program Administration
	Priority level	High
	Population(s) served	All
	Geographic area(s) affected	Citywide
	Associated goal(s)	General Program Administration
	Description	<ul style="list-style-type: none"> • Funding for performance of administrative, implementation, and planning requirements of the CDBG program
	Basis for priority	Consultation with City staff

SP-30 INFLUENCE OF MARKET CONDITIONS – 91.215 (B)

Influence of Market Conditions

TABLE 49 – INFLUENCE OF MARKET CONDITIONS

Affordable Housing Type	Market Characteristics that Will Influence Use of Funds Available
Tenant Based Rental Assistance (TBRA)	High level of cost burdens among low-income households; waiting lists for assisted housing units; and need for short-term rental assistance for homeless individuals and families transitioning to permanent housing. Low vacancy rates and limited number of landlords who accept vouchers suggest support for new affordable housing construction instead of TBRA. Currently, TBRA is only provided through Georgia DCA's Housing Choice Voucher program (about 93 vouchers in use in Gainesville) and homeless housing providers; the City does not plan to use CDBG funds for TBRA over the next five years.
TBRA for Non-Homeless Special Needs	High level of cost burdens among low-income households, including non-homeless special needs populations; waiting lists for assisted housing units for seniors and people with disabilities. Low vacancy rates, limited number of landlords who accept vouchers, and limited availability of accessible units suggest support for new affordable housing construction instead of TBRA. The City does not plan to use CDBG funds for TBRA for special needs populations over the next five years.
New Unit Production	Age and condition of housing; waiting lists at existing assisted housing developments; high occupancy rates and rental rates; sales prices unaffordable to low/moderate income households. The City of Gainesville intends to use CDBG funding to encourage new affordable housing development over the next five years.
Rehabilitation	Age and condition of housing; issues related to substandard housing, especially for low-income renters; need for home repairs for seniors and other homeowners, including lead-based paint remediation. The City of Gainesville intends to continue using CDBG funds to assist low income homeowners with housing rehabilitation over the next five years.
Acquisition, including preservation	Subsidized housing developments anticipated to age out of their affordability period; age, condition, and availability of multifamily properties suitable for acquisition/rehabilitation; vacant/hazardous buildings identified through code enforcement. The City of Gainesville intends to use CDBG funds for acquisition and/or clearance and demolition of vacant, hazardous lots or buildings. Properties may subsequently be sold or rented to low/moderate income households to create affordable housing opportunities.

SP-35 ANTICIPATED RESOURCES - 91.215(A)(4), 91.220(C)(1,2)

Introduction

Due to its size, the City of Gainesville only qualifies for a formula grant under HUD’s CDBG program. The table below shows the City’s CDBG allocation for the 2019-2020 program year (as announced by HUD), along with an estimate of anticipated grant funding for the remaining four years covered by this Consolidated Plan. This estimate assumes that funding over those four years will average to be about the same as the 2019 allocation.

Gainesville residents are also eligible for housing assistance through the Section 8 Housing Choice Voucher program and Continuum of Care programs operated by the Georgia Department of Community Affairs. However, the City of Gainesville does not receive direct allocations under either program.

All federal funds will be used in a manner which supports decent affordable housing, a suitable living environment, and expanded economic opportunities to principally benefit low- and moderate-income Gainesville residents.

Anticipated Resources

TABLE 50 - ANTICIPATED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$498,567	\$0	\$273,179	\$771,746	\$1,994,268	CDBG funds will be used to carry out activities related to acquisition, administration and planning, housing, economic development, public facility improvements, and public services.

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

While CDBG funds do not require a match, the City anticipates leveraging local, federal, and private funds as they address the priorities and goals outlined in the Consolidated Plan. The City will leverage local funds (i.e., City general funds) to complete public improvements and code enforcement activities in neighborhoods and business districts with low- and moderate-income households. Private funds and other federal funds will be leveraged for housing rehabilitation and new construction projects. Additionally, the Gainesville Nonprofit Development Foundation (GNPDF) has been a vital part of revitalization the city for the past 40 years and provides annual financial support to enhance opportunities provided by the CDBG program.

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

CDBG funding will be used to develop and improve public facilities for the benefit of low- and moderate-income residents using existing publicly owned land. If CDBG funds are used to acquire private land for public purpose, the City will follow CDBG acquisition requirements and procedures.

SP-40 INSTITUTIONAL DELIVERY STRUCTURE – 91.215(K)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

TABLE 51 - INSTITUTIONAL DELIVERY STRUCTURE

Responsible Entity	Responsible Entity Type	Role	Geography Served
City of Gainesville	Government	<ul style="list-style-type: none"> Affordable Housing – Ownership Affordable Housing – Rental Homelessness Non-Homeless Special Needs Public Facilities Neighborhood Improvements Public Services Economic Development Planning 	Jurisdiction
Gainesville Housing Authority	PHA	<ul style="list-style-type: none"> Affordable Housing – Ownership Affordable Housing – Rental Public Housing 	Jurisdiction
Salvation Army	Nonprofit Organization	<ul style="list-style-type: none"> Homelessness Non-Homeless Special Needs 	Jurisdiction
Christian Education Centers	Nonprofit Organization	<ul style="list-style-type: none"> Non-Homeless Special Needs Public Services 	Jurisdiction

TABLE 51 - INSTITUTIONAL DELIVERY STRUCTURE (CONTINUED)

Responsible Entity	Responsible Entity Type	Role	Geography Served
Disability Resource Center	Nonprofit Organization	<ul style="list-style-type: none"> • Affordable Housing – Ownership • Affordable Housing – Rental • Non-Homeless Special Needs • Public Services 	Region
Family Promise of Hall County	Nonprofit Organization	<ul style="list-style-type: none"> • Affordable Housing – Ownership • Affordable Housing – Rental • Public Services • Economic Development 	Jurisdiction
Gainesville Action Ministries	Faith-Based Organization	<ul style="list-style-type: none"> • Affordable Housing – Rental • Homelessness • Non-Homeless Special Needs • Public Services 	Jurisdiction
Gainesville City Schools	Government	<ul style="list-style-type: none"> • Non-Homeless Special Needs • Public Services 	Jurisdiction
Gateway House	Faith-Based Organization	<ul style="list-style-type: none"> • Non-Homeless Special Needs • Public Services 	Jurisdiction
HDMI	Nonprofit Organization	<ul style="list-style-type: none"> • Affordable Housing – Ownership • Planning 	Jurisdiction
Metro Fair Housing Services	Nonprofit Organization	<ul style="list-style-type: none"> • Non-Homeless Special Needs • Neighborhood Improvements 	Region
New Town Florist Club	Faith-Based Organization	<ul style="list-style-type: none"> • Non-Homeless Special Needs 	Jurisdiction
Ninth District Opportunity	Nonprofit Organization	<ul style="list-style-type: none"> • Affordable Housing – Ownership • Affordable Housing – Rental • Public Services • Economic Development 	Region
Our Neighbor	Nonprofit Organization	<ul style="list-style-type: none"> • Affordable Housing – Rental • Non-Homeless Special Needs • Public Services • Economic Development 	Jurisdiction
The Guest House	Nonprofit Organization	<ul style="list-style-type: none"> • Non-Homeless Special Needs • Public Services 	Jurisdiction
United Way of Hall County	Philanthropic Org	<ul style="list-style-type: none"> • Homelessness • Non-Homeless Special Needs • Neighborhood Improvements • Public Services • Economic Development • Planning 	Jurisdiction
Veterans Community Outreach Foundation	Nonprofit Organization	<ul style="list-style-type: none"> • Affordable Housing – Ownership • Affordable Housing – Rental • Non-Homeless Special Needs • Public Services • Economic Development 	Jurisdiction

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Gainesville works collaboratively with partners throughout the community and maintains strong communication and partnerships with many local organizations including 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 most of the non-profit boards and advisory committees. The Community Development Department Housing Division consulted with various housing, social services, elderly and disability agencies to both gather data and identify service gaps. While the Housing Division meets periodically with partners to share ideas, problem-solve, and strategize, there needs to be improved communication and coordination with internal and external customers for programs administrated through these different agencies. The City needs to form partnerships to save at-risk affordable housing stock. The Housing Division and Gainesville’s non-profit organizations need to increase the capacity and sustainability of their programs. It is also important to note that presently there is a gap in services provided to the Hispanic population due to the language barrier.

Availability of Services Targeted to Homeless Persons and Persons with HIV and Mainstream Services

TABLE 52 - HOMELESS PREVENTION SERVICES SUMMARY

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	X
Employment & Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	X

TABLE 52 - HOMELESS PREVENTION SERVICES SUMMARY (CONTINUED)

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Supportive Services (continued)			
Mental Health Counseling	X	X	X
Transportation	X		

Describe how the service delivery system, including, but not limited to, the services listed above, meets the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

The Gainesville Action Ministries assists individuals and families struggling with the issues of homelessness. The ministry combines programs of emergency financial assistance, food and clothing assistance, and other in-kind relief with case management and referrals to other local resources available. They also provide utility and rental assistance, fans, heaters, clothing, food, school supplies, English as a Second Language (ESL) classes, computer classes, budgeting assistance, and assistance for individuals to obtain their GED. The primary groups served are the working poor struggling with homelessness and the elderly.

The Salvation Army provides food, shelter, and clothing to residents in need as well as rent, utility, propane heat, and medication assistance. Most of these services target the temporarily homeless population, although they also serve several chronically homeless persons. The organization provides emergency and transitional housing, hot meals, and laundry facilities to those who are homeless or transient. The Thrift Store provides clothing, furniture, and household items which are sold at a reduced cost. Vouchers for free clothing are provided to qualifying social service clients.

The Gateway House provides services to women and children who are victims of domestic violence. They provide food, shelter, clothing, toiletries, medicine, transportation, support groups, life skills training, occupational therapy, and case management.

My Sister’s Place provides homeless shelter for women and their children and helps its residents overcome the obstacles that originally led to their homelessness. They provide for immediate needs like food, shelter, transportation and clothing; as well as addressing urgent medical needs.

Avita Community Partners’ Supported Apartments Program serves chronically homeless individuals that also have a qualifying disability. Housing consists of 18 beds with on-site staff in two apartment complexes. Supportive services include mental health, addictive diseases, developmental disability, and child and adolescent services.

There are a number of subpopulations within the homeless population: single men, families, the disabled, mentally ill, or substance abusers, and victims of domestic violence. While several organizations provide services for multiple demographic groups (e.g. Salvation Army and Action Ministries), others target specific demographic groups (Avita Community Partners, with disabled persons

and families; Baptist Ministries, with adult men only; and The Gateway House, with victims of domestic violence). The integrated network of service providers ensures that many different homeless subpopulations are served.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

The City of Gainesville's current institutional structure includes the many service agencies listed above. These agencies provide services for a wide variety of needs and subpopulations. The City believes the current structure for persons experiencing homelessness is strong and sufficient for most of the community's needs. However, there is a need for greater services for persons suffering mental illness and experiencing domestic violence. The gap in the service delivery system for the special needs population is a lack of funding needed to create the addition of needed beds and services that have not been provided. There is also a gap in the service delivery to place these special needs clients due to a general shortage of available affordable housing options in Gainesville.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

The City will continue to be involved with the many cooperative groups and agencies described throughout the Consolidated Plan that offer services to local residents. The City will work cooperatively with these groups to identify gaps in services that may arise. To implement the non-housing portions of the Consolidated Plan, such as public facility and infrastructure improvements, the City uses its own staff, County staff, or procures private sector entities. Most public service activities are undertaken by non-profit agencies under contract with the City.

Public housing in 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. According to HUD's PIC (the HUD Office of Public & Indian Housing Information Center) data, there are 468 public housing units and no housing choice vouchers in Gainesville. The GHA receives federal funds to modernize and repair those units. The City of Gainesville Community Development Department works closely with the GHA to offer financial literacy classes to public housing residents and other citizens. Efforts have also been made to identify residents that may be ready for homeownership and direct them toward those opportunities. Grant funds from the City of Gainesville down-payment assistance program have 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.

SP-45 GOALS SUMMARY – 91.215(A)(4)

Goals Summary Information

TABLE 53 – GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expanded Affordable Housing Supply	2019	2023	Affordable Housing Public Housing Non-Housing Community Development	Citywide	Housing Affordability Infrastructure and Public Facility Improvements	CDBG: \$350,000	Public facility or infrastructure activity: 180 LMI households assisted
2	Homeowner Housing Rehabilitation	2019	2023	Affordable Housing Non-Homeless Special Needs	Citywide	Housing Affordability	CDBG: \$150,000	Homeowner housing rehabilitated: 15 housing units
3	Homebuyer Assistance	2019	2023	Affordable Housing	Citywide	Housing Affordability	CDBG: \$150,000	Financial assistance to homebuyers: 10 households
4	Improved Public Facilities and Infrastructure	2019	2023	Non-Housing Community Development	Citywide	Infrastructure and Public Facility Improvements Neighborhood Revitalization	CDBG: \$564,263	Public facility or infrastructure activity: 1,000 LMI persons assisted
5	Demolition and Acquisition	2019	2023	Affordable Housing Non-Housing Community Development	Citywide	Housing Affordability Neighborhood Revitalization Economic Development	CDBG: \$250,000	Buildings demolished: 5 buildings
6	Code Enforcement and Neighborhood Revitalization	2019	2023	Non-Housing Community Development	Citywide	Neighborhood Revitalization	CDBG: \$10,000	Housing code enforcement/ foreclosed property care: 10 housing units
7	Public Services and Economic Opportunities	2019	2023	Homelessness Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services Economic Development Fair Housing	CDBG: \$450,000	Public service activity: 1,000 LMI persons assisted
8	General Program Administration	2019	2023	Non-Housing Community Development	Citywide	Program Administration Fair Housing	CDBG: \$498,000	Other

Goal Descriptions

TABLE 54 – GOALS DESCRIPTIONS

1	Goal name	Expanded Affordable Housing Supply
	Goal description	Site improvements, public infrastructure, public facilities, or other eligible activities for the support of affordable housing development or re-construction
2	Goal name	Homeowner Housing Rehabilitation
	Goal description	Housing rehabilitation and emergency repair for income-eligible homeowners
3	Goal name	Homebuyer Assistance
	Goal description	Provide downpayment, closing cost, or other eligible assistance to income-eligible homebuyers
4	Goal name	Improved Public Facilities and Infrastructure
	Goal description	Improve public facilities and infrastructure in low- and moderate-income neighborhoods; Potential improvements may include, but are not limited to, parks and open space, community centers, sidewalk construction or improvement, ADA improvements, pedestrian safety devices and lighting, and bus shelters/seating
5	Goal name	Demolition and Acquisition
	Goal description	Demolition and/or acquisition of dilapidated buildings and land to create greenspace, improve housing affordability, or promote economic development
6	Goal name	Code Enforcement and Neighborhood Revitalization
	Goal description	Code enforcement activities with a special emphasis in low- and moderate-income target areas
7	Goal name	Public Services and Economic Opportunity
	Goal description	Community services possibly to include, but not be limited to, youth-focused activities, programming for seniors, services for people experiencing homelessness, employment training, housing counseling, transportation assistance, fair housing education and enforcement, and others
8	Goal name	General Program Administration
	Goal description	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant program

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).

Not applicable. The City of Gainesville does not receive HOME grant funds. The City anticipates assisting 15 low- and moderate-income homeowners with home rehabilitation / emergency repairs over the next five years. Additionally, the City anticipates using CDBG funding for infrastructure development to support construction of new housing units affordable to low- and moderate-income families.

SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT – 91.215(C)

Need to Increase the Number of Accessible Units (if required by a Section 504 voluntary compliance agreement)

The Gainesville Housing Authority (GHA) is currently compliant with fair housing and civil rights requirements and is not under a voluntary compliance agreement related to Section 504.

Activities to Increase Resident Involvement

The GHA receives a Resident Opportunity and Supportive Services Program (ROSS) grant that supports GHA’s residents by linking them with valuable community resources to obtain economic self-sufficiency, independence, improved quality of life, and in some cases, help maintaining stable housing as residents age.

Is the public housing agency designated as troubled under 24 CFR part 902?

The GHA is designated a “Standard Performer” based on its 2018 score report in the Public Housing Assessment System, with a score of 82 on a 100-point scale.

Plan to Remove the ‘Troubled’ Designation

Not applicable.

SP-55 BARRIERS TO AFFORDABLE HOUSING – 91.215(H)

Barriers to Affordable Housing

Market data and stakeholder input both suggest a tight housing market in Gainesville, with low vacancy rates and increasing housing costs. While the market depends largely on the private sector to provide housing, there are roles the City and others can play through policy and regulation that may encourage greater private investment in new housing development in Gainesville.

Several aspects of the City’s zoning code could potentially have a negative effect on housing development. For example, the City may want to consider adopting means to allow more flexibility in

density and affordable housing development by carving out additional residential zoning districts or subdistricts that allow for a greater mix of housing types, lower minimum lot sizes, and higher multifamily density, and other alternatives such as relaxing the infill residential development standards, providing for cluster developments, density blending, and transfer of development rights in appropriate locations. Permitting or incentivizing conversion of single-family dwellings in high opportunity intown neighborhoods to two-family, 3-family, or multifamily dwellings on large lots also is a strategic way to address the need for more density and infill development in established neighborhoods.

Moreover, the City's land use regulations could go beyond just meeting the minimum FHA standards and affirmatively further and incentivize the development of affordable housing with inclusionary zoning policies. Gainesville has not adopted specific development incentives like density bonuses, reduced parking, or design waivers, reduced or waiver of development impact fees, administrative variances, or expedited permitting for the development of affordable or low-income housing or housing for protected classes.

Taken together, these zoning tools could potentially allow for more supply of housing, which helps put downward pressure on rental and sale prices, so that moderate and low-income families have access to those neighborhoods and all the congruent benefits that come with higher opportunity areas such as access to jobs, better schools, access to transportation, and access to cultural amenities and public accommodations.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As described more completely in the City's Analysis of Impediments to Fair Housing Choice, the City will work toward removing barriers to affordable housing development related to zoning code issues by reviewing its current code and drafting any amendments that could expand housing choice by making affordable housing development more efficient and less costly. Additionally, the City will continue to be supportive of Low Income Housing Tax Credit development proposals that would add additional affordable rental units to the local housing stock.

SP-60 HOMELESSNESS STRATEGY – 91.215(D)

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

The primary source of funding for homelessness programs and services in the Gainesville community comes from DCA through the Balance of State Continuum of Care. The local organizations receiving funding from this stream will continue to be engaged in the work of outreach to homeless persons in order to assess individual needs and share information about available resources. Because funding is the greatest obstacle to addressing this need, the City will continue to fund homeless prevention services from CDBG funds under the public services funding category. These funds will supplement the state funds received through DCA.

Addressing the emergency and transitional housing needs of homeless persons.

The City plans to make CDBG public service funding available for local non-profit agencies to address the emergency and transitional housing needs of homeless persons. In addition, 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.

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.

Stakeholder input suggests that one reason households in transitional housing are slow to transition out is because there are so few decent affordable options available in the private rental market. Increasing support and case management funding associated with shelter and transitional housing programs may help, but adding new units to the overall affordable housing stock may help as well.

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 Department of Community Affairs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

Service providers in the city, along with housing providers, work together to prevent homelessness in those populations which are vulnerable or at risk of homelessness. These groups include extremely low-income individuals and families, people discharged from institutions, and those receiving assistance from agencies addressing a variety of needs, such as housing, health, social services, employment, education or youth needs.

This plan identifies a need for additional affordable housing in Gainesville. The City and the Gainesville Housing Authority will continue to work toward the goal of creating additional affordable housing options, which will provide additional housing options for all people exiting an institutional setting and who may otherwise become homeless. The existing nonprofit organizations that serve the homeless population will also continue planning and coordinating procedures to ensure people are not discharged from hospitals or jails into homelessness. Various other homeless prevention efforts will be initiated and maintained by the local organizations participating in the Continuum of Care.

SP-65 LEAD BASED PAINT HAZARDS – 91.215(I)

Actions to address LBP hazards and increase access to housing without LBP hazards.

The City of Gainesville will work to eliminate lead-based paint in housing and public buildings built prior to 1978. Strategies include providing funding for lead-based paint remediation for local homeowners and renters, identifying and targeting households with children under 7 years old for testing, and educating owners and renters about lead-based paint hazards for units built prior to 1978. Currently, the City has contracted with an agency to provide all lead testing and clearance activities. Clearance testing is performed on all completed units.

How are the actions listed above related to the extent of lead poisoning and hazards?

Lead poisoning is the leading environmental hazard to children, creating devastating and irreversible health problems. The primary cause of lead poisoning is exposure to dust from deteriorating paint in homes constructed before 1978. This is due to high lead content used in paint during that period, and particularly in homes built before 1950. Pre-1978 housing occupied by lower income households with children offers particularly high risks of lead exposure because lower income households are generally more likely to live in units with deferred maintenance. This is an important factor because it is not the lead paint itself that causes hazards, but rather deterioration of the paint that releases lead-contaminated dust and flakes that may be inhaled or eaten by small children.

According to CHAS estimates for the city of Gainesville, there are 165 homeowner and 840 renter households with children under age 7 living in housing units built before 1980. A windshield survey conducted several years ago by the City's Code Enforcement Division reported that flaking paint does not appear to be a significant problem in the city, though it was most common in older homes in lower-income areas.

How are the actions listed above integrated into housing policies and procedures?

An important initiative emanating from HUD in the last decade is the reduction of lead-based paint hazards, and many jurisdictions around the country have focused on reaching 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 assesses whether lead-based paint might be present and, if so, follows the guidelines set forth in the Residential Lead-Based Paint Hazard Reduction Act of 1992.

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 it implements. Currently, the City has

contracted with an agency to provide all lead testing and clearance activities. Clearance testing is performed on all completed units.

SP-70 ANTI-POVERTY STRATEGY – 91.215(J)

Jurisdiction Goals, Programs and Policies for Reducing 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 reduce poverty through access to education and jobs are provided by through WorkSource Georgia Mountains and Lanier Technical College. Emergency assistance is also provided by several nonprofit housing and service agencies in Gainesville and Hall County. Additionally, City of Gainesville’s housing programs and activities that support development of affordable housing 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.

How are the jurisdiction’s poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The discussion of housing needs shows that the crucial difference between households with needs and those without needs is income. For households with severely restricted incomes, little discretionary income remains after paying monthly housing costs. One of the objectives of the Consolidated Plan is to encourage new construction of affordable multifamily rental units. Affordable housing will provide the potential to decrease housing costs and allocate more funds to food, clothing, health care, children’s needs, savings, and personal and economic development.

Similarly, the goal of providing home rehabilitation and emergency repair to low-income and senior households would allow these families to re-allocate money that would otherwise be spent on maintenance to secure housing. Additionally, making needed home repairs will lower utility costs and help maintain the existing housing stock for future generations. By addressing risks posed by lead-based paint using HUD-funded programs, health care risks, particularly risks for young children, will be reduced.

The City of Gainesville’s anti-poverty strategy is in agreement with its housing priorities. The City will continue to partner with multiple agencies to examine and evaluate policies to eliminate barriers to education and employment. Increasing the number of adults with living wage jobs reduces poverty, increases stability and quality of life, and lessens demand for subsidized housing.

SP-80 MONITORING – 91.230

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

Gainesville's monitoring standards and procedures developed in accordance with the Subrecipients Monitoring Manual provided by HUD dated August 1990 are provided below.

Pre-Award Meeting

The Community & Economic Development Department's Housing & Special Projects Division will provide each subrecipient with an agreement that outlines the terms and conditions of acceptance of funds. The Division will schedule an interview with the subrecipients' representative to discuss the terms of the agreement including an overview of the standards, procedures, and monitoring requirements outlined by the Division for subrecipients. A copy of the standards, procedures, and requirements will be provided.

On-Site Visits, Performance Evaluations, and Follow-Up Procedures

The Community & Economic Development Department's Housing & Special Projects Division will meet with the director and appropriate staff of each agency to discuss finances and activities. A site visit will be held with the director and/or appropriate staff using HUD's monitoring guide. The Division will complete the subrecipient's performance evaluation as provided in HUD's Subrecipient Manual. The information gathered to complete the evaluation would be presented to the director and appropriate staff for comments and clarification. Concerns will be discussed with the director and staff. The agency will be provided with a copy of the completed form. A letter will be provided addressing each concern mentioned in the performance checklist and suggesting solutions.

Financial Audits and Follow-up Procedures

Each subrecipient's records will be reviewed by the City's comptroller or the Housing & Special Projects Division's representative at any time those records are requested. Upon completion of the review the City or the Housing & Special Projects Division will send a written notification of any irregularities to the subrecipient. The City or Division may request a subrecipient to hire a CPA to perform a complete financial audit if irregularities are uncovered after the review. The subrecipient and the Division will discuss the findings of the financial audit performed by the CPA. All concerns will be documented in a letter with an explanation of the inappropriate disposition of the funds or other violations. The subrecipient will have an opportunity to correct any problems. In addition, the agency will be notified of the immediate termination of funds if such action is deemed appropriate.

Post Award Compliance Procedure

Each subrecipient agency will be monitored to determine if the funds provided to the organization are expended appropriately. Monitoring includes on-site visits, evaluations, and financial record reviews. An additional on-site visit and evaluation will be performed six weeks after written notification to the agency if any irregularities are found. The City comptroller or the Housing & Special Projects Division's

representative will perform a financial review of the subrecipient's records. The City or the Housing & Special Projects Division may request the subrecipient hire a CPA if any irregularities exist in the financial records to perform a complete financial audit. Subrecipients will receive written notification of any violations or concerns by the Housing & Special Projects Division.

Termination of Funds

Noncompliance of HUD and/or City of Gainesville policies, procedures, and requirements may result in immediate termination of the subrecipient's funding. The subrecipient will receive written notification of violations and/or the City's determinations and necessary corrective actions.

2019 Annual Action Plan

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EXPECTED RESOURCES

AP-15 EXPECTED RESOURCES – 91.220(C)(1,2)

Introduction

Due to its size, the City of Gainesville only qualifies for a formula grant under HUD’s CDBG program. The table below shows the City’s CDBG allocation for the 2019-2020 program year (as announced by HUD), along with an estimate of anticipated grant funding for the remaining four years covered by this Consolidated Plan. This estimate assumes that funding over those four years will average to be about the same as the 2019 allocation.

Gainesville residents are also eligible for housing assistance through the Section 8 Housing Choice Voucher program and Continuum of Care programs operated by the Georgia Department of Community Affairs. However, the City of Gainesville does not receive direct allocations under either program.

All federal funds will be used in a manner which supports decent affordable housing, a suitable living environment, and expanded economic opportunities to principally benefit low- and moderate-income Gainesville residents.

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

While CDBG funds do not require a match, the City anticipates leveraging local, federal, and private funds as they address the priorities and goals outlined in the Consolidated Plan. The City will leverage local funds (i.e., City general funds) to complete public improvements and code enforcement activities in neighborhoods and business districts with low- and moderate-income households. Private funds and other federal funds will be leveraged for housing rehabilitation and new construction projects. Additionally, the Gainesville Nonprofit Development Foundation (GNPDF) has been a vital part of revitalization the city for the past 40 years and provides annual financial support to enhance opportunities provided by the CDBG program.

Anticipated Resources

TABLE 55 - EXPECTED RESOURCES – PRIORITY TABLE

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$498,567	\$0	\$273,179	\$771,746	\$1,994,268	CDBG funds will be used to carry out activities related to acquisition, administration and planning, housing, economic development, public facility improvements, and public services.

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

CDBG funding will be used to develop and improve public facilities for the benefit of low- and moderate-income residents using existing publicly owned land. If CDBG funds are used to acquire private land for public purpose, the City will follow CDBG acquisition requirements and procedures.

ANNUAL GOALS AND OBJECTIVES

AP-20 ANNUAL GOALS AND OBJECTIVES

Goals Summary Information

TABLE 56 – GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expanded Affordable Housing Supply	2019	2023	Affordable Housing Public Housing Non-Housing Community Development	Citywide	Housing Affordability Infrastructure and Public Facility Improvements	CDBG: \$150,000	Public facility or infrastructure activity: 180 LMI households benefitted
2	Homeowner Housing Rehabilitation	2019	2023	Affordable Housing Non-Homeless Special Needs	Citywide	Housing Affordability	CDBG: \$30,000	Homeowner housing rehabilitated: 3
3	Improved Public Facilities and Infrastructure	2019	2023	Non-Housing Community Development	Citywide	Infrastructure and Public Facility Improvements Neighborhood Revitalization	CDBG: \$168,854	Public facility or infrastructure activity: 1,000 LMI persons or households benefitted
4	Demolition and Acquisition	2019	2023	Affordable Housing Non-Housing Community Development	Citywide	Housing Affordability Neighborhood Revitalization Economic Development	CDBG: \$50,000	Buildings demolished: 5
5	General Program Administration	2019	2023	Non-Housing Community Development	Citywide	Program Administration Fair Housing	CDBG: \$99,713	Other

Goal Descriptions

TABLE 57 – GOALS DESCRIPTIONS

1	Goal name	Expanded Affordable Housing Supply
	Goal description	Site improvements, public infrastructure, public facilities, or other eligible activities for the support of affordable housing development or re-construction
2	Goal name	Homeowner Housing Rehabilitation
	Goal description	Housing rehabilitation and emergency repair for income-eligible homeowners
3	Goal name	Improved Public Facilities and Infrastructure
	Goal description	Improve public facilities and infrastructure in low- and moderate-income neighborhoods; Potential improvements may include, but are not limited to, parks and open space, community centers, sidewalk construction or improvement, ADA improvements, pedestrian safety devices and lighting, and bus shelters/seating
4	Goal name	Demolition and Acquisition
	Goal description	Demolition and/or acquisition of dilapidated buildings and land to create greenspace, improve housing affordability, or promote economic development
5	Goal name	General Program Administration
	Goal description	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant program

PROJECTS

AP-35 PROJECTS – 91.220(D)

Introduction

Projects planned for the 2019-2020 program year are identified in the table below, with additional detail provided in AP-38. Over the next year, the City of Gainesville anticipates assisting low- and moderate-income homeowners with home rehabilitation and emergency repair. The City will also use CDBG funds for demolition and acquisition, public improvements, and construction of infrastructure to support affordable housing development. Using program administration funds, the City will provide fair housing education to its residents.

Projects

TABLE 58 – PROJECT LIST

#	Project Name
1	Tower Heights Infrastructure Improvements
2	Wood Avenue Infrastructure Improvements & Neighborhood Park
3	Demolition and Acquisition
4	Housing Rehabilitation and Emergency Repairs
5	Program Administration

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

The City’s allocation priorities reflect its focus on a number of high priority needs identified through data analysis, community member input, consultation with City staff and other public agencies, and reviews of relevant recently-completed plans and studies, such as Gainesville’s *2040 Comprehensive Plan*. A key priority that emerged from the Consolidated Planning process was the need for more affordable housing for renters and owners and a need for housing rehabilitation. To meet this underserved need, the City will provide infrastructure improvements to support development of new affordable rental housing construction. The City will also provide funds to homeowners for housing rehabilitation and repair.

The City does not anticipate any obstacles to completing the projects it has identified for the 2019-2020 program year.

AP-38 PROJECT SUMMARY

Project Summary Information

TABLE 59 – PROJECT INFORMATION

1	Project Name	Tower Heights Infrastructure and Site Development
	Target Area	Citywide
	Goals Supported	Expanded Affordable Housing Supply
	Needs Addressed	Housing Affordability, Infrastructure and Public Facility Improvements
	Funding	\$150,000
	Description	Infrastructure improvements and site development work to support redevelopment of the Tower Heights Apartments by the Gainesville Housing Authority and Walton Communities
	Target Date	06/30/2022
	Estimate the number and type of persons that will benefit from the proposed activity	180 LMI households benefitted
	Location Description	Westside Redevelopment Area (Tower Heights Road and Jones Street)
	Planned Activities	Infrastructure improvements and site development work (i.e., grading, streetscape, pedestrian facilities)
2	Project Name	Wood Avenue Infrastructure Improvements & Neighborhood park
	Target Area	Citywide
	Goals Supported	Improved Public Facilities and Infrastructure
	Needs Addressed	Infrastructure and Public Facility Improvements, Neighborhood Revitalization
	Funding	\$168,854

	Description	Acquisition of property, infrastructure improvements (i.e. driveway, parking, water and sanitary sewer connections), playground, pavilions, outdoor charcoal grills, pedestrian facilities (e.g. walkways, benches, trashcans, etc.) and signage
	Target Date	06/30/2023
	Estimate the number and type of persons that will benefit from the proposed activity	1,000 LMI persons assisted from public facility or infrastructure activity
	Location Description	Wood Avenue
	Planned Activities	Property acquisition, water/sanitary sewer connection, driveway and parking, pavilions with picnic tables, outdoor charcoal grills, benches, trashcans, and park signage
3	Project Name	Demolition and Acquisition
	Target Area	Citywide
	Goals Supported	Demolition and Acquisition
	Needs Addressed	Housing Affordability, Neighborhood Revitalization
	Funding	\$50,000
	Description	Acquire unkempt/abandoned vacant properties; acquire blighted or foreclosed properties with dilapidated structures and demolish dilapidated structures
	Target Date	06/30/2020
	Estimate the number and type of persons that will benefit from the proposed activity	5 buildings demolished
	Location Description	Citywide in income-eligible census tracts
	Planned Activities	Property acquisition and demolition of dilapidated structures

4	Project Name	Housing Rehabilitation and Emergency Repairs
	Target Area	Citywide
	Goals Supported	Homeowner Housing Rehabilitation
	Needs Addressed	Housing Affordability
	Funding	CDBG: \$30,000
	Description	Housing rehabilitation and emergency repair funding of up to \$10,000 for income-eligible homeowners
	Target Date	06/30/2020
	Estimate the number and type of persons that will benefit from the proposed activity	3 low- and moderate-income homeowners
	Location Description	Citywide
	Planned Activities	Housing rehabilitation and emergency repair funding of up to \$10,000 for income-eligible homeowners
5	Project Name	General Program Administration
	Target Area	Citywide
	Goals Supported	General Program Administration
	Needs Addressed	Program Administration, Fair Housing
	Funding	CDBG: \$99,713
	Description	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant program.
	Target Date	06/30/2020
	Estimate the number and type of persons that will benefit from the proposed activity	Not applicable

	Location Description	Citywide
	Planned Activities	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant program. Provide fair housing education to Gainesville residents.
CDBG Total		\$498,567

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.

HUD identifies CDBG-eligible block groups where there are concentrations of low- and moderate-income families. In this case, HUD defines a concentration as a block group where low- and moderate-income households make up more than 51% of total households in the block group. As of the 2018 program year, there are 19 such block groups in Gainesville. Notably, 18 of these block groups are located in census tracts that have high rates of housing need and/or populations that are majority people of color.

Six of these (Tracts 10.02, 10.03, 11.01, 11.02, 12.01, and 12.02) are contiguous tracts all located south of E.E. Butler Parkway extending roughly from Athens Highway on the east to Dawsonville Highway, McEver Road, and Lake Lanier on the west. These tracts cover the Downtown, Midtown, and Westside neighborhoods. Note that the area that includes the airport, Elachee Nature Preserve, and Chicopee Woods golf course is not included. In five of these six tracts, the majority of the population is Latino, ranging from 51 to 84%. In the sixth tract, white residents comprise 49% of the population and Latinos make up 41%. Black population shares range from 2 to 12%.

The remaining two tracts where people of color comprise more than 50% of the population are immediately north of downtown and E.E. Butler Parkway, and include the Fair Street Area NPU and neighborhoods to its east (Tracts 7.01 and 8). In each of these tracts, Latinos and African Americans each make up considerable shares of the population (between 31 and 47%). White residents make up less than one-fifth of people in these tracts.

Geographic Distribution

Rationale for the Priorities for Allocating Investments Geographically

The City will focus its funding in neighborhoods that have concentrations of low- and moderate-income households and substantial needs related to housing quality and affordability, public facilities and infrastructure, and economic development. Specific target areas are listed in Table 47, however, individual low- and moderate-income persons residing anywhere in the City may be eligible beneficiaries of CDBG funds. CDBG funding may also be spend in eligible block groups / census tracts where at least 51% of households have low- or moderate-incomes (i.e., incomes under 80% of the area median, adjusted for household size).

AFFORDABLE HOUSING

AP-55 AFFORDABLE HOUSING – 91.220(G)

Introduction

Over the 2019-2020 program year, the City of Gainesville estimates that it will assist 3 non-homeless low- and moderate-income homeowner households with the rehabilitation of existing residential units. The City will also make infrastructure improvements to support the construction of 148 new and 32 replacement affordable rental units.

TABLE 60 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	3
Special-Needs	0
Total	3

TABLE 61 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
Production of New Units	148
Rehab of Existing Units	3
Acquisition of Existing Units	0
Total	151

AP-60 PUBLIC HOUSING – 91.220(H)

Introduction

Public housing in the city of Gainesville is managed by the Gainesville Housing Authority (GHA). The quasi-governmental authority is governed by its board of commissioners which are appointed by the City. According to HUD’s PIC (the HUD Office of Public & Indian Housing Information Center) data, there are 468 public housing units and no housing choice vouchers in Gainesville. The GHA receives federal funds to modernize and repair those units. The City of Gainesville Community Development Department works closely with the GHA to offer financial literacy classes to public housing residents and other citizens. Efforts have also been made to identify residents that may be ready for homeownership and

direct them toward those opportunities. Grant funds from the City of Gainesville down-payment assistance program have 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 affordable housing needs.

The GHA is independent of the City of Gainesville and the City does not manage or oversee GHA funds.

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

The GHA is applying to HUD for the ability to convert its remaining public housing units under the Rental Assistance Demonstration (RAD) program. If approved, this would give the GHA opportunities to leverage its real estate assets to replace and/or rehabilitate these units. The GHA will also continue to work with Walton Communities, its LIHTC development partner, to secure tax credit funding for the final phase of Walton Summit.

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

The GHA receives a Resident Opportunity and Supportive Services Program (ROSS) grant that supports GHA’s residents by linking them with valuable community resources to obtain economic self-sufficiency, independence, improved quality of life, and in some cases, help maintaining stable housing as residents age.

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

The GHA is rated a “Standard Performer” based on its 2018 score report in the Public Housing Assessment System, and is not designated as troubled.

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.220(I)

Introduction

The City of Gainesville is covered by the Balance of State Continuum of Care, a network of homeless service providers covering all but the most populous Georgia counties and coordinated by Georgia DCA. The state conducts a biennial homeless count and the most recent data released as of the date this plan was drafted was from January 2017. On the night of the count, there were a total of 123 homeless persons enumerated in Hall County, including 78 residing in shelters and 45 unsheltered.

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

- 1. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

The primary source of funding for homelessness programs and services in the Gainesville community comes from DCA through the Balance of State Continuum of Care. The local organizations receiving funding from this stream will continue to be engaged in the work of outreach to homeless persons in order to assess individual needs and share information about available resources. Because funding is the greatest obstacle to addressing this need, the City will continue to fund homeless prevention services from CDBG funds under the public services funding category. These funds will supplement the state funds received through DCA.

2. Addressing the emergency shelter and transitional housing needs of homeless persons.

Several local organizations address the emergency and transitional housing needs of homeless persons. In addition, 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.

3. 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.

Stakeholder input suggests that one reason households in transitional housing are slow to transition out is because there are so few decent affordable options available in the private rental market. Increasing support and case management funding associated with shelter and transitional housing programs may help, but adding new units to the overall affordable housing stock may help as well.

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 Department of Community Affairs.

4. 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.

Service providers in the city, along with housing providers, work together to prevent homelessness in those populations which are vulnerable or at risk of homelessness. These groups include extremely low-income individuals and families, people discharged from institutions, and those receiving assistance from agencies addressing a variety of needs, such as housing, health, social services, employment, education or youth needs.

This plan identifies a need for additional affordable housing in Gainesville. The City and the Gainesville Housing Authority will continue to work toward the goal of creating additional affordable housing options, which will provide additional housing options for all people exiting an institutional setting and who may otherwise become homeless. The existing nonprofit organizations that serve the homeless population will also continue planning and coordinating procedures to ensure people are not discharged from hospitals or jails into homelessness. Various other homeless prevention efforts will be initiated and maintained by the local organizations participating in the Continuum of Care.

Discussion

Local homeless service providers generally agree that the point-in-time count underestimates the true number of homeless people in the community, yet no more reliable source of data is available. Hall County has 87 emergency shelter and transitional housing beds, down from 98 beds five years ago. Compared with what is likely a low-end estimate of 123 homeless people in Hall County, the 87 available beds indicate a shortage of at least 36 beds within the community.

AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.220(J)

Introduction

Market data and stakeholder input both suggest a tight housing market in Gainesville, with low vacancy rates and increasing housing costs. While the market depends largely on the private sector to provide housing, there are roles the City and others can play through policy and regulation that may encourage greater private investment in new housing development in Gainesville.

Several aspects of the City's zoning code could potentially have a negative effect on housing development. For example, the City may want to consider adopting means to allow more flexibility in density and affordable housing development by carving out additional residential zoning districts or subdistricts that allow for a greater mix of housing types, lower minimum lot sizes, and higher multifamily density, and other alternatives such as relaxing the infill residential development standards, providing for cluster developments, density blending, and transfer of development rights in appropriate locations. Permitting or incentivizing conversion of single-family dwellings in high opportunity intown neighborhoods to two-family, 3-family, or multifamily dwellings on large lots also is a strategic way to address the need for more density and infill development in established neighborhoods.

Moreover, the City's land use regulations could go beyond just meeting the minimum FHA standards and affirmatively further and incentivize the development of affordable housing with inclusionary zoning policies. Gainesville has not adopted specific development incentives like density bonuses, reduced parking, or design waivers, reduced or waiver of development impact fees, administrative variances, or expedited permitting for the development of affordable or low-income housing or housing for protected classes.

Taken together, these zoning tools could potentially allow for more supply of housing, which helps put downward pressure on rental and sale prices, so that moderate and low-income families have access to

those neighborhoods and all the congruent benefits that come with higher opportunity areas such as access to jobs, better schools, access to transportation, and access to cultural amenities and public accommodations.

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

As described more completely in the City's Analysis of Impediments to Fair Housing Choice, the City will work toward removing barriers to affordable housing development related to zoning code issues by reviewing its current code and drafting any amendments that could expand housing choice by making affordable housing development more efficient and less costly. Additionally, the City will continue to be supportive of Low Income Housing Tax Credit development proposals that would add additional affordable rental units to the local housing stock.

AP-85 OTHER ACTIONS – 91.220(K)

Introduction

This section details the City's actions planned to ensure safe and affordable housing for its residents, along with plans to meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

Actions Planned to Address Obstacles to Meeting Underserved Needs

The City will work with its community partners to assist low- and moderate-income residents in accessing employment services, childcare, health services, substance abuse counseling and treatment, education programs, services for senior citizens, services for people experiencing homelessness, and fair housing counseling.

Actions Planned to Foster and Maintain Affordable Housing

In an effort to maintain the current affordable housing stock, the City of Gainesville will continue to provide funding for owner-occupied housing rehabilitation. Since 2001, the City has rehabilitated 48 homes with a total cost of about \$1.3 million.

Actions Planned to Reduce Lead-Based Paint Hazards

An important initiative emanating from HUD in the last decade is the reduction of lead-based paint hazards, and many jurisdictions around the country have focused on reaching 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.

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 it implements. Currently, the City has contracted with an agency to provide all lead testing and clearance activities. Clearance testing is performed on all completed units.

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 reduce poverty through access to education and jobs are provided by through WorkSource Georgia Mountains and Lanier Technical College. Emergency assistance is also provided by several nonprofit housing and service agencies in Gainesville and Hall County. Additionally, City of Gainesville's housing programs and activities that support development of affordable housing 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.

Actions Planned to Develop Institutional Structure

The City of Gainesville will continue to work closely with the United Way, Gainesville Housing Authority, state and local agencies and governments, and other service providers to coordinate delivery of services to city residents. The City has representatives on many nonprofit boards and advisory committees, and the Community & Economic Development Department will continue to consult with various housing, social service, elderly and disability resource agencies to 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. According to HUD's PIC (the HUD Office of Public & Indian Housing Information Center) data, there are 468 public housing units in Gainesville. The GHA receives federal funds to modernize and repair those units. The City of Gainesville Community & Economic Development Department will continue to work closely with the GHA to offer financial literacy classes to public housing residents and other citizens.

Efforts will be made to identify residents that may be ready for homeownership and direct them toward those opportunities. Grant funds from the City of Gainesville downpayment assistance program will be 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.

GHA will continue to partner with area organizations to offer opportunities for residents including:

- English classes
- Income tax assistance
- Case management
- Adult Computer Classes
- Childcare
- Credit Issues
- Community Services
- Educational Goals
- Employment Readiness
- Financial Literacy
- Housing
- Home-ownership Counseling
- Disability Counseling
- Support Services
- Nutrition
- Healthcare
- Accessible Resources
- Senior Employment Volunteer Opportunities

Additionally, the Resident Opportunity and Supportive Services Program (ROSS) will continue to support public housing residents by linking them with valuable community resources to obtain economic self-sufficiency, independence, improved quality of life, and in some cases, helping individuals maintain stable housing as they age.

PROGRAM SPECIFIC REQUIREMENTS

AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L)(1,2,4)

Introduction

Projects planned with 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.

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

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	

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall benefit – A consecutive period of one, two, or three years may be used to determine that a minimum of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80% 2019, 2020, 2021



2019-2023 Consolidated Plan and 2019 Annual Action Plan

Appendix

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APPENDIX A: FORMS AND CERTIFICATIONS

SF-424, SF-424D, AND CERTIFICATIONS

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Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

* 2. Type of Application:

- New
- Continuation
- Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

06/24/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Gainesville

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

58-600581

* c. Organizational DUNS:

0759269230000

d. Address:

* Street1:

300 Henry Ward Way, Suite 303

Street2:

PO Box 2496

* City:

Gainesville

County/Parish:

Hall

* State:

GA: Georgia

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

30501-3753

e. Organizational Unit:

Department Name:

Community Development

Division Name:

Special Projects

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

Prefix:

Mrs.

* First Name:

Jessica

Middle Name:

* Last Name:

Tullar

Suffix:

Title:

Special Projects Manager

Organizational Affiliation:

City of Gainesville

* Telephone Number:

770-531-6570

Fax Number:

770-297-7826

* Email:

jtullar@gainesville.org

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

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

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant (CDBG) / Entitlement

*** 12. Funding Opportunity Number:**

CDBG

* Title:

Community Development Block Grant

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

2019/2020 Community Development Block Grant (CDBG) Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="498,567.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="498,567.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

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

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

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

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

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

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

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

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

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor
APPLICANT ORGANIZATION City of Gainesville	DATE SUBMITTED 06/24/2019

CERTIFICATIONS

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

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

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

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.



Signature of Authorized Official

06/20/2019
Date

Mayor
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2019, 2020, 2021 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official

06/20/2019
Date

Mayor
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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APPENDIX B: PARTICIPATION RECORD

MEETING AND SURVEY FLYERS, PUBLIC MEETING NOTICES, ONLINE
AND NEWSPAPER ADVERTISING, PUBLIC PRESENTATIONS, AND
MEETING SIGN-IN SHEETS

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PUBLIC ENGAGEMENT ADVERTISEMENTS AND FLYERS

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COMMUNITY WORKSHOPS

What type of housing is available in Gainesville? Is it affordable?

Does your neighborhood have access to transportation, parks, and grocery stores?

What improvements would you like to see in the next five years?

Come share your thoughts and make Gainesville an even better place for you and your family!



WORKSHOPS

Saturday, January 26

10 am

Senior Life Center
434 Prior St, Gainesville
Refreshments at 9:45 am

Monday, January 28

6 pm

Gainesville Exploration Academy
1145 McEver Rd, Gainesville
Refreshments at 5:45 pm

Thursday, January 31

6 pm

Gainesville High School
830 Century Pl, Gainesville
Refreshments at 5:45



Refreshments served at all workshops. Spanish interpretation available at all workshops. Children and students are welcome!

Please take our survey at:

www.surveymonkey.com/r/GainesvilleConPlanSurvey

The City of Gainesville is working to identify community priorities, affordable housing needs, and fair housing issues for its 5-Year Consolidated Plan and Fair Housing Study. For more information about the project, please contact Melissa Mailloux, Mosaic Community Planning, at 770-366-7893 or melissa@mosaiccommunityplanning.com or Jessica Tullar, City of Gainesville Special Projects Manager, at 770-531-6570 or jtullar@gainesville.org.



TALLERES COMUNITARIOS

¿Qué tipo de vivienda se tiene disponible en Gainesville? ¿Es asequible?

¿Tiene su vecindario acceso a medios de transporte, parques y tiendas de comestibles?

¿Qué mejoras le gustaría ver en los próximos cinco años?

¡Comparta sus ideas y haga de Gainesville un lugar aún mejor para usted y su familia!



TALLERES

Sábado 26 de enero

10 am

Senior Life Center
434 Prior St, Gainesville
Refrigerio a las 9:45 am

Lunes 28 de enero

6 pm

Gainesville Exploration Academy
1145 McEver Rd, Gainesville
Refrigerios a las 5:45 pm

Jueves 31 de enero

6 pm

Gainesville High School
830 Century Pl, Gainesville
Refrigerios a las 5:45 pm



En todos los talleres se servirán refrigerios. Habrá interpretación en español disponible en todos los talleres. ¡Los niños y los estudiantes son bienvenidos!

Por favor conteste nuestra encuesta en:

www.surveymonkey.com/r/GainesvilleConPlanSurvey

La ciudad de Gainesville viene trabajando para identificar las prioridades de la comunidad, las necesidades de vivienda asequible y los problemas de vivienda justa para su Plan Consolidado a 5 años y el Estudio de vivienda justa. Para obtener más información sobre el proyecto, póngase en contacto con Melissa Mailloux, Mosaic Community Planning, al 770-366-7893 o al correo melissa@mosaiccommunityplanning.com, o con Jessica Tullar, Gerente de Proyectos Especiales de la Ciudad de Gainesville, al 770-531-6570 o al correo jtullar@gainesville.org.



GAINESVILLE COMMUNITY SURVEY

LAST CALL TO PARTICIPATE!

What types of housing are available in Gainesville?
Is it affordable?

Does your neighborhood have access to
transportation, parks, and grocery stores?

What improvements would you like to see in the
next five years?

The City of Gainesville is working on a plan to make
community and housing improvements. Please help by
sharing your thoughts and experiences by March 4.



www.surveymonkey.com/r/GainesvilleConPlanSurvey

Encuesta a la Comunidad de Gainesville

¡Última Convocatoria para Participar!

¿Qué tipo de vivienda se tiene disponible en
Gainesville? ¿Es asequible?

¿Tiene su vecindario acceso a medios de transporte,
parques y tiendas de comestibles?

¿Qué mejoras le gustaría ver en los próximos cinco
años?

La Ciudad de Gainesville está trabajando en un plan para
implementar mejoras en la comunidad y en las viviendas.
Ayude compartiendo sus ideas y experiencias antes del
4ro. de marzo.



www.surveymonkey.com/r/GainesvilleConPlanSurvey



CIUDAD DE GAINESVILLE
AVISO PÚBLICO DE REUNIONES DE LA
COMUNIDAD PARA EL PLAN CONSOLIDADO,
PLAN DE ACCIÓN ANUAL, Y ANÁLISIS DE
EQUIDAD DE VIVIENDA

La ciudad de Gainesville comienza desarrollo de 2019-2023 consolidado Plan, Plan de acción anual 2019-2020 y análisis de obstáculos a la elección de vivienda justa. El plan quinquenal y anual plan de acción identificará desarrollo comunitario y vivienda necesidades y establece prioridades para la inversión de fondos federales para hacerles frente. El análisis de equidad de vivienda identificará las barreras a la igualdad de acceso a la vivienda y propondrá estrategias de vivienda justa y asequible para superar esos obstáculos. Estos planes son requeridos por los Estados Unidos Departamento de vivienda y desarrollo urbano (HUD) para la ciudad a recibir dinero federal a través del programa de subvención de desarrollo comunitario (CDBG).

El proceso está fuertemente influenciado por las opiniones y percepciones de los residentes locales, que están invitados a aportar en tres talleres públicos y a través de una encuesta. Talleres se realizará en las siguientes fechas, tiempos y lugares y están abiertos al público. **Serviremos y los niños son bienvenidos en todos los talleres. También estarán disponibles servicios de interpretación en español.**

Sábado, 26 de enero de 2018 | 10 AM
 Gainesville-Hall County Senior Life Center
 434 prior Street SE, Gainesville, GA 30501
 Refrigerio en el 9:45 AM

Lunes, 28 de enero de 2019 | 6:00 PM
 Academia de exploración Gainesville – cafeteria/comedor
 1145 camino McEvers, Gainesville, GA 30504
 Refrigerio en 5:45 PM

Jueves, 31 de enero de 2019 | 6:00 PM
 Escuela secundaria de Gainesville – cafeteria/comedor
 Lugar del siglo 830, Gainesville, GA 30501
 Refrigerio en 5:45 PM

Una encuesta en línea está disponible en www.surveymonkey.com/r/GainesvilleConPlanSurvey. Copias de la encuesta también estará disponibles en los talleres o en el Departamento de desarrollo comunitario, 311 Henry Ward manera, Gainesville, GA 30501.

Un bosquejo de los planes terminados estarán disponible para revisión pública en sitio web de Gainesville Departamento de desarrollo comunitario (www.gainesville.org/community-development-department) y en el Departamento de desarrollo comunitario a partir de abril de 2019.

Otra Información

Las personas con necesidades especiales relacionadas con accesibilidad de minusválidos o lengua extranjera debe contactar a Melissa Mailoux, mosaico de planificación de la comunidad, a Melissa@mosaiccommunityplanning.com o (770) 366-7893 o; o Jessica Tulliar, ciudad de Gainesville, en jtulliar@gainesville.org o (770) 531-6570 antes de los talleres programados.



CITY OF GAINESVILLE

PUBLIC NOTICE OF COMMUNITY MEETINGS FOR
THE CONSOLIDATED PLAN, ANNUAL ACTION PLAN,
AND FAIR HOUSING ANALYSIS

The City of Gainesville is beginning development of its 2019-2023 Consolidated Plan, 2019-2020 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice. The five-year plan and annual action plan will identify community development and affordable housing needs and sets priorities for investment of federal grant funds to address them. The fair housing analysis will identify barriers to equal access to housing and will propose fair and affordable housing strategies to overcome those impediments. These plans are required by the U.S. Department of Housing and Urban Development (HUD) for the City to receive federal money through the Community Development Block Grant (CDBG) program.

The process is heavily influenced by the opinions and perceptions of local residents, who are invited to provide input at three public workshops and through a survey. Workshops will be held at the following dates, times, and locations, and are open to the public. **Refreshments will be served and children are welcome at all workshops. Spanish interpretation services will also be available.**

Saturday, January 26, 2018 | 10 AM
 Gainesville-Hall County Senior Life Center
 434 Prior Street SE, Gainesville, GA 30501
 Refreshments served at 9:45 AM

Monday, January 28, 2019 | 6 PM
 Gainesville Exploration Academy – Cafeteria/Lunchroom
 1145 McEver Road, Gainesville, GA 30504
 Refreshments served at 5:45 PM

Thursday, January 31, 2019 | 6 PM
 Gainesville High School – Cafeteria/Lunchroom
 830 Century Place, Gainesville, GA 30501
 Refreshments served at 5:45 PM

An online survey is available at www.surveymonkey.com/r/GainesvilleConPlanSurvey. Hard copies of the survey will also be available at the workshops or at the Community Development Department, 311 Henry Ward Way, Gainesville, GA 30501.

A draft of the completed plans will be available for public review on Gainesville's Community Development Department website (www.gainesville.org/community-development-department) and at the Community Development Department beginning in April 2019.

Other Information

Persons with special needs relating to handicapped accessibility or foreign language should contact Melissa Mailoux, Mosaic Community Planning, at melissa@mosaiccommunityplanning.com or (770) 366-7893 or; or Jessica Tulliar, City of Gainesville, at jtulliar@gainesville.org or (770) 531-6570 before the scheduled workshops.



HOW YOU CAN GIVE FEEDBACK ON GAINESVILLE HOUSING AND INFRASTRUCTURE

First meeting to be Saturday at Senior Life Center



Two of three phases at Walton Summit, a mixed-income community at the site of the former Atlanta Street Apartments, welcomed residents in 2018. - photo by Scott Rogers
Megan Reed
Updated: Jan. 23, 2019, 6:42 p.m.

Gainesville will be hosting three public meetings about housing and community resources as it prepares its 5-Year Consolidated Plan, a guide to how it will use federal grants to improve communities in the city.

The first meeting will be Saturday morning at the Senior Life Center.

“We’re hoping to hear from attendees what are any housing-related concerns or needs that they feel we have in the community, what are those solutions and what might they look like, what is the need for public service programs, and if so, what kind,” Jessica Tullar, Gainesville’s special projects manager, said.

The city is required by the U.S. Department of Housing and Urban Development to update its [consolidated plan](#) every five years, along with annual action plans that summarize priorities for how Community Development Block Grant funds will be used. Gainesville received \$470,338 from the grant program last year and gets about \$400,000 each year, which can be used for infrastructure and housing improvements.

Funds have been used in previous years for improvements to low-income homes, build the Fair Street Neighborhood Center, help develop the trailhead to the Midtown Greenway and build the regional detention pond in midtown, Tullar said.

Community members can provide feedback about housing and infrastructure needs at one of the three meetings in January. Spanish translators will be available.

The city has also published an online [survey](#) for community input.

Provide your input

Public meetings

-10 a.m. Saturday, Jan. 26

Senior Life Center, 434 Prior St.

-6 p.m. Monday, Jan. 28

Gainesville Exploration Academy, 1145 McEver Road

-6 p.m. Thursday, Jan. 31

Gainesville High School, 830 Century Place

Take the survey

surveymonkey.com/r/GainesvilleConPlanSurvey

(From the Gainesville Times)

COMMUNITY BRINGS UP SIDEWALKS, BEAUTIFICATION, AFFORDABLE HOUSING AT PUBLIC MEETING FOR GRANT USE

Layne Saliba

Updated: Jan. 26, 2019, 5:56 p.m.

Residents voiced their opinions during the first of three public meetings the city of Gainesville is hosting in order to get an idea of the best ways it can use a yearly grant it receives from the U.S. Department of Housing and Urban Development.

(From the Gainesville Times)



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Gainesville Georgia Government
January 23 · 🌐

Affordable housing workshops: The City of Gainesville is developing an action plan that will identify affordable housing needs and set priorities for investment of federal grant funds to address them. The fair housing analysis will identify barriers to equal access to housing and will propose fair and affordable housing strategies to overcome those impediments. Please attend one of the listed workshops or take the survey at www.surveymonkey.com/r/GainesvilleConPlanSurvey.

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Mary Phillips Jones
February 27 at 6:07 PM 🌐

Great event in Gainesville at Little Hall Park!

TALLERES COMUNITARIOS COMMUNITY WORKSHOPS

¿Qué tipo de vivienda se tiene disponible en Gainesville? ¿Es asequible? ¿Su vecindario tiene acceso a medios de transporte, parques y tiendas de comestibles? ¿Qué mejoras le gustaría ver en los próximos cinco años? Comparta sus ideas y haga de Gainesville un lugar aún mejor para usted y su familia!

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TALLERES COMMUNITY WORKSHOPS

Sábado 26 de Enero
10 am - 12 pm
Senior Life Center
434 Prior St. Gainesville, FL 32601
Refrigerio a las 11 am

Lunes 28 de Enero
6 pm - 8 pm
Gainesville Exploratorium
1145 McEver Rd., Gainesville, FL 32601
Refrigerios a las 6 pm

Jueves 31 de Enero
6 pm - 8 pm
Gainesville High School
830 Century Pl., Gainesville, FL 32601
Refrigerios a las 6 pm

WORKSHOPS

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Refreshments at 6 pm

En todos los talleres se servirán refrigerios. Habrá interpretación en todos los talleres. ¡Los niños y los estudiantes son bienvenidos! Refreshments served at all workshops. Spanish interpretation available at all workshops. Children and students are welcome!

Por favor conteste nuestra encuesta en: www.surveymonkey.com/r/GainesvilleConPlanSurvey

Please take our survey at: www.surveymonkey.com/r/GainesvilleConPlanSurvey

Gainesville está trabajando para identificar las prioridades de la comunidad, las necesidades de vivienda asequible y los problemas de vivienda, justa para su Plan Consolidado de vivienda justa. Para obtener más información sobre el proyecto, comuníquese con Melissa Mellooux, Mosaic Community Planning, al 770-366-7893 o al mosaiccommunityplanning.com, o con Jessica Tuljar, Gerente de Proyectos de la Ciudad de Gainesville, al 770-531-6570 o al correo tuljar@gainesville.org.

Gainesville is working to identify community priorities, affordable housing needs, and housing issues for its 5-Year Consolidated Plan and Fair Housing Study. For more information, please contact Melissa Mellooux, Mosaic Community Planning, at 770-366-7893 or mosaiccommunityplanning.com or Jessica Tuljar, City of Gainesville Special Projects, at 770-531-6570 or tuljar@gainesville.org.

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Gainesville Georgia Government

January 30 · 🌐

Get FREE CHICK-FIL-A on Thursday night at 6 p.m. at Gainesville High School! There is a catch -- you have to tell us what you think about the availability of affordable housing in Gainesville. ANYONE is welcome to share your ideas and opinions.

<https://www.gainesville.org/public-invited-to-talk-about-af...>

TALLERES COMUNITARIOS COMMUNITY WORKSHOPS

¿Qué tipo de vivienda se tiene disponible en Gainesville? ¿Es asequible? ¿Su vecindario tiene acceso a medios de transporte, parques y tiendas de comestibles? ¿Qué mejoras le gustaría ver en los próximos cinco años? Comparta sus ideas y haga de Gainesville un lugar aún mejor para usted y su familia!

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Por favor conteste nuestra encuesta en: www.surveymonkey.com/r/GainesvilleConPlanSu

English: Gainesville is working to identify community priorities, affordable housing needs, and fair housing issues for its 5-Year Consolidated Plan and Fair Housing Study. For more information, please contact Melissa Mailoux, Mosaic Community Planning, at 770-366-7983 or communityplanning.com or Jessica Tular, City of Gainesville Special Projects at 770-531-6570 or jtular@gainesville.org.

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I wish to express my displeasure over the way Gainesville and Hall C... See More

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We love our Riggy's in Gainesville! Come on Gainesville Government,... See More

Mary Phillips Jones
February 27 at 6:07 PM

Great event in Gainesville at Little Hall Park!

English (US) · Español · Português (Brasil) · Français (France) · Deutsch

Read about your **water quality** (</fullpanel/uploads/files/2019-water-quality-report.pdf>).



Menu

Public invited to talk about affordable housing

CITY OF GAINESVILLE PUBLIC NOTICE OF COMMUNITY MEETINGS FOR THE CONSOLIDATED PLAN, ANNUAL ACTION PLAN, AND FAIR HOUSING ANALYSIS

Community Workshop Flyer - English (</fullpanel/uploads/files/gainesville-workshop-flyer-english-00001.pdf>)

Community Workshop Flyer - Spanish (</fullpanel/uploads/files/gainesville-workshop-flyer-spanish-00001.pdf>)

January 23, 2019 -- The City of Gainesville is beginning development of its 2019-2023 Consolidated Plan, 2019-2020 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice. The five-year plan and annual action plan will identify community development and affordable housing needs and sets priorities for investment of federal grant funds to address them. The fair housing analysis will identify barriers to equal access to housing and will propose fair and affordable housing strategies to overcome those impediments. These plans are required by the U.S. Department of Housing and Urban Development (HUD) for the City to receive federal money through the Community Development Block Grant (CDBG) program.

The process is heavily influenced by the opinions and perceptions of local residents, who are invited to provide input at three public workshops and through a survey. Workshops will be held at the following dates, times, and locations, and are open to the public. ***Refreshments will be served and children are welcome at all workshops. Spanish interpretation services will also be available.***

Saturday, January 26, 2018

10 AM

Gainesville-Hall County Senior Life Center
434 Prior Street SE, Gainesville, GA 30501
Refreshments served at 9:45 AM

Monday, January 28, 2019

6 PM

Gainesville Exploration Academy – Cafeteria/Lunchroom
1145 McEver Road, Gainesville, GA 30504
Refreshments served at 5:45 PM

Thursday, January 31, 2019

6 PM

Gainesville High School – Cafeteria/Lunchroom

830 Century Place, Gainesville, GA 30501

Refreshments served at 5:45 PM

An online survey is available at www.surveymonkey.com/r/GainesvilleConPlanSurvey (<https://www.surveymonkey.com/r/GainesvilleConPlanSurvey>). Hard copies of the survey will also be available at the workshops or at the Community Development Department, 311 Henry Ward Way, Gainesville, GA 30501.

A draft of the completed plans will be available for public review on Gainesville's Community Development Department website (www.gainesville.org/community-development-department (<https://www.gainesville.org/community-development-department>)) and at the Community Development Department beginning in April 2019.

Other Information

Persons with special needs relating to handicapped accessibility or foreign language should contact Melissa Mailloux, Mosaic Community Planning, at melissa@mosaiccommunityplanning.com (<mailto:melissa@mosaiccommunityplanning.com>) or (770) 366-7893 or; or Jessica Tullar, City of Gainesville, at jtullar@gainesville.org (<mailto:jtullar@gainesville.org>) or (770) 531-6570 before the scheduled workshops.



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Website by Full Media (<http://www.fullmedia.com/>) (CS)

CITY OF GAINESVILLE

NOTICE OF COMMUNITY MEETINGS AND PUBLIC COMMENT PERIOD FOR THE CONSOLIDATED PLAN, ANNUAL ACTION PLAN AND FAIR HOUSING ANALYSIS

The City of Gainesville invites members of the public to review and offer comments on its 2019-2024 Consolidated Plan, 2019-2020 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice.

Plan Summaries

The Consolidated Plan and Annual Action Plan identify the city's community development and affordable housing needs, and set priorities for investment of federal grant funds to address them. The fair housing analysis identifies barriers to equal access to housing and proposes fair and affordable housing strategies to overcome those impediments. These plans are required by the U.S. Department of Housing and Urban Development (HUD) for the City to receive federal *Community Development Block Grant* (CDBG) funds. Gainesville will receive \$498,567 in CDBG funding for its 2019-2020 program year and will be used towards program administration, expanding affordable housing supply, homeowner housing repairs, public facilities and infrastructure, and demolition and acquisition.

Public Review Period

The Consolidated Plan, Annual Action Plan, and Analysis of Impediments will be available for public review and comment from Monday, May 13, 2019 to Tuesday, June 11, 2019. The documents may be viewed at the Gainesville Community & Economic Development Department, 311 Henry Ward Way, Gainesville, GA during regular office hours, 8:00 a.m. to 5:00 p.m. Monday through Friday. The documents also are available on the City's website at <https://www.gainesville.org/housing-development>.

Public Meetings

Two (2) community meetings open to the public will be held to present information on the Consolidated Plan, Annual Action Plan, and Analysis of Impediments and to receive comments regarding the drafts. Meeting information is below:

COMMUNITY MEETINGS

1) **Saturday, June 1, 2019 at 9:30 a.m.**
Senior Life Center
434 Prior Street, SE; Gainesville, GA

2) **Thursday, June 6, 2019 at 5:30 p.m.**
Community & Economic Development Office
311 Henry Ward Way, SE; Gainesville, GA

To Make Comments

The City will receive written comments until 5:00 p.m. on Tuesday, June 11, 2019. Comments regarding the Consolidated Plan, Annual Action Plan, or Analysis of Impediments may be emailed to jtullar@gainesville.org or sent to the Gainesville Community & Economic Development Department, P. O. Box 2496, Gainesville GA 30503 (U.S. Postal Service) or 311 Henry Ward Way, Gainesville, GA 30501 (courier or hand-delivery). Alternatively, comments may be made orally at the community meetings or public hearing described above.

Other Information

Persons with special needs relating to handicapped accessibility or foreign language should contact Melissa Mailloux at melissa@mosaiccommunityplanning.com or (770) 366-7893 or; or Jessica Tullar at jtullar@gainesville.org or (770) 531-6570 before the scheduled community meetings.



The Times

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The Times

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Publication City and State:

Gainesville, GA

Publication County:

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consolidated

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Notice URL:

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Notice Publish Date:

Wednesday, June 05, 2019

Notice Content

PUBLIC HEARING NOTICE CITY OF GAINESVILLE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) The City of Gainesville will hold a public hearing at 5:30 p.m. on Tuesday, June 18, 2019 during the regularly scheduled City Council meeting to adopt the 2019-2023 HUD Consolidated Plan and 2019 CDBG Annual Action Plan (AAP). The AAP details action strategies for carrying out the City's five-year Housing Consolidated Plan and identifies community-specific priorities. A summary of the budget and activities for the 2019 AAP with total funding of \$498,567 are as follows: ? Program Administration (\$99,713) ? Housing Rehabilitation & Emergency Repairs (\$30,000) ? Demolition & Acquisition (\$50,000) ? Public Facilities/Infrastructure ? Tower Heights (\$150,000) ? Public Facilities/Infrastructure (\$168,854). The proposed 2019-2023 HUD Consolidated Plan and 2019 Annual Action Plan as well as the 2019 Analysis of Impediments to Fair Housing study are available for review on the City's website or at the Community & Economic Development office located at 311 Henry Ward Way, SE; Gainesville, GA 30501. Public comments will be accepted during the public hearing at the 6/18/19 City Council meeting. The meeting will be held at the Gainesville Public Safety Complex in the Municipal Court Room located at 701 Queen City Parkway. Persons with special needs relating to handicapped accessibility or foreign language should contact Jessica Tullar at (770) 531-6570. 82128 6/5 30503-2496 82128

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Housing Division

[home](#) / [departments](#) / [community and economic development](#) / [housing division](#)

The Housing and Neighborhood Development Division provides assistance through the following programs:

- Community Development Block Grant (CDBG)
- Demolition of Dilapidated and/or Unsafe Structures
- Gainesville Non-Profit Development Foundation, Inc.
- Handicapped Accessibility Modifications Program
- Housing Rehabilitation Program
- Contractor Approval

For additional information regarding Housing and Development, please contact the Community Development Department by calling 770-531-6570. Applications for assistance can be located by clicking [here](#).

- [2019-2024 Gainesville HUD Consolidated Housing Plan and 2019-2020 City Annual Action Plan - DRAFT](#)
- [Analysis of Impediments to Fair Housing - DRAFT](#)

Related Documents



2018/2019 Annual Action Plan



Equal Housing Opportunity

Related Information:

Community and Economic Development

- › [Applications / Forms](#)
- › [Boards & Commissions](#)
- › [Codes / Guidelines](#)
- › [Fees](#)
- › [Historic Preservation](#)
- › [Links](#)
- › [Maps](#)
- › [Issued Permits Reports](#)

PUBLIC MEETING PRESENTATIONS

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City of Gainesville Consolidated Plan and Fair Housing Study

January 2019



1

Consolidated Plan & Action Plan

- Identifies community development and housing needs
- Serves as funding application for Community Development Block Grant (CDBG) program
- Develops a strategy to target federal grant money to areas with greatest needs

2

CDBG Funding Objectives

- Develop communities through:

- Decent housing
- Suitable living environment
- Expanded economic opportunity

- Result in:

- Benefit to people with low or moderate incomes
- Prevent or eliminate slum or blight
- Meet an urgent need



3

CDBG Eligible Activities

- Wide variety, including:

- Housing & other property activities
- Public facilities & public services
- Economic development activities
- Funding to nonprofit organizations
- Planning and administration
- Other activities



4

Sample CDBG Activities

- Services

- Employment training
- Public safety
- Childcare
- Health or dental needs
- Senior services
- Recreation services

- Facilities & infrastructure

- Streets & sidewalks
- Water & sewer
- Parks & playgrounds
- Recreation facilities
- Homeless shelters
- Group homes

5

Analysis of Impediments to Fair Housing Choice

- Required by HUD for all CDBG grantees
- Assesses equal access to housing as set forth by Title VI of the Civil Rights Act of 1964 and Fair Housing Act of 1968, which:

“protect a person’s right to own, sell, purchase, or rent housing of his or her choice without fear of unlawful discrimination”



6

A Fair Housing Impediment is..

Any action, omission, or decision that restricts, or has the effect of restricting, the availability of housing choices, based on race, ethnicity, national origin, religion, sex, disability, or familial status

7

An Impediment May Be...

- Refusal to negotiate housing
- Refusal to make housing available
- Setting different terms for the sale or rental of housing, such as different interest rates, points, or fees
- Failure to provide information regarding loans



8

What will the AI Include?

- Analysis of the local fair housing landscape
- Four specific fair housing issues:
 - Integration and segregation
 - Areas of poverty
 - Access to opportunity
 - Housing need
- Fair housing priorities and goals



9

What's Next?

- Gather **community input** through community meetings, individual interviews, and surveys (January-February)
- Develop **key priorities** for the Consolidated Plan. Analyze data and community input to identify **fair housing barriers**. (February-March)
- Present **draft report** for public review and comment (April).
- Prepare **final reports** for local approval and **submission to HUD** (May).

10

Get Involved!

TAKE THE SURVEY

www.surveymonkey.com/r/GainesvilleConPlanSurvey

CONTACT US

Email: info@mosaiccommunityplanning.com

Phone: 770-366-7893

SHARE WITH OTHERS

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MOSAIC
COMMUNITY PLANNING

Mosaic Community Planning, LLC

www.mosaiccommunityplanning.com

195 Arizona Ave NE

Suite 123

Atlanta, GA 30307

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City of Gainesville Draft Consolidated Plan and Fair Housing Study

June 2019



1

Draft Documents

- Available via <https://www.gainesville.org/housing-development>
- Comment by Tuesday, June 11, at 5 pm
 - Email to: jtullar@gainesville.org
 - Attend a community meeting on Thursday, June 6 at 5:30 PM, Community & Economic Development Office, 311 Henry Ward Way, Gainesville, GA
 - Mail comments to: Gainesville Community & Economic Development Department, PO Box 2496, Gainesville, GA 30503
 - Drop comments to: Gainesville Community & Economic Development Department, 311 Henry Ward Way, Gainesville GA 30501

2

Consolidated Plan & Action Plan

- Identifies community development and housing needs
- Serves as funding application for Community Development Block Grant (CDBG) program
- Develops a strategy to target federal grant money to areas with greatest needs

3

CDBG Funding Objectives

- Develop communities through:
 - Decent housing
 - Suitable living environment
 - Expanded economic opportunity
- Benefit people with low or moderate incomes
- Prevent or eliminate slum or blight



4

CDBG Eligible Activities

- Wide variety, including:
 - Housing & other property activities
 - Public facilities & public services
 - Economic development activities
 - Funding to nonprofit organizations
 - Planning and administration
 - Other activities



5

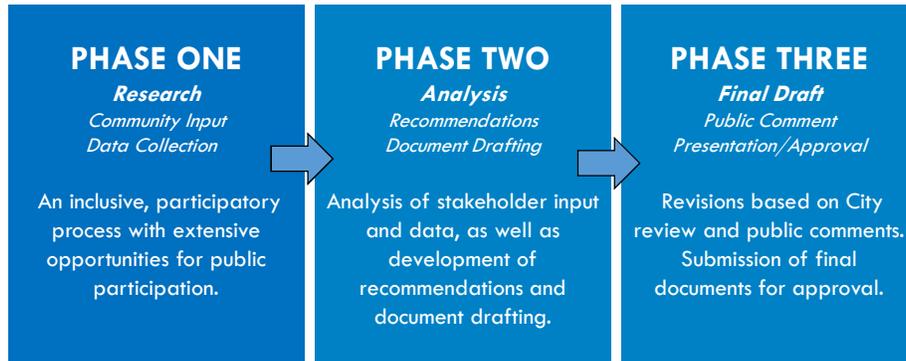
Analysis of Impediments to Fair Housing Choice

- Required by HUD for all CDBG grantees
- Identifies impediments to equal housing options and proposes strategies to overcome those barriers



6

Planning Process



7

Consolidated Plan

8

Public Input

- Public input activities:
 - Three community meetings
 - Four focus groups
 - Interviews
 - Survey
 - Participation by 25 local agencies and 100+ people
- Some of the top needs identified:
 - Affordable housing – mix of prices, tenure, unit types, unit sizes
 - Sidewalks and crosswalks
 - Code enforcement
 - Transportation
 - Housing for people who are homeless
 - Services – childcare, youth programs

9

2019-2024 Community Development Priorities

- Housing affordability
- Infrastructure and public facility improvements
- Neighborhood revitalization
- Economic development
- Public services
- Fair housing activities
- Program administration

10

2019-2020 Projects

- Tower Heights Infrastructure Improvements
- Wood Avenue Infrastructure Improvements
- Demolition and Acquisition
- Housing Rehabilitation and Emergency Repair
- Program Administration

11

Analysis of Impediments to Fair Housing Choice

12

A Fair Housing Impediment is..

Any action, omission, or decision that restricts, or has the effect of restricting, the availability of housing choices, based on race, ethnicity, national origin, religion, sex, disability, or familial status

13

Fair Housing Impediments

- Insufficient affordable housing disproportionately impacts protected classes
- Racial disparities exist in access to homeownership
- Continued need for investments in neighborhoods and residents
- Accessible housing for people with disabilities is limited
- Additional fair housing education and enforcement is needed
- Community cohesion can be strengthened

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PUBLIC MEETING SIGN-IN SHEETS

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Public Meeting Sign-In Sheet

Date: Jan 9, 2019
 Location: Senior Life Center

Name	Organization (if Applicable)	Phone	Email	Address
Jessica Tullar	City of Gainesville	(770) 531-0570	jtullar@gainesville.org	P.O. Box 2416 Gainesville 32603
William Smith		678 316 9393		
Catherine Bell				
Elizabeth Mayne	Senior Life Center Council	770-532-8309		Gainesville, GA 32607
Robert Horne	CCC Inc.	404-374-5277	rhorne1940@gmail.com	340 Locust Cove Rd
Sandra Williams	Vision 2030/Wisdom Keepers	678-250-0377	SANDRA.WILLIAMS@GMAIL.COM	4953 BACK LANE DRIVE
Carol Hanlon	Wisdom Keepers	404-775-0945	GAVAUSA@GMAIL.COM	3546 Blue Cypress Cove SW Gainesville, GA 32604
Dick Osborne	Wisdom Keepers	703-244-4691	osborne.dick@gmail.com	2480 Blue Spring Ct SW Gainesville GA 32604
Ann Smith		770-5030218		2415 Highline Way SW 32607
Patricia Cunningham	Senior Council Senior Center	770-561-5676	punningham52@yahoo.com	3417 Green Hunter Lane, SE Gainesville, GA 32601
Betty Duker	Senior Center	678-316-2953		1814 Crystal Cove Gainesville, GA 32604
Sally Stebbins	Senior Council	850 849 2047		6042 Brookridge Rd, Quincy Branch, 32612
Linda Riden	Senior Council	678-200-3046		2516 Dana Circle NW Gainesville, GA 32607
Janice Clark	Gainesville Hall Co Senior Life Center	770 983-1444		5718 Ransom Flee Rd Clearmont, GA 30527-2037

HUD Con. Plan + 2019 AAP

Community Meeting

Sat., 6/1/19 at Senior Life Center

9:30am

Name:

Email:

1. Evelyn Asher

evelynasher@charter.net

2. Audrey C. Simmons

audreycoleysimmons@gmail.com

3. Jessica Tullar

jtullar@gainesville.org

4. Brandy Palmer

bpalmer@gainesville.org

5. Duane Schlereth

dschlereth@gmail.com

6.

7.

8.

APPENDIX C: COMMUNITY SURVEY

**ENGLISH AND SPANISH SURVEY INSTRUMENTS AND COMBINED
SURVEY RESULTS**

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Gainesville Housing & Community Needs Survey

Your Opinion Counts!

The City of Gainesville is developing plans to improve housing options and encourage community development.

These plans are required by the U.S. Department of Housing and Urban Development (HUD) for the City to receive federal Community Development Block Grant (CDBG) funds. They will address needs related to housing, economic and community development, and homelessness. They will also look at whether everyone has similar choices for housing regardless of their race, ethnicity, national origin, sex, religion, whether they have children, or whether they have a disability.

An important part of these studies is hearing from members of the public on issues of community needs, housing needs, and fair housing.

Your answers are confidential. Information will be reported in combination with other survey responses and in summary format to protect your privacy. Please do not write your name or other personal information anywhere on the survey. You may stop the survey at any time without losing any benefits that you otherwise receive. If you have any questions about the survey or the studies, please contact Mosaic Community Planning at info@mosaiccommunityplanning.com or 770-366-7893.

Estimated time to complete: 8-10 minutes

General Information

1. Please select the area where you live.

- | | | |
|---|--|---|
| <input type="checkbox"/> Bradford-Ridegewood Area | <input type="checkbox"/> Newtown Neighborhood | <input type="checkbox"/> Outside of Gainesville city limits (please list below):
_____ |
| <input type="checkbox"/> Downtown | <input type="checkbox"/> Other area inside Gainesville city limits (please list below):
_____ | |
| <input type="checkbox"/> Fair Street Area | | |
| <input type="checkbox"/> Midtown | | |

2. Which is your age group?

- | | | |
|--------------------------------|--------------------------------|--------------------------------|
| <input type="checkbox"/> 18-24 | <input type="checkbox"/> 45-54 | <input type="checkbox"/> 62-74 |
| <input type="checkbox"/> 25-34 | <input type="checkbox"/> 55-61 | <input type="checkbox"/> 75+ |
| <input type="checkbox"/> 35-44 | | |

3. What is your total household income?

- | | | |
|---|---|---|
| <input type="checkbox"/> Less than \$25,000 | <input type="checkbox"/> \$35,000 to \$49,999 | <input type="checkbox"/> \$75,000 to \$99,999 |
| <input type="checkbox"/> \$25,000 to \$34,999 | <input type="checkbox"/> \$50,000 to \$74,999 | <input type="checkbox"/> \$100,000 and above |

4. What is your race/ethnicity?

- | | | |
|--|---|---|
| <input type="checkbox"/> White | <input type="checkbox"/> Asian or Pacific Islander | <input type="checkbox"/> Multiple races |
| <input type="checkbox"/> African American or Black | <input type="checkbox"/> Native American or Alaska Native | <input type="checkbox"/> Other |
| <input type="checkbox"/> Latino or Hispanic | | |

5. Does anyone in your home regularly speak a language other than English?

- Yes No

If yes, what language? _____

6. Does anyone in your home have a disability?

- Yes No

7. What is your current housing status?

- I own a home or condo I live with a relative Other (please specify):
 I rent a home or apartment I am homeless _____
 I live in a hotel/motel

8. Do you currently live in public housing or receive Section 8 rental assistance?

- Yes No

Community Development Needs

9. Please rank the following public facility/infrastructure needs in Gainesville on a scale ranging from a low need to a high need.

	<i>Low Need</i>	<i>Moderate Need</i>	<i>High Need</i>
ADA accessibility improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bike or walking trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child care centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community centers (i.e., youth, senior, or cultural centers)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community parks, gyms, and recreation fields	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health care facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public safety offices (fire, police, emergency management)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street, road, or sidewalk improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please use the space below to share any other thoughts about public facility or infrastructure needs in Gainesville:

10. Please rank the following economic/community development needs in Gainesville on a scale ranging from a low need to a high need.

	<i>Low Need</i>	<i>Moderate Need</i>	<i>High Need</i>
Improvements for storefronts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Financial assistance for community organizations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Financial assistance for entrepreneurs and small businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Historic preservation efforts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Incentives for creating jobs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More code enforcement efforts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Redevelopment or demolition of abandoned properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please use the space below to share any other thoughts about economic development needs in Gainesville:

11. Please rank the following public service needs in Gainesville on a scale ranging from a low need to a high need.

	<i>Low Need</i>	<i>Moderate Need</i>	<i>High Need</i>
Child abuse prevention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Childcare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Domestic abuse services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drug abuse education/crime prevention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment training	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Food banks/community meals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing counseling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Job search assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Legal services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Medical and dental services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood cleanups	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transportation assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please use the space below to share any other thoughts about public service needs in Gainesville:

Housing Needs

12. Please rank the following homeless needs in Gainesville on a scale ranging from a low need to a high need.

	<i>Low Need</i>	<i>Moderate Need</i>	<i>High Need</i>
Access to homeless shelters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homelessness prevention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outreach to homeless persons	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Permanent housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transitional/supportive housing programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please use the space below to share any other thoughts about homeless needs in Gainesville:

13. Please rank the following housing needs in Gainesville on a scale ranging from a low need to a high need.

	<i>Low Need</i>	<i>Moderate Need</i>	<i>High Need</i>
Help buying a home/downpayment assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Help for homeowners to make housing improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Help with rental payments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elderly or senior housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing for people with disabilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing that accepts Section 8 vouchers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy efficiency improvements to housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction of new affordable rental units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction of new housing for homeownership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grants to improve affordable rental housing/apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please use the space below to share any other thoughts about housing needs in Gainesville:

14. Thinking about community resources in Gainesville, please check whether you think each of the following are equally available and kept up in all neighborhoods.

	<i>Equally Provided</i>	<i>Not Equally Provided</i>	<i>I don't know</i>
Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bus service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roads and sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grocery stores and other shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Banking and lending	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbage collection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire and police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fair Housing

15. Do you understand your fair housing rights?

- Yes Somewhat No

16. Do you know where to file a housing discrimination complaint?

- Yes Somewhat No

17. Since living in Gainesville or Hall County have you experienced housing discrimination?

(For example, the following actions would represent housing discrimination if based on your race, color, national origin, religion, sex, familial status, or disability: refusal to rent or sell or negotiate the rental/sale of housing; falsely denying that housing is available for inspection, sale, or rental; setting different terms, conditions, or privileges for sale or rental of a dwelling; or providing different housing services or facilities.)

- Yes No

18. If you answered YES to question 17, who discriminated against you? (Check all that apply.)

- A landlord/property manager A mortgage lender Other (please specify):
 A real estate agent A city/county staff person _____

19. If you answered YES to question 17, on what basis do you believe you were discriminated against? (Check all that apply.)

- Race Religion Family status (single parent with children, family with children, expecting a child)
 Ethnicity Gender
 National origin Disability

20. If you answered YES to question 17, did you file a report of that discrimination?

- Yes No

21. If you answered YES to question 17, but you did not file a report, why didn't you file? (Check all that apply.)

- | | |
|---|--|
| <input type="checkbox"/> I didn't know what good it would do | <input type="checkbox"/> The process wasn't in my native language |
| <input type="checkbox"/> I didn't know where to file | <input type="checkbox"/> The process wasn't accessible to me because of a disability |
| <input type="checkbox"/> I didn't realize it was a violation of the law | <input type="checkbox"/> Other (please specify): _____ |
| <input type="checkbox"/> I was afraid of retaliation | |

Barriers to Fair Housing

22. Do you believe housing discrimination is an issue in Gainesville?

- Yes No Somewhat I don't know

23. Do you think any of the following are barriers to fair housing in Gainesville? (CHECK ALL THAT APPLY)

- Community opposition to affordable housing
- Discrimination by landlords or rental agents
- Discrimination by mortgage lenders
- Discrimination or steering by real estate agents
- Displacement of residents due to rising housing costs
- Lack of housing options for people with disabilities
- Landlords refusing to accept Section 8 vouchers
- Limited access to banking and financial services
- Limited access to jobs
- Limited access to good schools
- Limited access to community resources for people with disabilities
- Neighborhoods that need revitalization and new investment
- Not enough affordable housing for individuals
- Not enough affordable housing for families
- Not enough affordable housing for seniors
- Other: _____

24. Please use the space below to provide an additional information about housing and community development needs in Gainesville.

Thank you for your participation!

Please return completed surveys to:

Jessica Tullar
Gainesville Community Development Department
PO Box 2496, Gainesville, GA 30503 (mail)
311 Henry Ward Way, Gainesville, GA 30501 (drop-off)

Encuesta sobre la Vivienda y las Necesidades Comunitarias en Gainesville

¡Contamos con su Opinión!

La Ciudad de Gainesville está elaborando planes para mejorar las opciones de vivienda y promover el desarrollo comunitario.

El Departamento de Vivienda y Desarrollo Urbano de EE. UU (conocido en inglés como Department of Housing and Urban Development o HUD) exige estos planes para que la ciudad pueda recibir los fondos federales de subvención en bloque para el desarrollo comunitario (conocido en inglés como Community Development Block Grant o CDBG). Estos planes identificarán las necesidades relacionadas con la vivienda, el desarrollo económico y comunitario, y la indigencia. También analizarán si todas las personas tienen opciones similares para obtener viviendas sin importar su raza, identidad étnica, país de origen, sexo, religión, si tienen o no niños, o si tienen alguna discapacidad.

Una parte importante de estos estudios consiste en escuchar la perspectiva del público en cuanto a temas de las necesidades de la comunidad, necesidades de vivienda y de equidad de vivienda.

Sus respuestas serán confidenciales. La información se reportará en combinación con respuestas de otras encuestas, y en forma resumida, para proteger su privacidad. Le pedimos que no ponga su nombre o ninguna otra información de identificación personal en la encuesta. Usted puede dejar de completar esta encuesta en cualquier momento sin que pierda cualquier beneficio que de otra manera recibe. Si tiene preguntas respecto a la encuesta o los estudios, sírvase comunicarse con la oficina de Mosaic Community Planning al 770-366-7893 o info@mosaiccommunityplanning.com.

Se estima que esta encuesta tomará de 8-10 minutos para completar.

Información General

1. Seleccione el área en donde vive.

- | | | |
|--|---|--|
| <input type="checkbox"/> Bradford-Ridegewood | <input type="checkbox"/> Newtown | <input type="checkbox"/> Fuera de la Ciudad de Gainesville |
| <input type="checkbox"/> Downtown | <input type="checkbox"/> Otra parte de la Ciudad de | (indique abajo): |
| <input type="checkbox"/> Fair Street | Gainesville (indique abajo): | _____ |
| <input type="checkbox"/> Midtown | _____ | |

2. ¿A qué grupo de edad pertenece?

- | | | | |
|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| <input type="checkbox"/> 18-24 | <input type="checkbox"/> 45-54 | <input type="checkbox"/> 45-54 | <input type="checkbox"/> 62-74 |
| <input type="checkbox"/> 25-34 | <input type="checkbox"/> 55-61 | <input type="checkbox"/> 55-61 | <input type="checkbox"/> 75+ |
| <input type="checkbox"/> 35-44 | | | |

3. ¿Cuál es el ingreso total de su hogar?

- | | | |
|--|--|--|
| <input type="checkbox"/> Menos de \$25,000 | <input type="checkbox"/> \$35,000 - \$49,999 | <input type="checkbox"/> \$75,000 - \$99,999 |
| <input type="checkbox"/> \$25,000 - \$34,999 | <input type="checkbox"/> \$50,000 - \$74,999 | <input type="checkbox"/> \$100,000 o más |

4. ¿Cuál es su raza/identidad étnica?

- | | |
|---|---|
| <input type="checkbox"/> Blanca | <input type="checkbox"/> Indios Americano o Natural de Alaska |
| <input type="checkbox"/> Afroamericano o Negro | <input type="checkbox"/> Más de una raza |
| <input type="checkbox"/> Hispano o Latino | <input type="checkbox"/> Otro: _____ |
| <input type="checkbox"/> Asiático o Isleño del Pacífico | |

5. ¿En su hogar se habla otro idioma con frecuencia aparte del inglés?

- | | |
|--|-----------------------------|
| <input type="checkbox"/> Sí, ¿cuál es el idioma? | <input type="checkbox"/> No |
| _____ | |

6. ¿Hay personas en su hogar con discapacidades especiales?

- Sí No

7. ¿Cuál es su situación de vivienda actual?

- Soy propietario Vivo en un hotel o motel Vivo con un familiar
 Yo alquilo una casa o apartamento Soy indigente Otro (especifique): _____

8. ¿Reside actualmente en una vivienda pública o recibe ayuda para alquilar bajo el programa Sección 8?

- Sí No

Necesidades para el Desarrollo Comunitario

9. Por favor califique las siguientes necesidades para instalaciones públicas o infraestructura en Gainesville usando una escala que va desde necesidades mínimas hasta necesidades grandes.

	<i>Necesidades Mínimas</i>	<i>Necesidades Razonables</i>	<i>Necesidades Grandes</i>
Mejoras en cuanto a la accesibilidad por la Ley de Americanos con Discapacidades (American with Disabilities Act, o ADA, por sus siglas en inglés)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senderos para bicicletas y caminatas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros de cuidado de niños	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros comunitarios (centros para la juventud, centros para personas mayores, o centros culturales)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parques de la comunidad, gimnasios y campos recreativos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros para el cuidado de la salud	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oficinas de seguridad pública (bomberos, policía, gestión de emergencias)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mejoras de las calles, carreteras o aceras	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sírvase utilizar el espacio a continuación para compartir cualquier otro comentario sobre las necesidades respecto a las instalaciones públicas o de infraestructura en Gainesville:

10. Por favor califique las siguientes necesidades económicas y de desarrollo comunitario en Gainesville usando una escala que va desde necesidades mínimas hasta necesidades grandes.

	<i>Necesidades Mínimas</i>	<i>Necesidades Razonables</i>	<i>Necesidades Grandes</i>
Mejoras de fachada para los negocios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asistencia financiera para las organizaciones de la comunidad	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asistencia financiera para los empresarios y pequeños negocios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Esfuerzos de conservación histórica	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Incentivos para crear empleos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aumento en los esfuerzos para la ejecución de códigos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reurbanización o demolición de propiedades abandonadas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sírvase utilizar el espacio a continuación para compartir cualquier otro comentario sobre las necesidades de desarrollo económico en Gainesville:

11. Por favor califique las siguientes necesidades de servicio público en Gainesville usando una escala que va desde necesidades mínimas hasta necesidad grandes.

	<i>Necesidades Mínimas</i>	<i>Necesidades Razonables</i>	<i>Necesidades Grandes</i>
La prevención del abuso infantil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
El cuidado de niños	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios contra el abuso doméstico	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
La educación sobre drogas / prevención del delito	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Capacitación para empleos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Despensas de alimentos /alimentación comunitaria	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Consejería sobre la vivienda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ayuda para la búsqueda de empleos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios legales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios de salud médica y dental	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
La limpieza de los vecindarios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios para los mayores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ayuda para recibir transporte	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios para la juventud	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sírvase utilizar el espacio a continuación para compartir cualquier otro comentario sobre las necesidades de servicio público en Gainesville: _____

Necesidades de Vivienda

12. Por favor califique las siguientes necesidades de las personas indigentes en Gainesville usando una escala que va desde necesidades mínimas hasta necesidad grandes.

	<i>Necesidades Mínimas</i>	<i>Necesidades Razonables</i>	<i>Necesidades Grandes</i>
Acceso a albergues para los indigentes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Programas para prevenir la indigencia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Extensión comunitaria para los indigentes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Viviendas permanentes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Programas de viviendas de transición y apoyo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sírvase utilizar el espacio a continuación para compartir cualquier otro comentario sobre las necesidades de las personas indigentes en Gainesville: _____

13. Por favor califique las siguientes necesidades de vivienda en Gainesville usando una escala que va desde necesidades mínimas hasta necesidad grandes.

	<i>Necesidades Mínimas</i>	<i>Necesidades Razonables</i>	<i>Necesidades Grandes</i>
Ayuda para comprar un hogar/ para dar depósitos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ayuda a dueños para realizar mejoras en sus viviendas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ayuda con pagos de alquiler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Viviendas para los ancianos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Viviendas familiares	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Viviendas para personas con discapacidad	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Viviendas que acepten becas del programa Sección 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mejoras para dar más eficiencia energética a las viviendas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construcción de viviendas de alquiler asequibles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construcción de nuevas casas para viviendas propias	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Becas para la rehabilitación de unidades de alquiler o apartamentos asequibles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sírvase utilizar el espacio a continuación para compartir cualquier otro comentario sobre las necesidades de vivienda en Gainesville: _____

14. Tomando en cuenta los recursos comunitarios disponibles en Gainesville, indique si piensa que cada uno de los siguientes recursos están disponibles de igual o desigual manera en todos los vecindarios.

	<i>Disponibilidad igual</i>	<i>Disponibilidad desigual</i>	<i>No sé</i>
Escuelas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicio de autobús	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Calles y aceras	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tiendas de comestibles y otros comercios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios de banca y préstamos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parques de recreo y senderos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mantenimiento de las instalaciones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recolección de basura	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protección policiaca y de bomberos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Equidad de Vivienda

15. ¿Conoce los derechos que tiene en cuanto a la equidad de vivienda?

- Sí Un poco No

16. ¿Sabe dónde presentar una queja sobre la discriminación de vivienda?

- Sí Un poco No

17. ¿Durante el tiempo que ha vivido en Gainesville o el condado de Hall, ha sufrido discriminación de vivienda?

(Las siguientes acciones son ejemplos de discriminación en materia de vivienda si se basan en su raza, color, país de origen, religión, sexo, situación familiar, o discapacidad: rehúsan alquilarle o vender una vivienda, rehúsan negociar el alquiler o venta de la vivienda con usted, le niegan que la vivienda está disponible para su inspección, alquiler o venta cuando sí lo está; establecen diferentes términos, condiciones, o privilegios de alquiler o venta de una vivienda para usted; o le proveen viviendas o servicios de vivienda diferentes.)

- Sí No

18. Si usted ha contestado SÍ a la pregunta 17, ¿quién discriminó contra usted? (Seleccione todas las opciones que correspondan)

- El dueño/gerente de propiedad Un prestamista hipotecario Otro (especifique): _____
 Un agente de bienes raíces Un empleado de la ciudad o del condado

19. Si usted ha contestado SÍ a la pregunta 17, ¿en base a qué cree que discriminaron contra usted? (Seleccione todas las opciones que correspondan.)

- Raza Religión Situación familiar (Padres Solteros con niños, familias con niños, madres embarazadas)
 Origen étnico Sexo
 País de origen Discapacidad

20. Si usted ha contestado SÍ a la pregunta 17, ¿presentó una denuncia por discriminación?

- Sí No

21. Si usted ha contestado SÍ a la pregunta 17 pero no presentó una denuncia por discriminación, ¿por qué no lo hizo? (Seleccione todas las opciones que correspondan.)

- Yo no sabía si me iba a beneficiar Tenía miedo a las represalias
 No sabía dónde presentar la denuncia El proceso no fue en mi idioma natal
 No me di cuenta de que era una violación de la ley El proceso no era accesible para mí debido a una discapacidad
 Otro, especifique: _____

Obstáculos para Obtener Equidad en la Vivienda

22. ¿Cree usted que la discriminación en materia de vivienda es un problema en Gainesville?

- Sí, la discriminación en materia de vivienda es un problema
- No, la discriminación en materia de vivienda no es un problema
- Es posible que la discriminación en materia de vivienda sea un problema
- No sé si la discriminación en materia de vivienda sea un problema

23. ¿Cree que algunas de las siguientes situaciones representan barreras en contra de la equidad de vivienda en Gainesville? (Seleccione todo lo que corresponda)

- La oposición a la vivienda asequible por parte de la comunidad
- La discriminación por parte de los propietarios o agentes de alquiler
- La discriminación por parte de los prestamistas hipotecarios
- La discriminación o dirección de parte de los agentes de bienes raíces
- El desplazamiento de residentes por los incrementos en costos de vivienda
- La falta de opciones de vivienda para personas con discapacidades
- Propietarios que rehúsan aceptar cupones del programa Sección 8
- Acceso limitado a servicios bancarios y financieros
- Acceso limitado a empleos
- Acceso limitado a buenas escuelas
- Acceso limitado a recursos de la comunidad para personas con discapacidades
- Vecindarios que necesitan ser renovados y nuevas inversiones
- No hay suficientes viviendas asequibles para individuos
- No hay suficientes viviendas asequibles para familias
- No hay suficientes viviendas asequibles para personas mayores
- Otro (especifique): _____

24. Utilice el espacio a continuación para incluir información adicional sobre las necesidades de vivienda y de desarrollo comunitario en Gainesville.

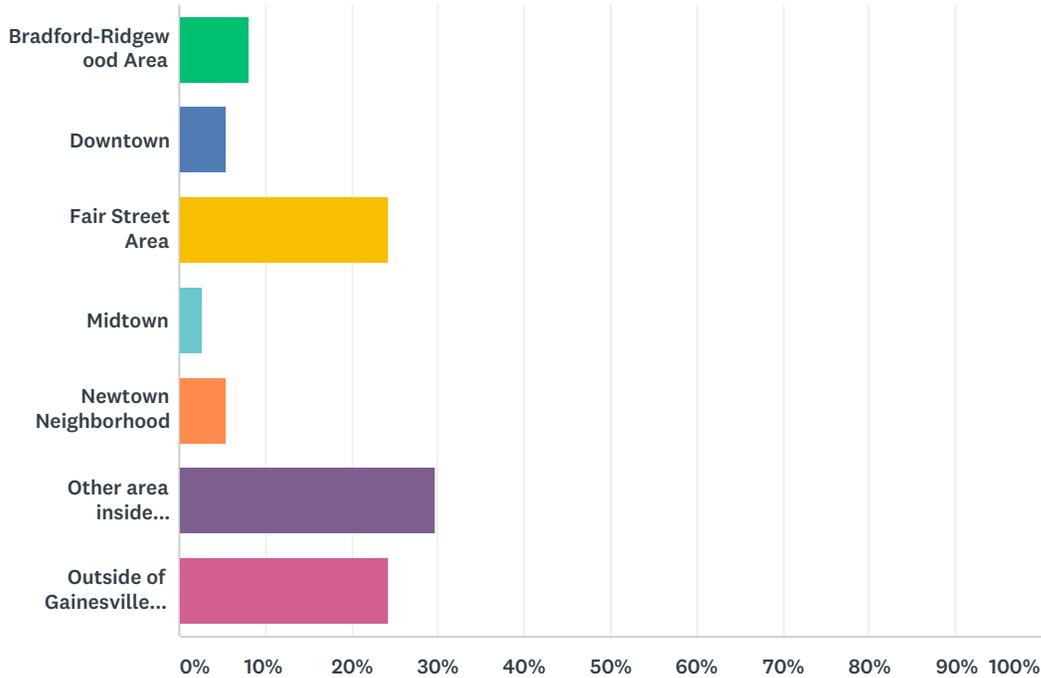
¡Gracias por su participación!

Por favor, devuelva la encuesta completada a:

Jessica Tullar
Gainesville Community Development Department
PO Box 2496, Gainesville, GA 30503 (correo postal)
311 Henry Ward Way, Gainesville, GA 30501 (en persona)

Q1 Please select the area where you live.

Answered: 37 Skipped: 1



ANSWER CHOICES	RESPONSES	
Bradford-Ridgewood Area	8.11%	3
Downtown	5.41%	2
Fair Street Area	24.32%	9
Midtown	2.70%	1
Newtown Neighborhood	5.41%	2
Other area inside Gainesville city limits (please list below)	29.73%	11
Outside of Gainesville city limits (please list below)	24.32%	9
TOTAL		37

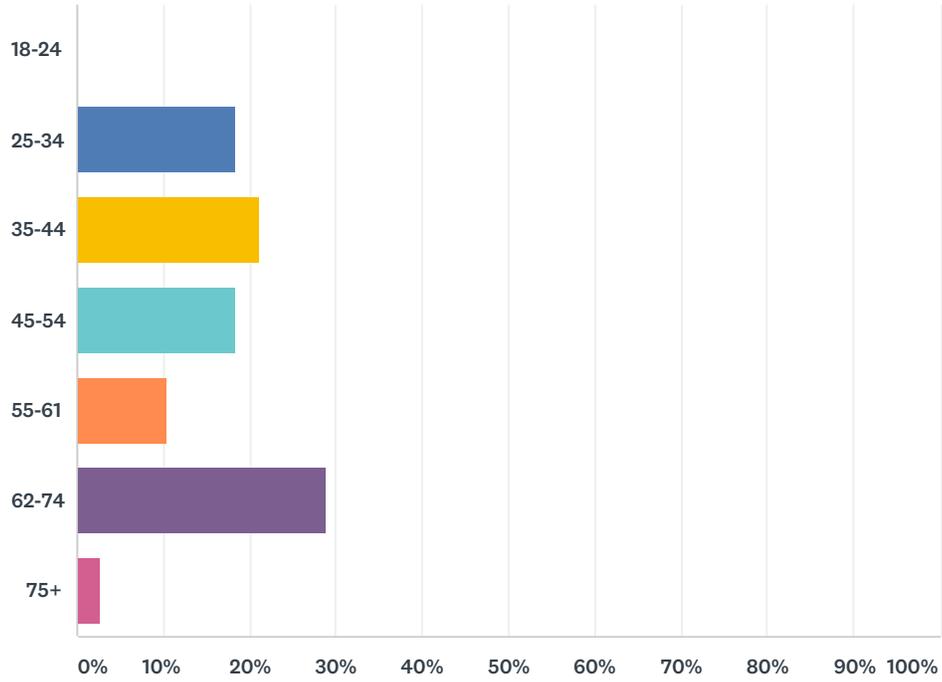
#	IF YOU SELECTED "OTHER AREA INSIDE GAINESVILLE CITY LIMITS" OR "OUTSIDE OF GAINESVILLE CITY LIMITS" PLEASE LIST THE NEIGHBORHOOD OR STREET NAME BELOW.	DATE
1	Thompson Bridge Road	4/1/2019 10:25 AM
2	Longstreet Hills	2/22/2019 10:19 AM
3	Heritage Pointe Subdivision-city annexed	2/21/2019 8:56 PM
4	Sunset Heights	2/20/2019 3:12 PM
5	Forest Ridge	2/11/2019 8:33 PM
6	Quiet Place in the Woods	2/6/2019 2:16 PM
7	Mundy Mill	1/31/2019 1:19 AM
8	Tall Hickory Trail	1/30/2019 2:25 PM

Gainesville Housing & Community Needs Survey

9	Amberleigh	1/30/2019 12:02 PM
10	Oakwood	1/30/2019 11:27 AM
11	Mcclure dr	1/29/2019 7:39 PM
12	Riverside	1/29/2019 4:30 PM
13	Hollywood Hills	1/28/2019 7:22 PM
14	Hillsdale Rd	1/28/2019 8:40 AM
15	Near Enota school	1/24/2019 7:57 PM
16	Ridgewood Circle	1/24/2019 5:13 PM
17	Walker Street between Thompson Br & Riverside	1/24/2019 4:54 PM
18	Flowery Branch	1/24/2019 8:42 AM
19	Morning Side Hills	1/23/2019 9:22 PM

Q2 Which is your age group?

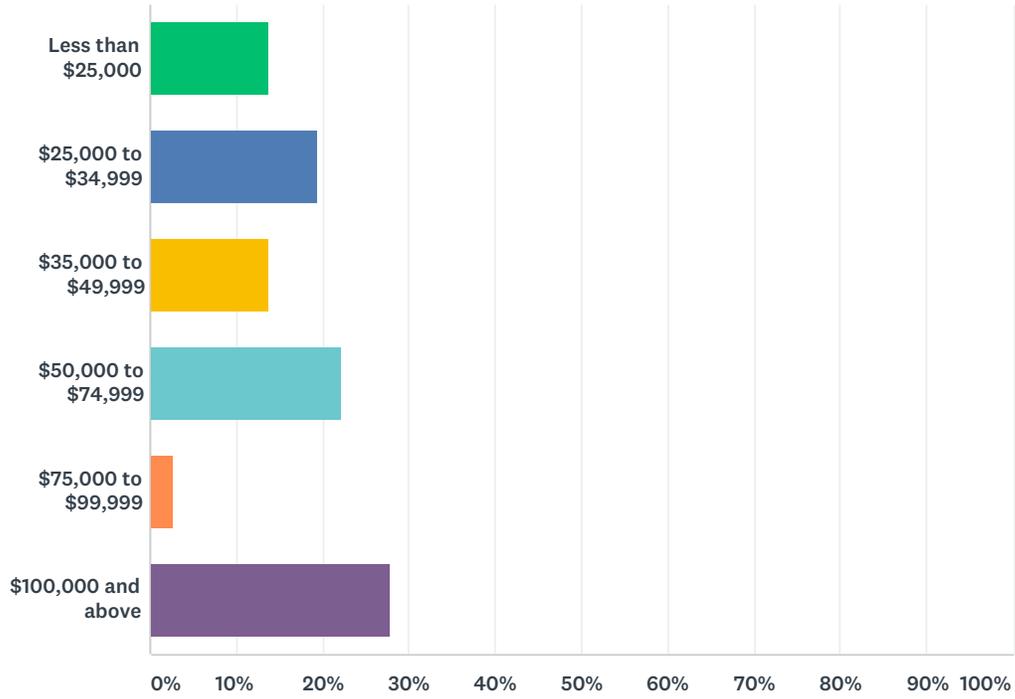
Answered: 38 Skipped: 0



ANSWER CHOICES	RESPONSES	
18-24	0.00%	0
25-34	18.42%	7
35-44	21.05%	8
45-54	18.42%	7
55-61	10.53%	4
62-74	28.95%	11
75+	2.63%	1
TOTAL		38

Q3 What is your total household income?

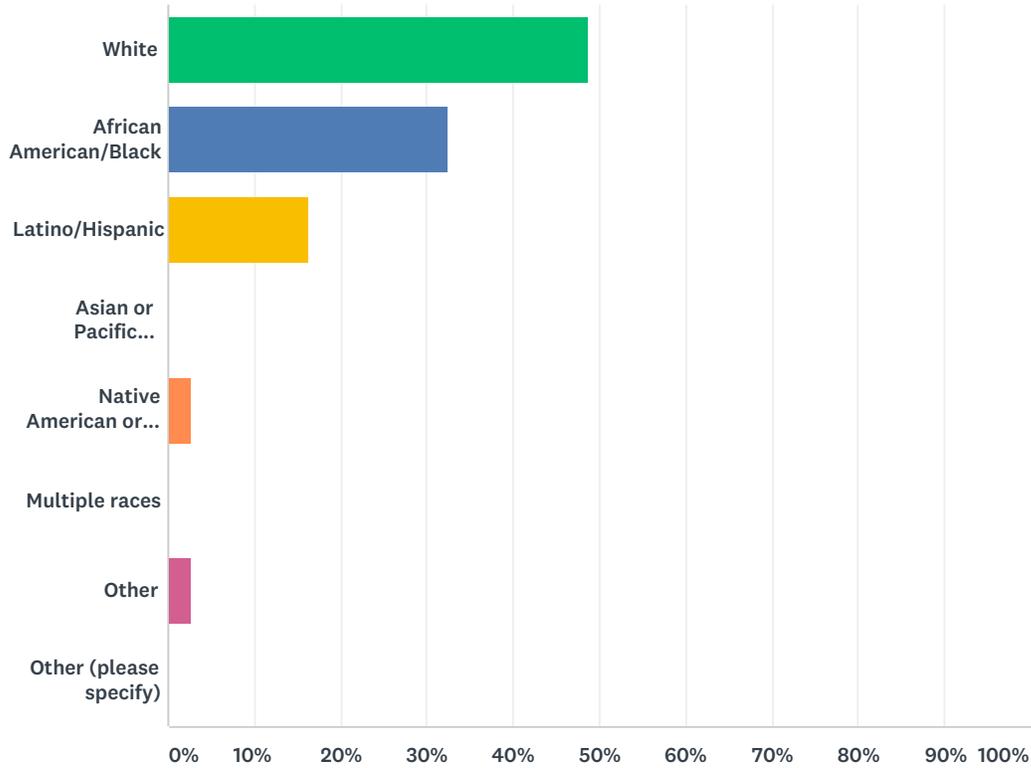
Answered: 36 Skipped: 2



ANSWER CHOICES	RESPONSES	
Less than \$25,000	13.89%	5
\$25,000 to \$34,999	19.44%	7
\$35,000 to \$49,999	13.89%	5
\$50,000 to \$74,999	22.22%	8
\$75,000 to \$99,999	2.78%	1
\$100,000 and above	27.78%	10
TOTAL		36

Q4 What is your race/ethnicity?

Answered: 37 Skipped: 1

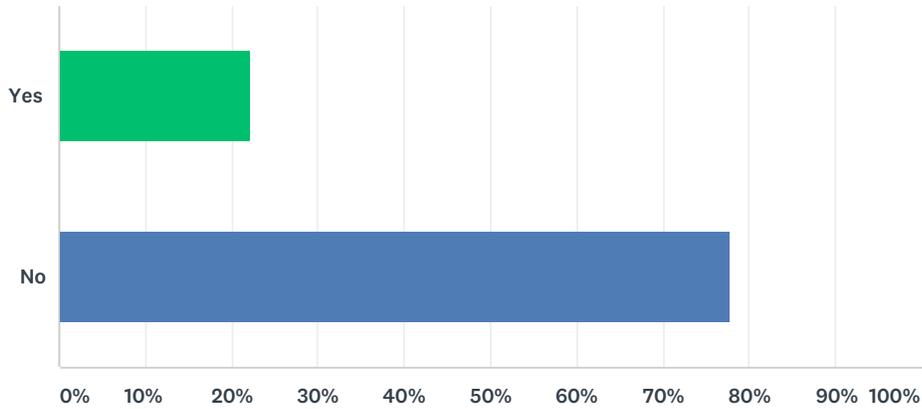


ANSWER CHOICES	RESPONSES	
White	48.65%	18
African American/Black	32.43%	12
Latino/Hispanic	16.22%	6
Asian or Pacific Islander	0.00%	0
Native American or Alaska Native	2.70%	1
Multiple races	0.00%	0
Other	2.70%	1
Other (please specify)	0.00%	0
Total Respondents: 37		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q5 Does anyone in your home regularly speak a language other than English?

Answered: 36 Skipped: 2

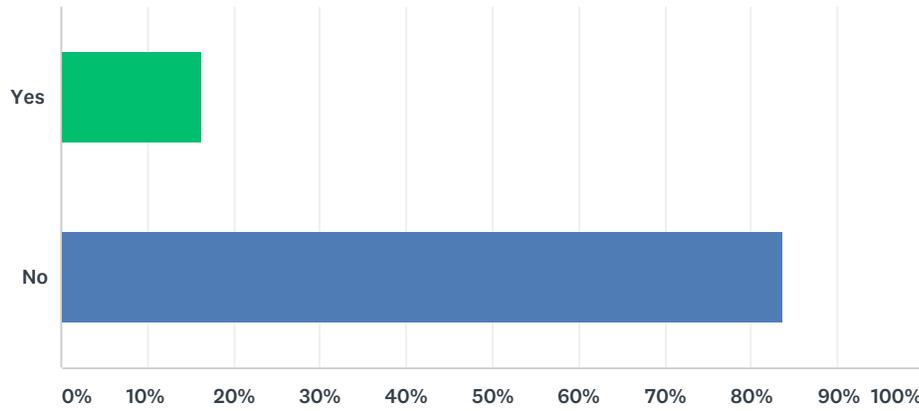


ANSWER CHOICES	RESPONSES	
Yes	22.22%	8
No	77.78%	28
TOTAL		36

#	IF YES, WHAT LANGUAGE?	DATE
1	Spanish	6/30/2019 12:05 AM
2	English	6/29/2019 11:58 PM
3	Spanish	6/29/2019 11:52 PM
4	Spanish	6/29/2019 11:38 PM
5	Spanish	6/29/2019 11:28 PM
6	Spanish	6/29/2019 11:05 PM
7	Spanish	1/30/2019 11:27 AM
8	Spanish	1/28/2019 7:22 PM

Q6 Does anyone in your home have a disability?

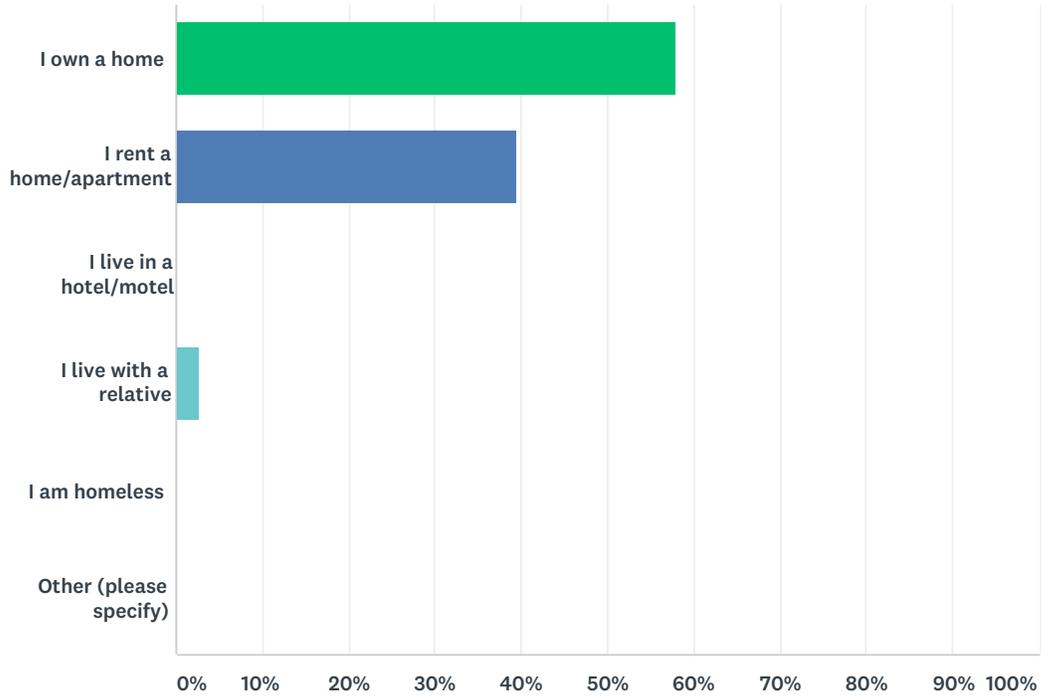
Answered: 37 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	16.22%	6
No	83.78%	31
Total Respondents: 37		

Q7 What is your current housing status?

Answered: 38 Skipped: 0

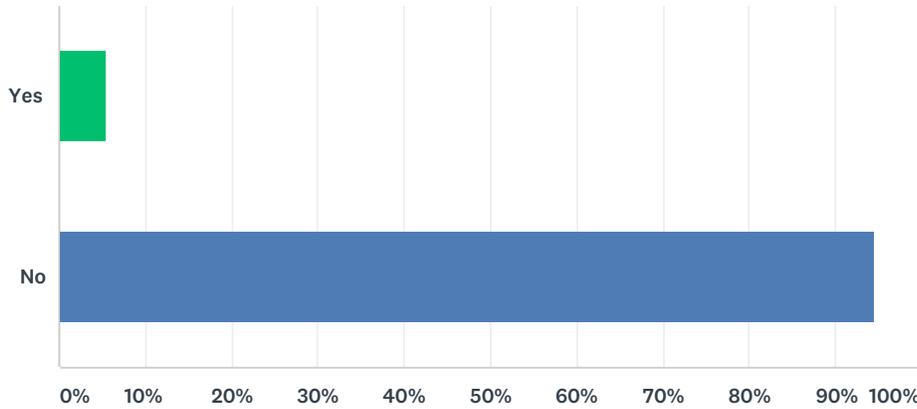


ANSWER CHOICES	RESPONSES	
I own a home	57.89%	22
I rent a home/apartment	39.47%	15
I live in a hotel/motel	0.00%	0
I live with a relative	2.63%	1
I am homeless	0.00%	0
Other (please specify)	0.00%	0
TOTAL		38

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q8 Do you currently live in public housing or receive Section 8 rental assistance?

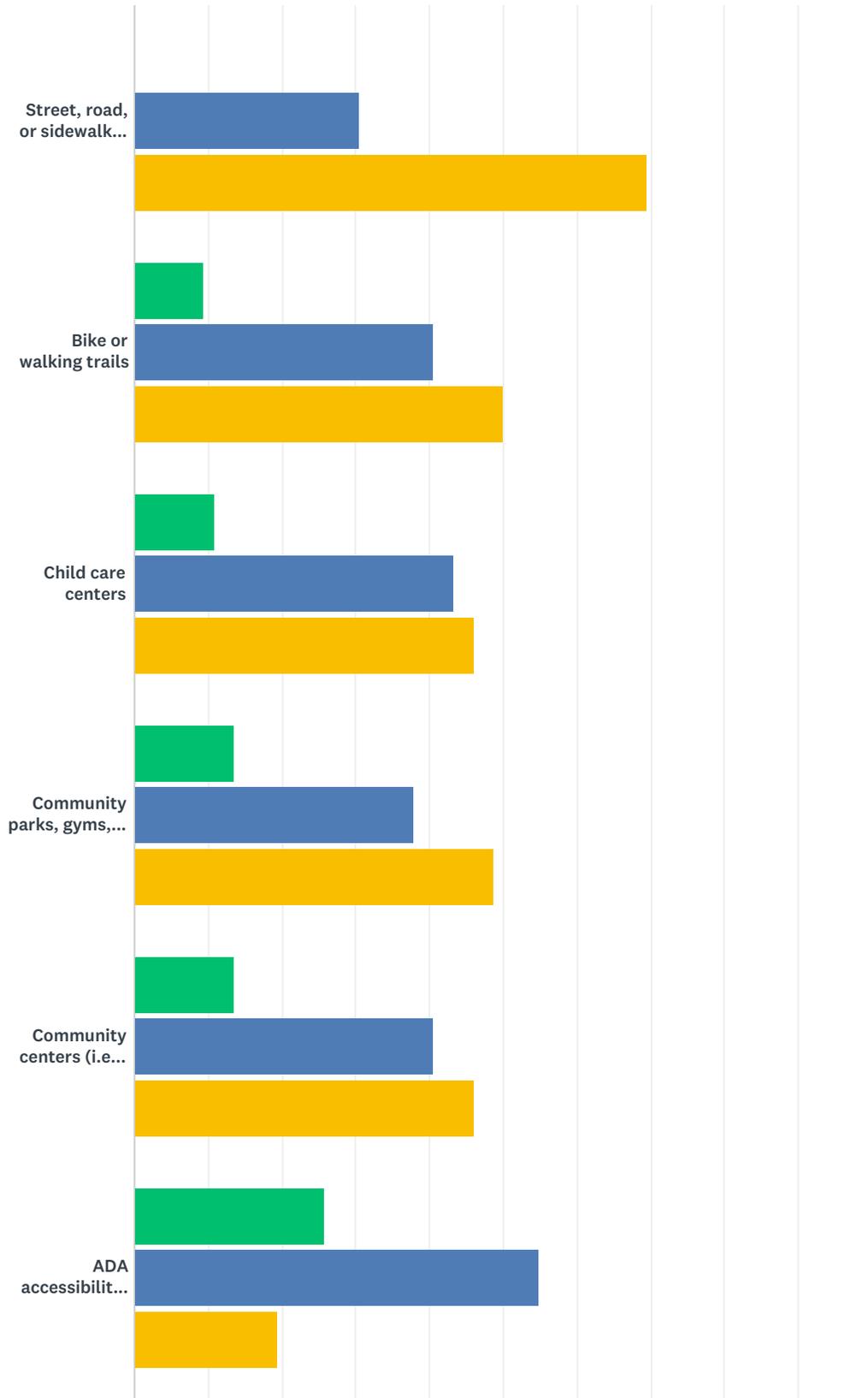
Answered: 37 Skipped: 1



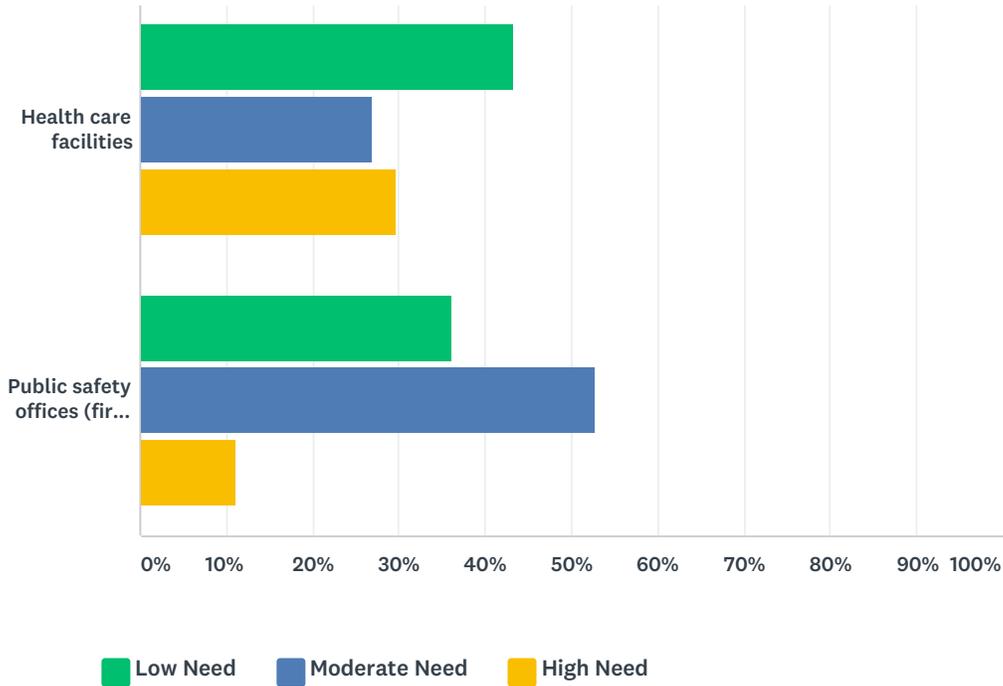
ANSWER CHOICES	RESPONSES	
Yes	5.41%	2
No	94.59%	35
TOTAL		37

Q9 Please rank the following public facility/infrastructure needs in Gainesville on a scale ranging from a low need to a high need.

Answered: 37 Skipped: 1



Gainesville Housing & Community Needs Survey



	LOW NEED	MODERATE NEED	HIGH NEED	TOTAL	WEIGHTED AVERAGE
Street, road, or sidewalk improvements	0.00% 0	30.56% 11	69.44% 25	36	2.69
Bike or walking trails	9.38% 3	40.63% 13	50.00% 16	32	2.41
Child care centers	10.81% 4	43.24% 16	45.95% 17	37	2.35
Community parks, gyms, and recreational fields	13.51% 5	37.84% 14	48.65% 18	37	2.35
Community centers (i.e. youth centers, senior centers, cultural centers)	13.51% 5	40.54% 15	45.95% 17	37	2.32
ADA accessibility improvements	25.81% 8	54.84% 17	19.35% 6	31	1.94
Health care facilities	43.24% 16	27.03% 10	29.73% 11	37	1.86
Public safety offices (fire, police, emergency management)	36.11% 13	52.78% 19	11.11% 4	36	1.75

#	PLEASE USE THE SPACE BELOW TO SHARE ANY OTHER THOUGHTS ABOUT PUBLIC FACILITY OR INFRASTRUCTURE NEEDS IN GAINESVILLE.	DATE
1	Sidewalks and or repair	4/23/2019 1:08 PM
2	Why do the sidewalks randomly end? It would be nice to not have to trample through my neighbor's yards when I am on a jog or walk.	2/20/2019 11:29 PM
3	Bus stop transit stop shelters for inclement weather and also emergency land phones placed at bus waiting areas	2/6/2019 2:27 PM
4	Downtown needs to be more walkable... Crossing EE Butler is difficult.	1/28/2019 8:44 AM
5	Roads in the city limits are some if the worst in the area. MLK, Longview, Enota are some of the many that need to be repacked.	1/24/2019 8:00 PM

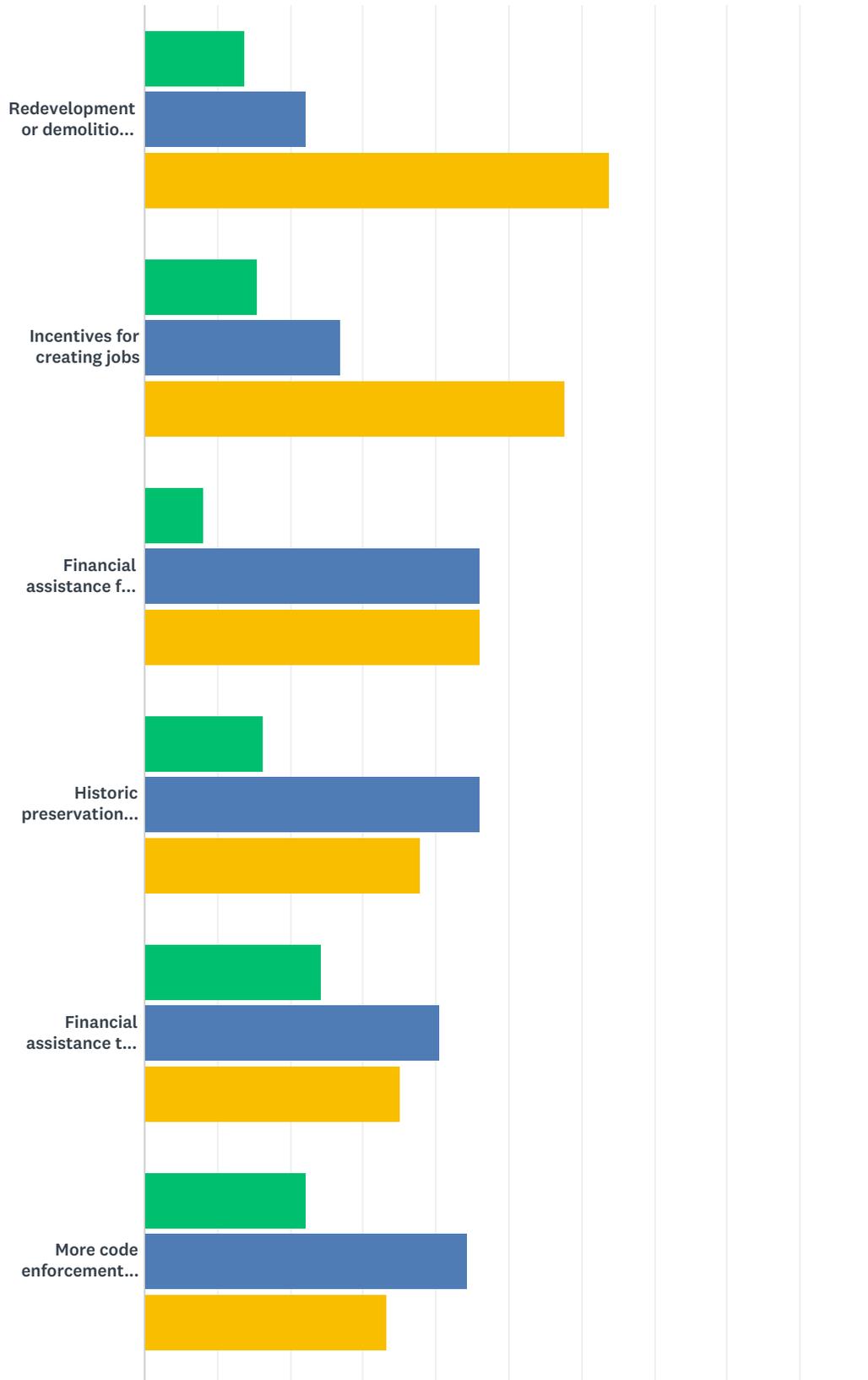
Gainesville Housing & Community Needs Survey

6 Child care is a major concern for low income workers. Providing low-cost care would enable them to be more self sufficient for housing & medical care. Sidewalks especially along heavily traveled roads are critical. You can see paths worn into grass along many of them. They would also be beneficial in residential areas.

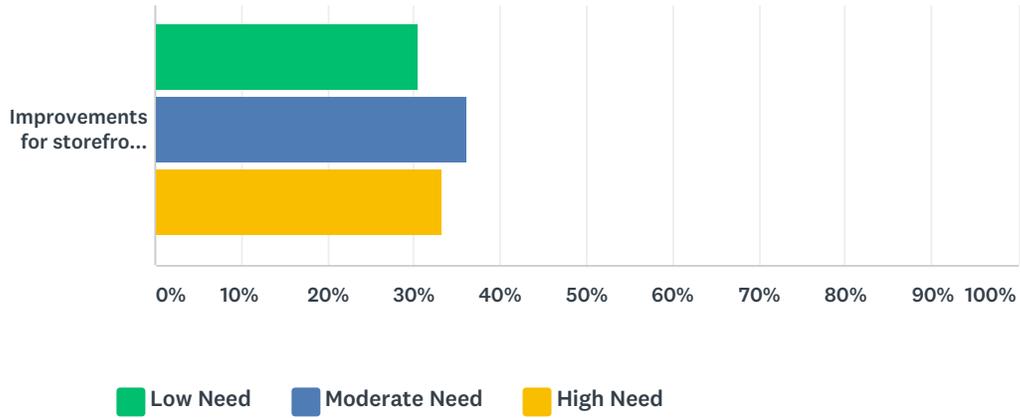
1/24/2019 5:03 PM

Q10 Please rank the following economic/community development needs in Gainesville on a scale ranging from a low need to a high need.

Answered: 37 Skipped: 1



Gainesville Housing & Community Needs Survey

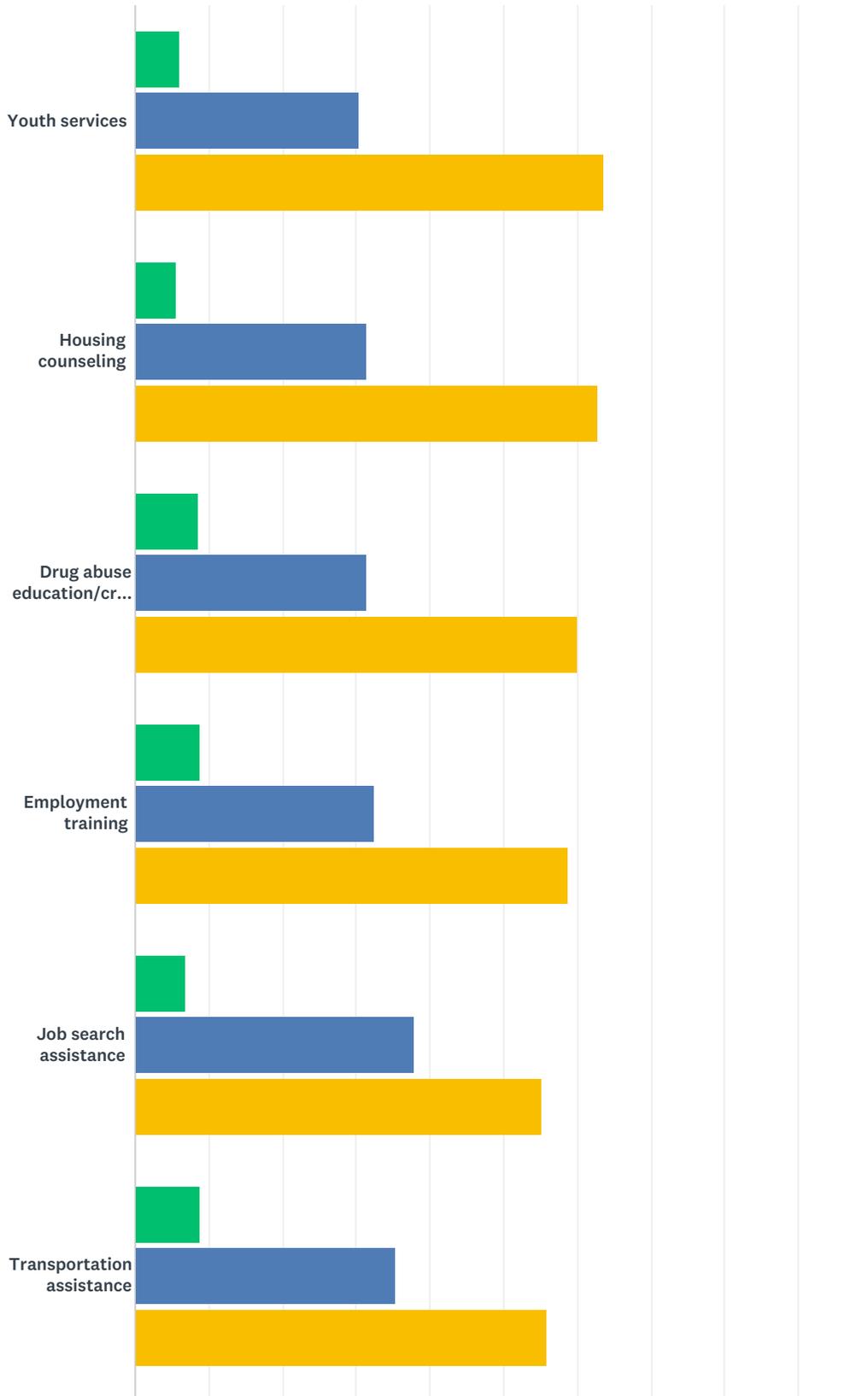


	LOW NEED	MODERATE NEED	HIGH NEED	TOTAL	WEIGHTED AVERAGE
Redevelopment or demolition of abandoned properties	13.89% 5	22.22% 8	63.89% 23	36	2.50
Incentives for creating jobs	15.38% 4	26.92% 7	57.69% 15	26	2.42
Financial assistance for community organizations	8.11% 3	45.95% 17	45.95% 17	37	2.38
Historic preservation efforts	16.22% 6	45.95% 17	37.84% 14	37	2.22
Financial assistance to entrepreneurs and small businesses	24.32% 9	40.54% 15	35.14% 13	37	2.11
More code enforcement efforts	22.22% 8	44.44% 16	33.33% 12	36	2.11
Improvements for storefronts	30.56% 11	36.11% 13	33.33% 12	36	2.03

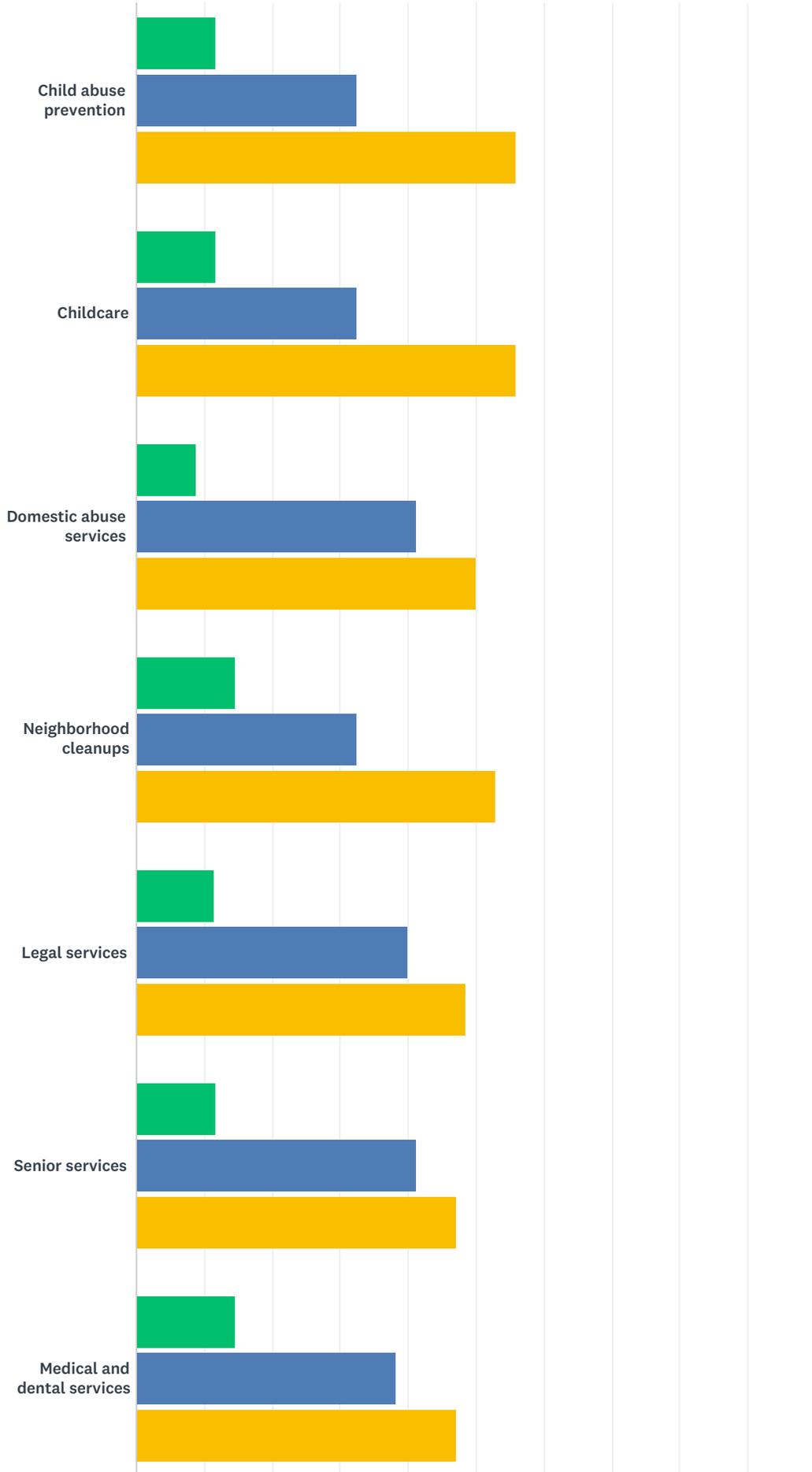
#	PLEASE USE THE SPACE BELOW TO SHARE ANY OTHER THOUGHTS ABOUT ECONOMIC DEVELOPMENT NEEDS IN GAINESVILLE.	DATE
1	Redevelopment of abandoned properties should be used to build affordable housing for our citizens who work in the manufacturing and other lower paying jobs.	1/30/2019 12:20 PM
2	Many houses need to be renovated or just torn down. Area around the high school around Woods Mill is an embarrassment.	1/24/2019 8:00 PM
3	I think business and entrepreneurs should be responsible for their own financing and job creation. More code enforcement is needed to keep house and commercial buildings in good repair.	1/24/2019 5:03 PM

Q11 Please rank the following public service needs in Gainesville on a scale ranging from a low need to a high need.

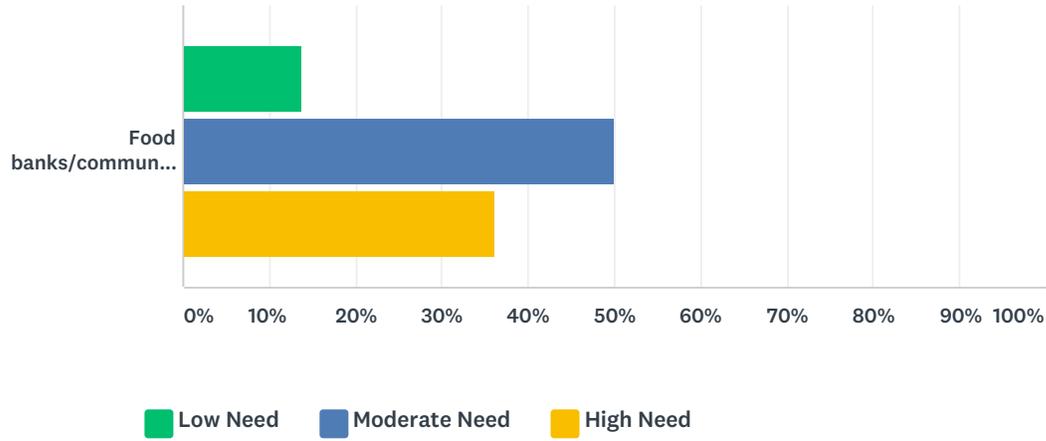
Answered: 36 Skipped: 2



Gainesville Housing & Community Needs Survey



Gainesville Housing & Community Needs Survey



	LOW NEED	MODERATE NEED	HIGH NEED	TOTAL	WEIGHTED AVERAGE
Youth services	6.06% 2	30.30% 10	63.64% 21	33	2.58
Housing counseling	5.71% 2	31.43% 11	62.86% 22	35	2.57
Drug abuse education/crime prevention	8.57% 3	31.43% 11	60.00% 21	35	2.51
Employment training	8.82% 3	32.35% 11	58.82% 20	34	2.50
Job search assistance	6.90% 2	37.93% 11	55.17% 16	29	2.48
Transportation assistance	8.82% 3	35.29% 12	55.88% 19	34	2.47
Child abuse prevention	11.76% 4	32.35% 11	55.88% 19	34	2.44
Childcare	11.76% 4	32.35% 11	55.88% 19	34	2.44
Domestic abuse services	8.82% 3	41.18% 14	50.00% 17	34	2.41
Neighborhood cleanups	14.71% 5	32.35% 11	52.94% 18	34	2.38
Legal services	11.43% 4	40.00% 14	48.57% 17	35	2.37
Senior services	11.76% 4	41.18% 14	47.06% 16	34	2.35
Medical and dental services	14.71% 5	38.24% 13	47.06% 16	34	2.32
Food banks/community meals	13.89% 5	50.00% 18	36.11% 13	36	2.22

#	PLEASE USE THE SPACE BELOW TO SHARE ANY OTHER THOUGHTS ABOUT PUBLIC SERVICE NEEDS IN GAINESVILLE.	DATE
1	Assistance for more recreational activites, camps, sports and/or club organizations for preschool and elementary-age youth/children.	2/6/2019 2:27 PM
2	Many people think that Gainesville is full of resources and that is not the case. I am a social worker who seeks shelter, financial assistance, affordable housing, rental assistance, etc for the residents of Gainesville and Hall County all day, every day. It is nearly impossible to find assistance within our community.	1/30/2019 12:20 PM

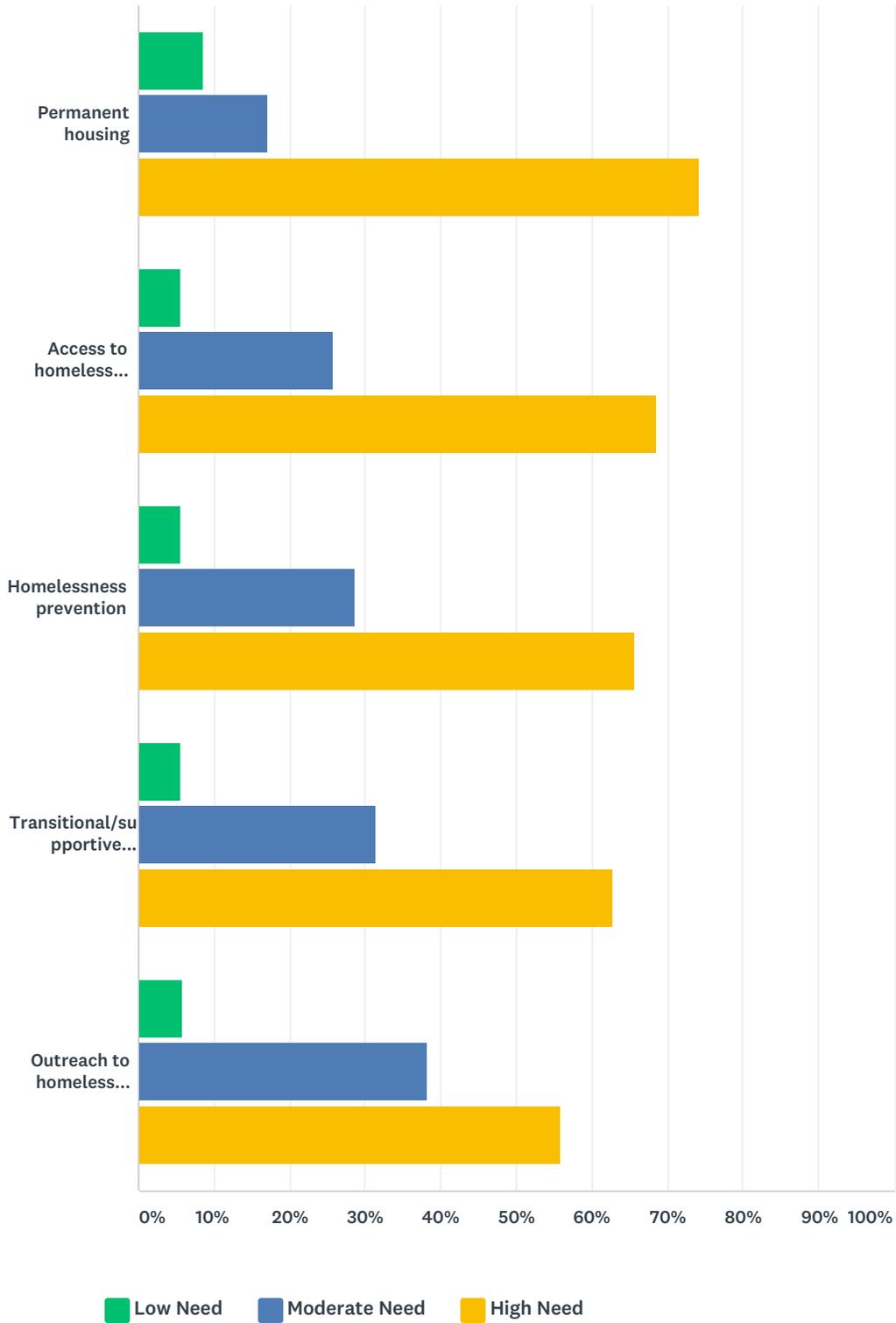
Gainesville Housing & Community Needs Survey

3 Having a bus service with hours that enable workers to use it to get to & from work is critical.
Frequency needs to be increased. Possibly use smaller buses or vans until ridership increases.

1/24/2019 5:03 PM

Q12 Please rank the following homeless needs in Gainesville on a scale ranging from a low need to a high need.

Answered: 35 Skipped: 3



	LOW NEED	MODERATE NEED	HIGH NEED	TOTAL	WEIGHTED AVERAGE
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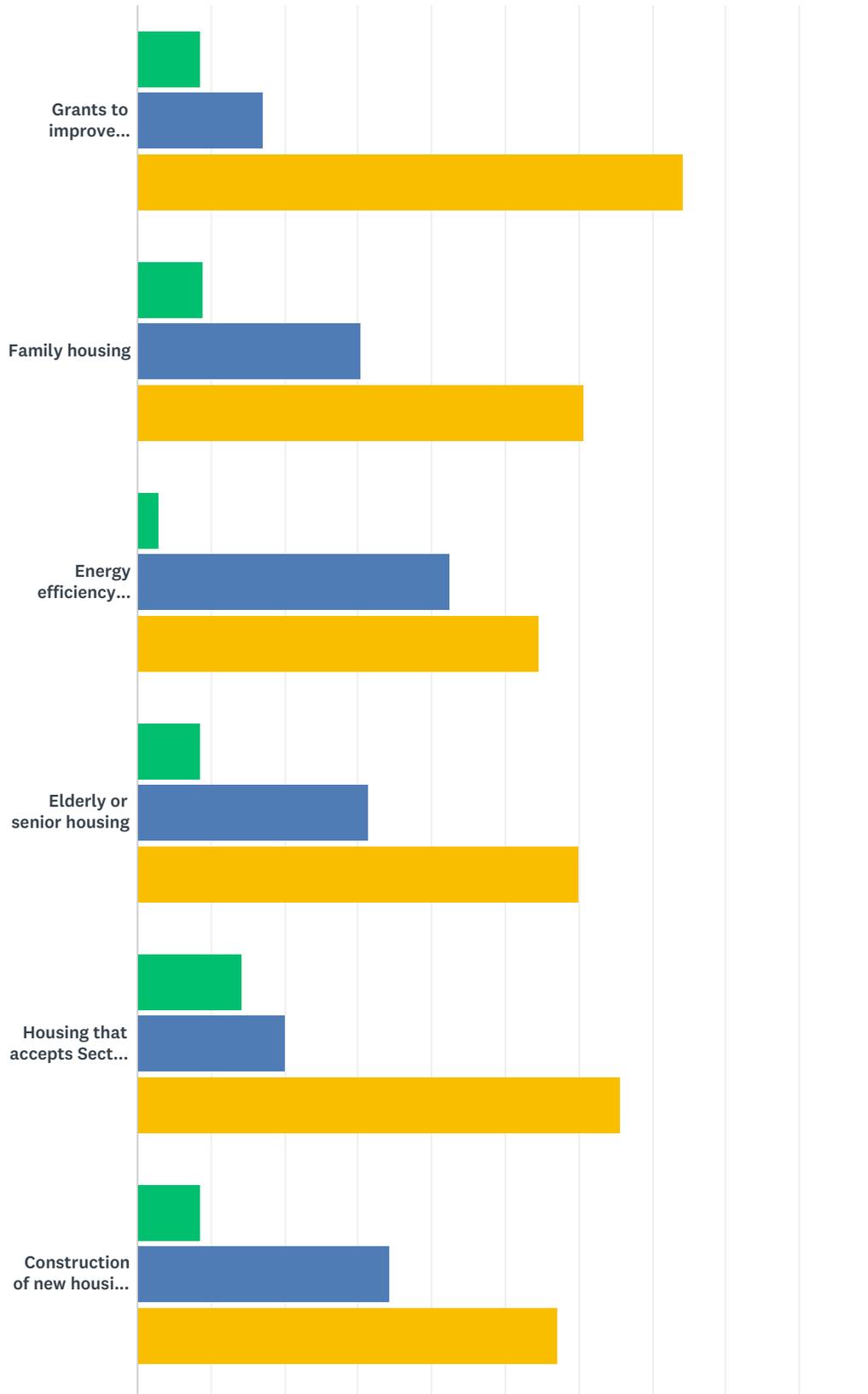
Gainesville Housing & Community Needs Survey

Permanent housing	8.57% 3	17.14% 6	74.29% 26	35	2.66
Access to homeless shelters	5.71% 2	25.71% 9	68.57% 24	35	2.63
Homelessness prevention	5.71% 2	28.57% 10	65.71% 23	35	2.60
Transitional/supportive housing programs	5.71% 2	31.43% 11	62.86% 22	35	2.57
Outreach to homeless persons	5.88% 2	38.24% 13	55.88% 19	34	2.50

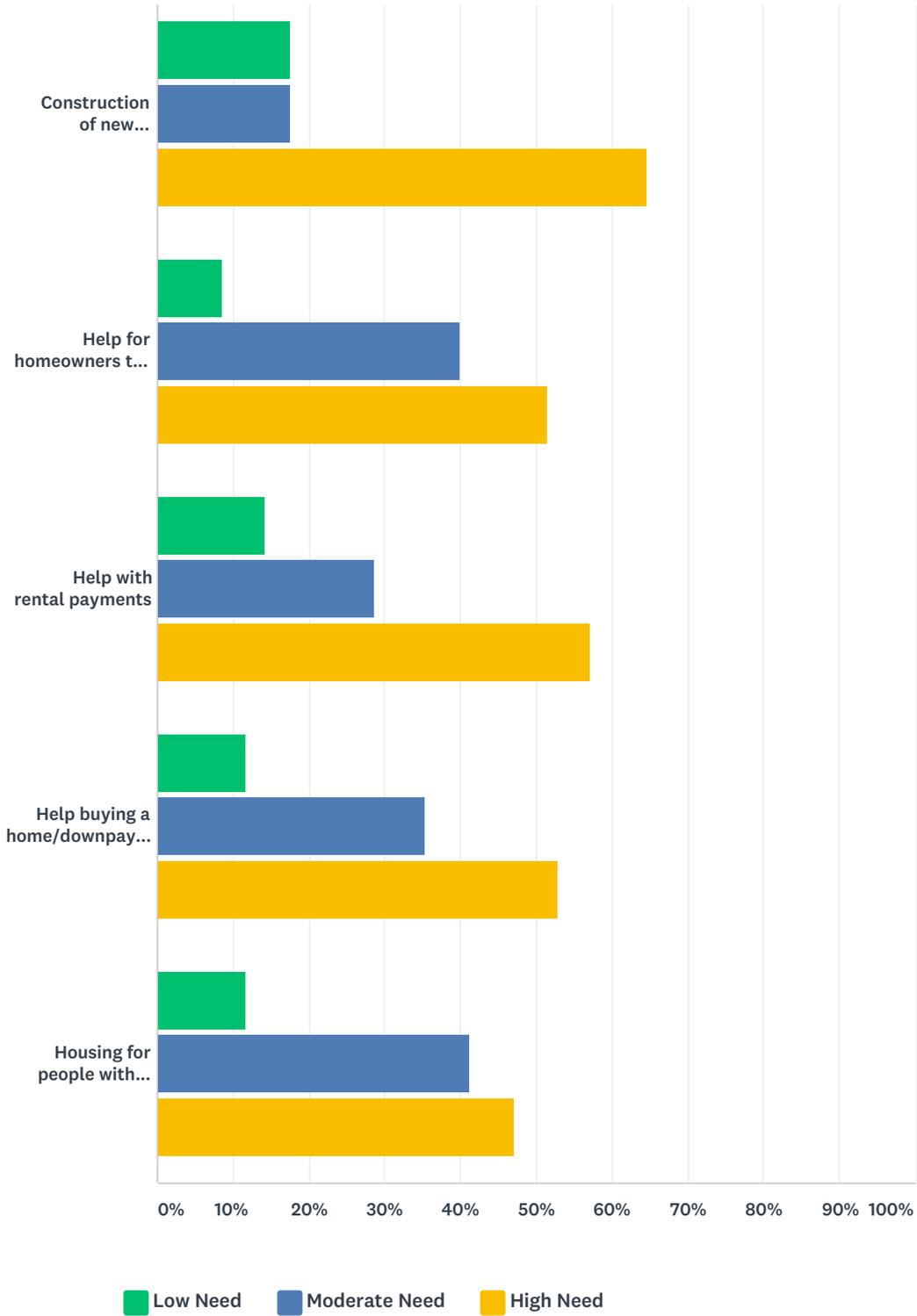
#	PLEASE USE THE SPACE BELOW TO SHARE ANY OTHER THOUGHTS ABOUT HOMELESS NEEDS IN GAINESVILLE.	DATE
1	Help in keeping people/families in their home before foreclosures and/or prevent landlords raising fees during rental contracts or using it as force to remove renters from home/property without adequate new home placement timeframe or health concerns on the renter/renters	2/6/2019 2:34 PM
2	The Salvation Army is difficult to work with. The staff is rude to colleagues and clients. They always have empty space available and are never full even when they claim to have no space. This is the only shelter that can serve single men for a longer period of time than just a day.	1/30/2019 1:46 PM
3	There are not enough resources in the Gainesville area to assist with homelessness. We need more shelters and more affordable housing resources. Programs that are actually able to assist these people with sustaining housing on their own are needed. Shelters for families and individuals are a VERY high need in this community.	1/30/2019 12:07 PM
4	Prevention is critical. Seems to be less costly and disruptive than remediation once people become homeless. Affordable housing is critical. If many more housing units could be constructed or made available for singles under \$600 and small families under \$800, that would be a great boon. Working on associated financial needs like child care, medical care, and transportation in order to reduce the cost of these portions of people's budget would help prevent homelessness in my opinion.	1/24/2019 5:12 PM

Q13 Please rank the following housing needs in Gainesville on a scale ranging from a low need to a high need.

Answered: 35 Skipped: 3



Gainesville Housing & Community Needs Survey



	LOW NEED	MODERATE NEED	HIGH NEED	TOTAL	WEIGHTED AVERAGE
Grants to improve affordable rental housing/apartments	8.57% 3	17.14% 6	74.29% 26	35	2.66
Family housing	9.09% 3	30.30% 10	60.61% 20	33	2.52
Energy efficiency improvements to housing	3.03% 1	42.42% 14	54.55% 18	33	2.52

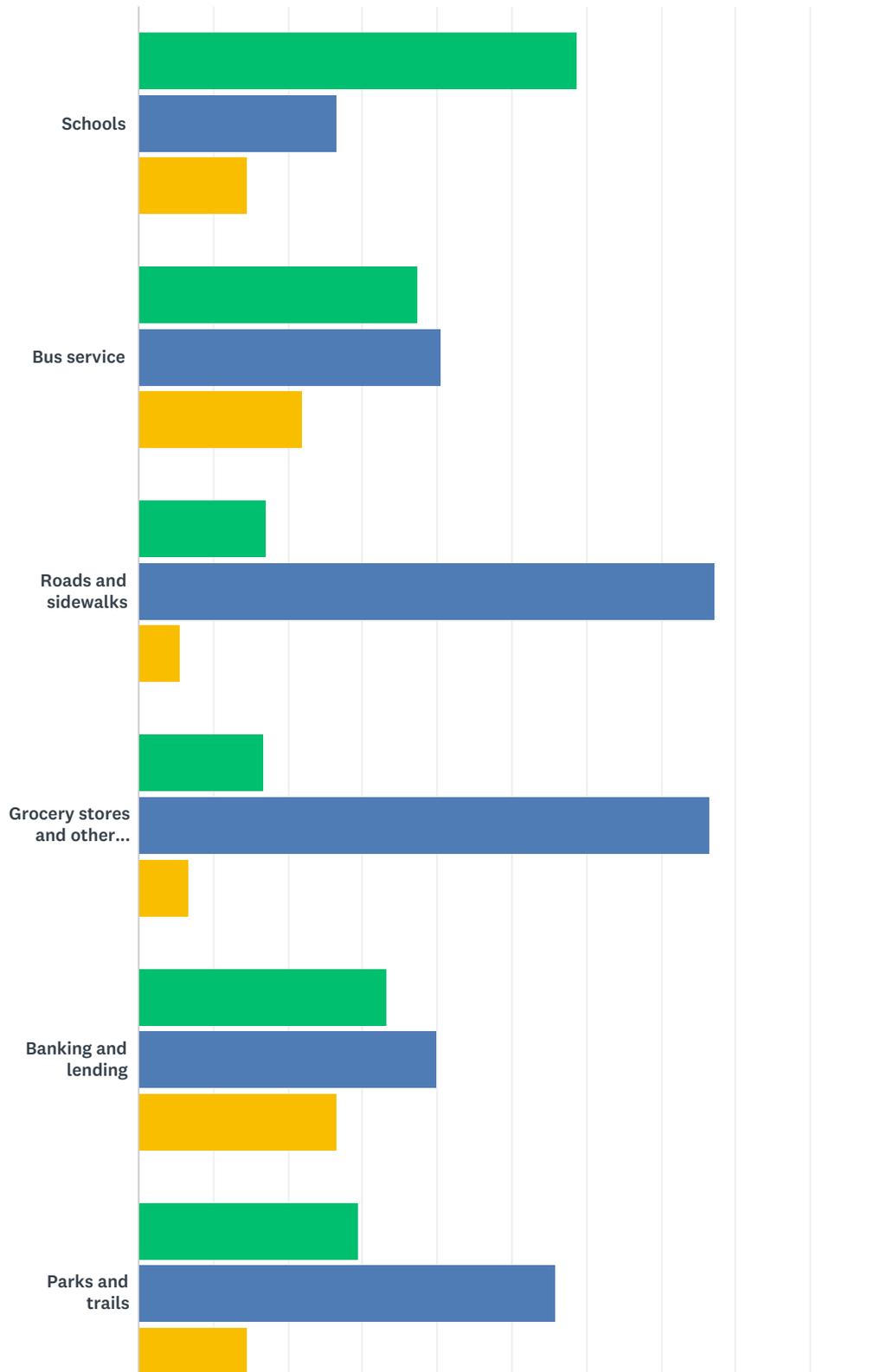
Gainesville Housing & Community Needs Survey

Elderly or senior housing	8.57% 3	31.43% 11	60.00% 21	35	2.51
Housing that accepts Section 8 vouchers	14.29% 5	20.00% 7	65.71% 23	35	2.51
Construction of new housing for homeownership	8.57% 3	34.29% 12	57.14% 20	35	2.49
Construction of new affordable rental units	17.65% 6	17.65% 6	64.71% 22	34	2.47
Help for homeowners to make housing improvements	8.57% 3	40.00% 14	51.43% 18	35	2.43
Help with rental payments	14.29% 5	28.57% 10	57.14% 20	35	2.43
Help buying a home/downpayment assistance	11.76% 4	35.29% 12	52.94% 18	34	2.41
Housing for people with disabilities	11.76% 4	41.18% 14	47.06% 16	34	2.35

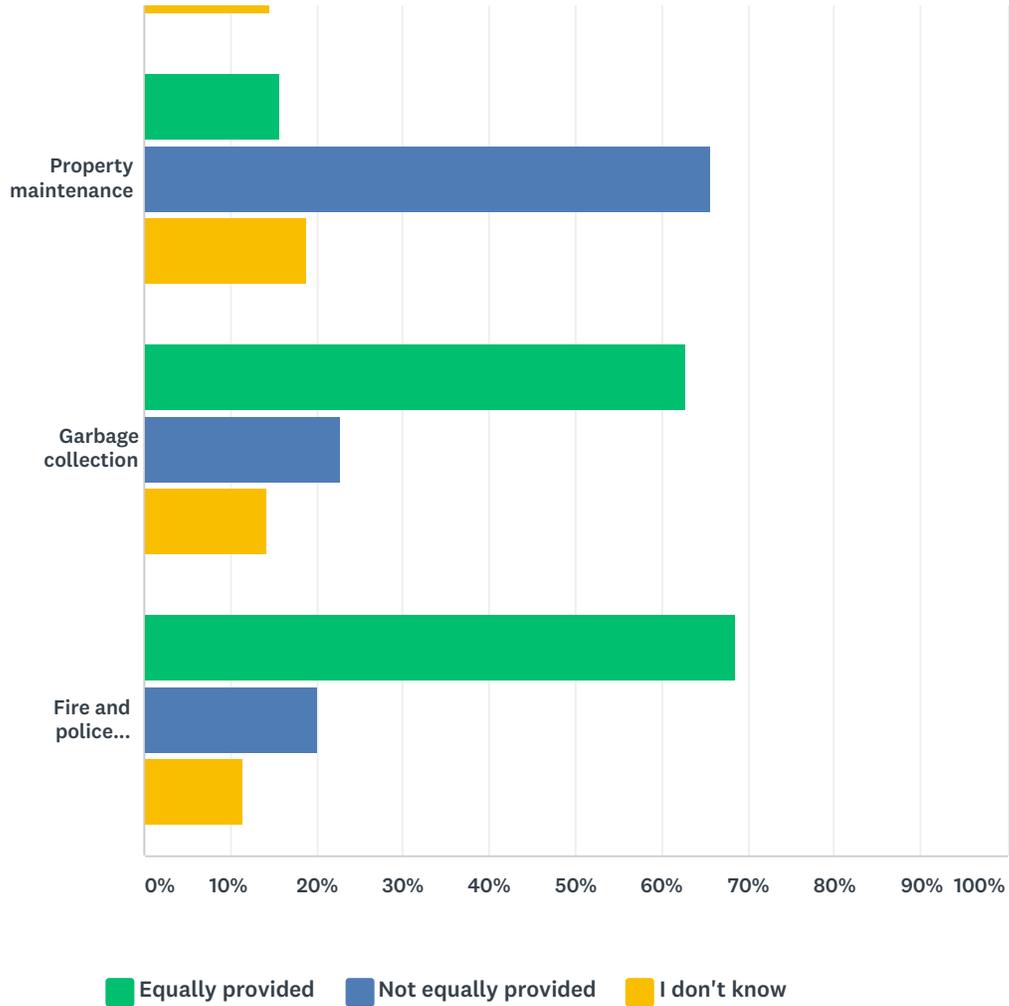
#	PLEASE USE THE SPACE BELOW TO SHARE ANY OTHER THOUGHTS ABOUT HOUSING NEEDS IN GAINESVILLE.	DATE
1	There are MANY people in Hall County who are gainfully employed and can find nowhere to rent that will fit in their budget.	1/30/2019 1:46 PM
2	Waiting period for low income senior 2 to 3 yrs. Affordable unit are not available. For low income earners.	1/29/2019 7:48 PM
3	Too much rental property in this city and too many apartments being approved. Need to focus on nice new subdivisions like Suwanee or Alpharetta.	1/24/2019 8:02 PM
4	Houses & apartments many years ago were much smaller. Getting back to smaller, simpler houses & apartments would reduce the cost. Assessing building codes, lot sizes, and zoning requirements among others might help reduce costs of construction to make rent more affordable. Possibly consider a special exemption or class of buildings for low income housing that would be safe but subject to reduced requirements.	1/24/2019 5:12 PM

Q14 Thinking about community resources in Gainesville, please check whether you think each of the following are equally available and kept up in all neighborhoods.

Answered: 35 Skipped: 3



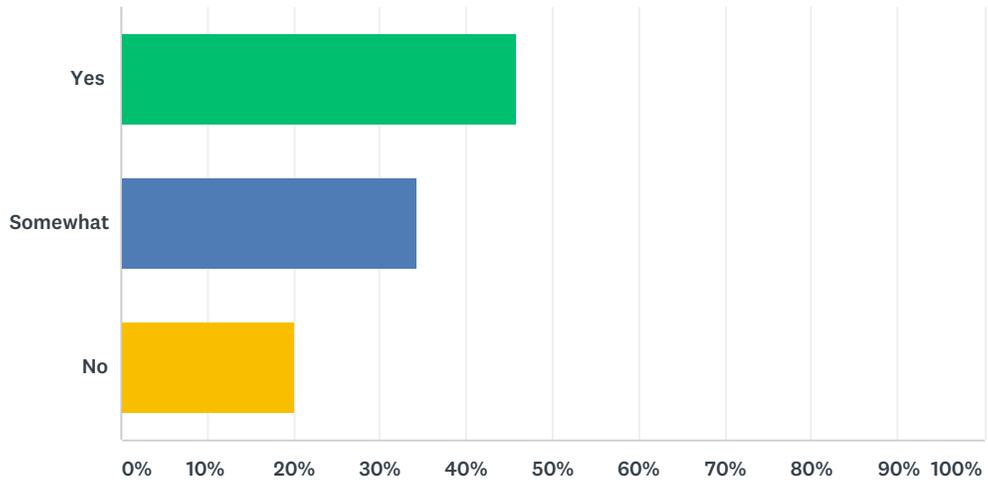
Gainesville Housing & Community Needs Survey



	EQUALLY PROVIDED	NOT EQUALLY PROVIDED	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Schools	58.82% 20	26.47% 9	14.71% 5	34	0.69
Bus service	37.50% 12	40.63% 13	21.88% 7	32	0.48
Roads and sidewalks	17.14% 6	77.14% 27	5.71% 2	35	0.18
Grocery stores and other shopping	16.67% 5	76.67% 23	6.67% 2	30	0.18
Banking and lending	33.33% 10	40.00% 12	26.67% 8	30	0.45
Parks and trails	29.41% 10	55.88% 19	14.71% 5	34	0.34
Property maintenance	15.63% 5	65.63% 21	18.75% 6	32	0.19
Garbage collection	62.86% 22	22.86% 8	14.29% 5	35	0.73
Fire and police protection	68.57% 24	20.00% 7	11.43% 4	35	0.77

Q15 Do you understand your fair housing rights?

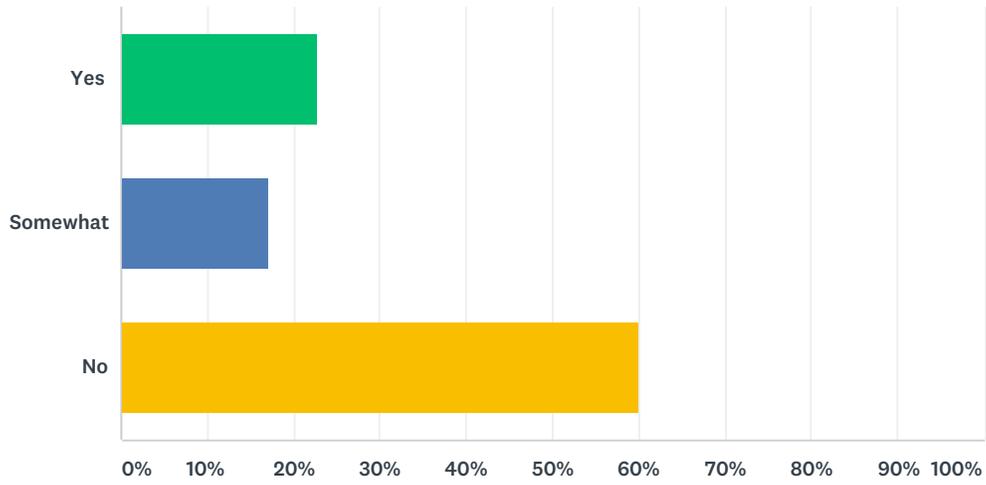
Answered: 35 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	45.71%	16
Somewhat	34.29%	12
No	20.00%	7
TOTAL		35

Q16 Do you know where to file a housing discrimination complaint?

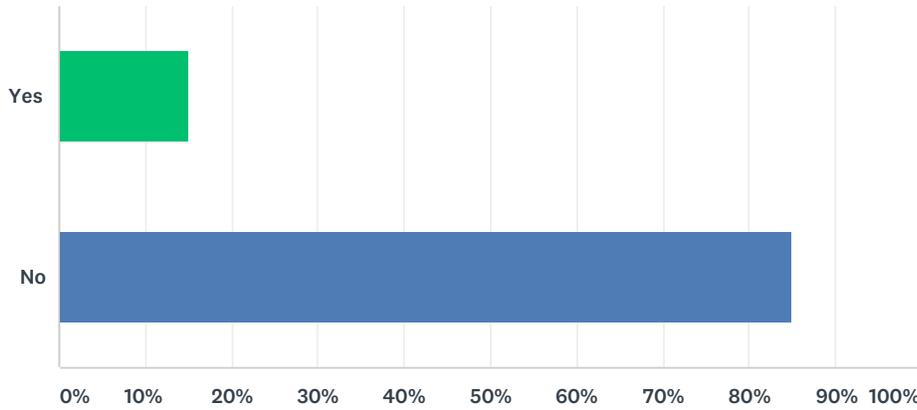
Answered: 35 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	22.86%	8
Somewhat	17.14%	6
No	60.00%	21
TOTAL		35

Q17 Since living in Gainesville or Hall County have you experienced housing discrimination?(For example, the following actions would represent housing discrimination if based on your race, color,national origin, religion, sex, familial status, or disability: refusal to rent or sell or negotiate the rental/sale ofhousing; falsely denying that housing is available for inspection, sale, or rental; setting different terms,conditions, or privileges for sale or rental of a dwelling; or providing different housing services or facilities.)

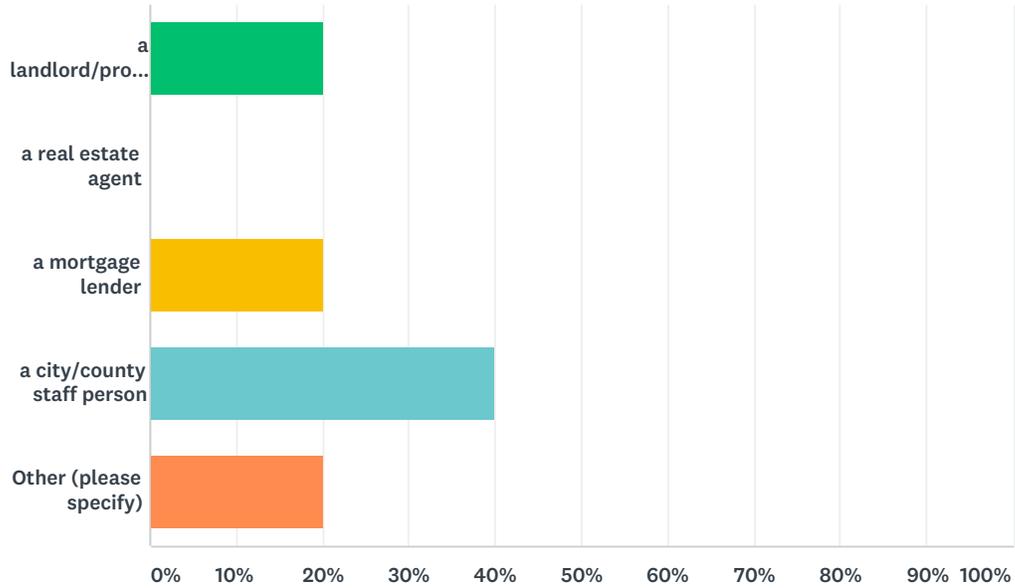
Answered: 33 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	15.15%	5
No	84.85%	28
TOTAL		33

Q18 Who discriminated against you? (Check all that apply.)

Answered: 5 Skipped: 33

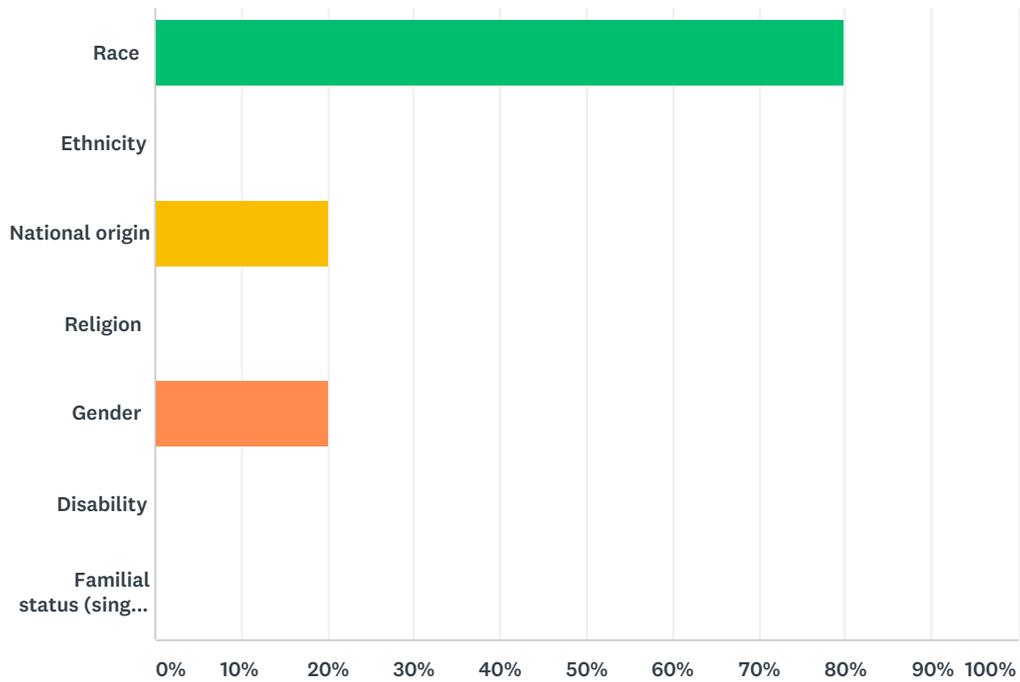


ANSWER CHOICES	RESPONSES
a landlord/property manager	20.00% 1
a real estate agent	0.00% 0
a mortgage lender	20.00% 1
a city/county staff person	40.00% 2
Other (please specify)	20.00% 1
Total Respondents: 5	

#	OTHER (PLEASE SPECIFY)	DATE
1	Habit for Humanity	1/30/2019 11:31 AM

Q19 On what basis do you believe you were discriminated against? (Check all that apply.)

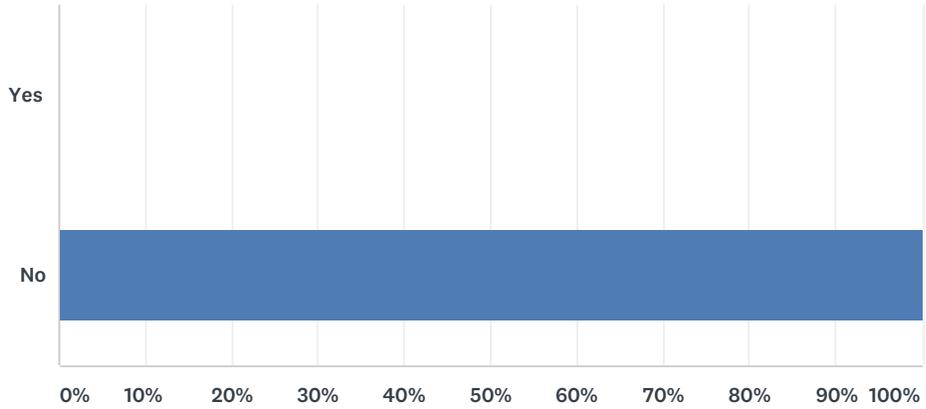
Answered: 5 Skipped: 33



ANSWER CHOICES	RESPONSES	
Race	80.00%	4
Ethnicity	0.00%	0
National origin	20.00%	1
Religion	0.00%	0
Gender	20.00%	1
Disability	0.00%	0
Familial status (single parent with children, family with children, expecting a child)	0.00%	0
Total Respondents: 5		

Q20 Did you file a report of that discrimination?

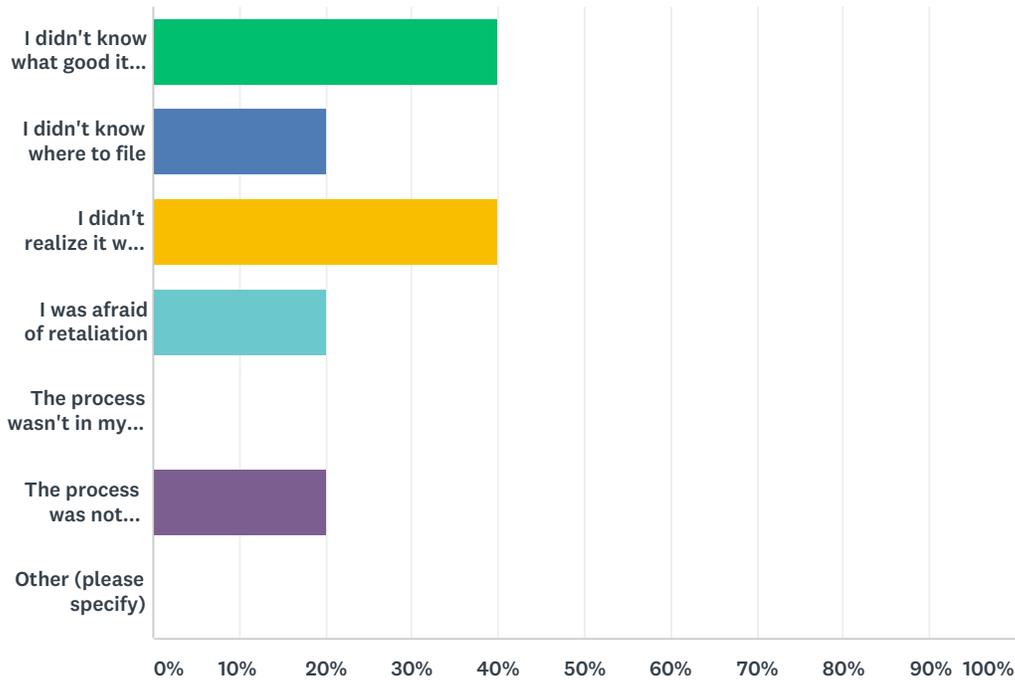
Answered: 5 Skipped: 33



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	100.00%	5
TOTAL		5

Q21 If you did not file a report, why didn't you file? (Check all that apply.)

Answered: 5 Skipped: 33

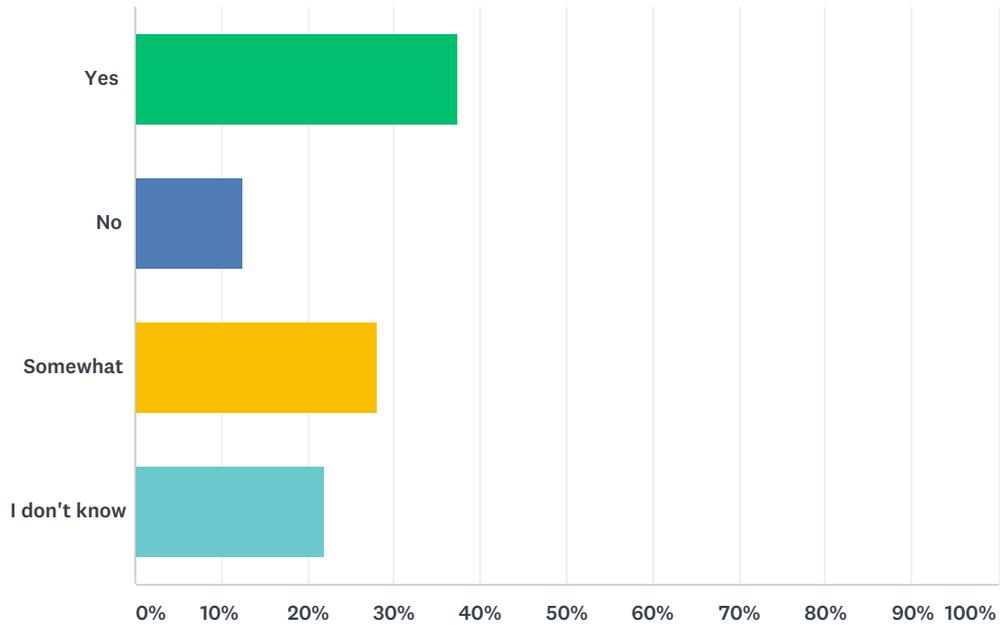


ANSWER CHOICES	RESPONSES	
I didn't know what good it would do	40.00%	2
I didn't know where to file	20.00%	1
I didn't realize it was against the law	40.00%	2
I was afraid of retaliation	20.00%	1
The process wasn't in my language	0.00%	0
The process was not accessible to me because of a disability	20.00%	1
Other (please specify)	0.00%	0
Total Respondents: 5		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q22 Do you believe housing discrimination is an issue in Gainesville?

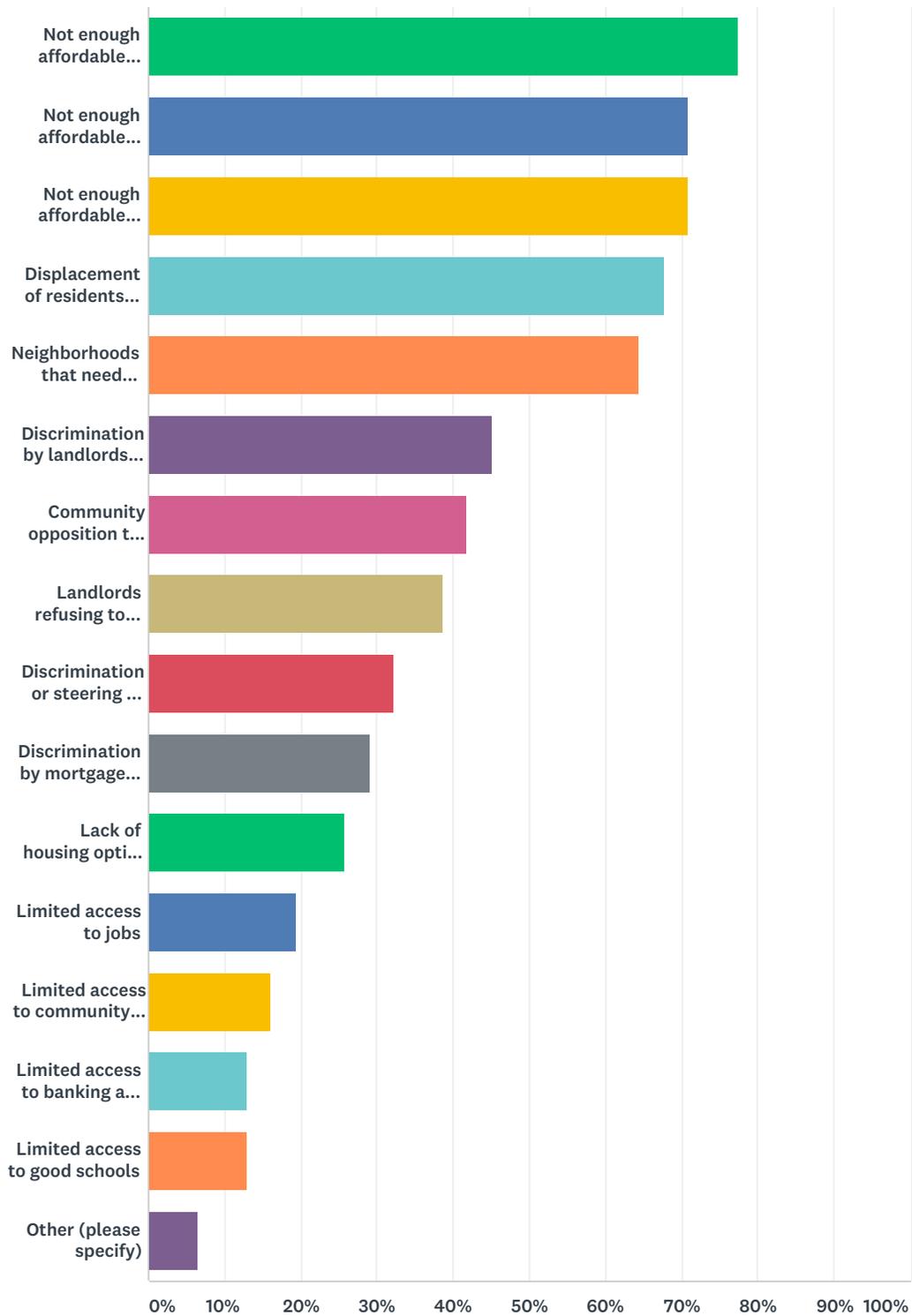
Answered: 32 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	37.50%	12
No	12.50%	4
Somewhat	28.13%	9
I don't know	21.88%	7
TOTAL		32

Q23 Do you think any of the following are barriers to fair housing in Gainesville? (Check all that apply.)

Answered: 31 Skipped: 7



ANSWER CHOICES

RESPONSES

Gainesville Housing & Community Needs Survey

Not enough affordable housing for families	77.42%	24
Not enough affordable housing for individuals	70.97%	22
Not enough affordable housing for seniors	70.97%	22
Displacement of residents due to rising housing costs	67.74%	21
Neighborhoods that need revitalization and new investment	64.52%	20
Discrimination by landlords or rental agents	45.16%	14
Community opposition to affordable housing	41.94%	13
Landlords refusing to accept Section 8 vouchers	38.71%	12
Discrimination or steering by real estate agents	32.26%	10
Discrimination by mortgage lenders	29.03%	9
Lack of housing options for people with disabilities	25.81%	8
Limited access to jobs	19.35%	6
Limited access to community resources for people with disabilities	16.13%	5
Limited access to banking and financial services	12.90%	4
Limited access to good schools	12.90%	4
Other (please specify)	6.45%	2
Total Respondents: 31		

#	OTHER (PLEASE SPECIFY)	DATE
1	forcing seniors from their home when they clearly want to live their life out in their home	2/6/2019 2:42 PM
2	We need senior housin that affordable for Seniors that are lower income.	1/29/2019 7:54 PM

Q24 Please use the box below to provide any additional information regarding housing and community development needs in Gainesville.

Answered: 8 Skipped: 30

#	RESPONSES	DATE
1	That we have permission to get licenses and are able to live without fear of the police	6/30/2019 12:10 AM
2	More security in areas that don't have lights and in low-income areas. More police.	6/30/2019 12:03 AM
3	Basically affordable housing in Gainesville is becoming more and more unaffordable. An example is where we live they (the company that owns the property) came about three years ago and renovated every apartment building on site except our building, the one to the left of us, and one to the right of us. Although they didn't renovate all of the buildings on site, the rent continued to rise for everyone.	4/1/2019 10:30 AM
4	An agency or assist program that seeks/Reaches out to homeowners/property owners before public property foreclosures take place. Agencies that can provide help where when certain health, job/career, unfortunate problems/events have occurred & mortgage companies have no concern to place a family on the streets (homeless)where sayba child has all of a sudden been diagnosed with a devastating illness/disease and a family all of a sudden gets behind 2 months in mortgage payments because of sudden unforeseen circumstances.	2/6/2019 2:53 PM
5	If we want to keep solid, hard working citizens in our community to maintain our manufacturing needs, then we need to provide safe and affordable housing options for them.	1/30/2019 1:48 PM
6	There are senior that are low income because of retirement on Social security. That need safe accessible housing immediately because of rent increase all across Gainesville , hall county. If you have been independent single, there is nothing that you can afford now that rent had increased all across the county. Its is causing a lot of displacement.	1/29/2019 8:01 PM
7	Too much cheap and junky housing in this city. If we want to attract business and new residents we need to clean this place up. Way too much rental housing.	1/24/2019 8:04 PM
8	Lainer summit apartment s "summit street" need remodeling bad. These partments have been up longer than most but no one will Remodel them. But rent goes up every year..why	1/24/2019 8:49 AM