



Work Session Agenda
Thursday, July 30, 2026, 9:00 AM
Administration Building, Boardroom (3rd Floor)
300 Henry Ward Way, Gainesville, GA 30501
Mayor or Mayor Pro Tem Presides

DEPARTMENT ISSUES:

Community & Economic Development

- Resolution: Community Development Block Grant (CDBG) 2026 Annual Action Plan Jessica Tullar

CITY MANAGER ISSUES:

- Resolution: Conveyance of City of Gainesville, Georgia - Owned Property on the Corner of Thompson Bridge Road and Tommy Aaron Drive to the Georgia Department of Transportation Bryan Lackey

MAYOR/COUNCIL ISSUES:

- Ex-Officio Report(s)
- Appointments: Airport Advisory Committee Zack Thompson
- Appointments: Historic Preservation Commission Zack Thompson

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Tuesday, July 28, 2026 3:35 PM



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: June 4, 2026
Date Submitted: July 20, 2026
Final Approval Date: July 29, 2026
Presenter: Jessica Tullar, Neighborhood Development Manager
Item of Business: Resolution: Community Development Block Grant (CDBG) 2026 Annual Action Plan
Meeting Date: July 30, 2026

Purpose of Request:

Adoption of the PY2026 CDBG Annual Action Plan

Facts & Issues / History & Background:

The City of Gainesville is designated by the U.S. Department of Housing and Urban Development (HUD) as a Community Development Block Grant (CDBG) entitlement grantee. As such, the City receives an annual CDBG allocation that is intended to (1) benefit low- and moderate-income persons, (2) eliminate slum and blight, and/or (3) meet a particular urgent need. The Annual Action Plan provides a detailed budget and description of activities the City will carry out with that year's CDBG allocation.

In order to remain in compliance and be eligible to receive the annual CDBG allocation, the City must adopt its Annual Action Plan in accordance with the 2024-2029 HUD Consolidated Plan, as amended. A public review and comment period ran from 6/19/2026 through 7/18/2026, during which time staff held two public hearings in addition to hosting two community meetings to receive comments and input as well as answer questions regarding the CDBG program and proposed Annual Action Plan. Public hearings included (1) an open house-style hearing on Thursday, 06/25/2026 from 9:30 AM to 4:30 PM, and (2) a formal in-person public hearing on Wednesday, 07/15/2026 at 6:00 PM. Additionally, staff held two community meetings - one at the Fair Street Neighborhood Center on Thursday, June 18, 2026, and one at the Melrose Community Center on Wednesday, June 24, 2026 - to engage residents and other stakeholders, receive comments on what projects the PY 2026 CDBG allocation should be allocated, and to answer questions about the CDBG program, potential projects, and the process. Additionally, community input through conversations and interviews with providers of housing, housing services, homeless outreach and services, and public facilities and infrastructure improvements were completed.

The PY2026 Annual Action Plan must be adopted and submitted to HUD by August 7, 2026 per extension approval letter from HUD.

Department Recommendation:

Adopt the resolution.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget? No

No, this is a new grant award from HUD. The total amount of HUD-CDBG funds is \$448,252 for PY2026 (7/1/2026 through 6/30/2027).

Administrative Comments:

Attachments:

1. Presentation: CDBG PY2026 Annual Action Plan
2. Resolution: Adoption of the 2026 CDBG Annual Action Plan
3. Exhibit A: 2026 CDBG Annual Action Plan Budget Summary
4. Exhibit B: Gainesville CDBG PY2026 Annual Action Plan



GAINESVILLE

City of Gainesville 2026 Annual Action Plan

City Council Work Session

July 30, 2026

ANNUAL ACTION PLAN

- Serves as funding application for the Community Development Block Grant (CDBG) program
- Identifies activities for funding that will provide decent housing, a suitable living environment, and economic opportunity
- Activities must benefit low/mod income households

CDBG Funding:
\$448,252 in 2026



CDBG OBJECTIVES

Provide Decent Housing
Suitable Living Environment
Economic Opportunity



Benefit Low- and Moderate-Income
Households

At or below \$81,600 for Family of 4



PRIORITIES FOR 2024 THROUGH 2028



- Expand and preserve affordable housing
- Assist in reducing homelessness
- Expand fair housing
- Improve public facilities and infrastructure
- Revitalize neighborhoods
- Expand economic development
- Plan and administer programs

COMMUNITY ENGAGEMENT

Community Meetings

Fair Street Neighborhood Center
Midtown Villages at Melrose

Stakeholder Invites

Emails sent to 16 organizations

Public Hearings

Open House
Evening Meeting

30-Day Comment Period



PROGRAM YEAR 2026 PROJECTS

2026 Affordable Housing Development Support (11%)	\$50,000
2026 Infrastructure and Facility Improvements (54%)	\$243,602
2026 Homeowner Housing Rehabilitation (15%)	\$65,000
2026 Administration and Planning (20%)	\$89,650
CDBG Total	\$448,252

RESOLUTION GR-2026-__

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2026 ANNUAL ACTION PLAN

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

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

WHEREAS, all proposed activities are consistent with the City's 2024-2028 Consolidated Plan, as amended; and

WHEREAS, the City has been awarded a total of \$448,252 in 2026 CDBG-Entitlement funds from HUD; and

WHEREAS, the Third Year PY2026 Annual Action Plan was made available for public comment from June 19, 2026 through July 18, 2026; was discussed at community meetings with public input on June 18 and June 24, 2026; and was presented at public hearings held on June 25, 2026 and July 15, 2026; and

WHEREAS, all monies distributed from the *2026 Community Development Block Grant* will be utilized for the activities outlined in the attached Exhibit A, and more specifically, for the designated and approved projects outlined in the Third Program Year 2026 Annual Action Plan attached as Exhibit B.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby adopts the 2026 Annual Action Plan and authorizes the Mayor or City Manager to sign all necessary resolutions, certifications, applications, subrecipient agreements, and documents directly related to receiving and administering the *2026 Community Development Block Grant* on behalf of the City of Gainesville.

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville hereby designates City Manager Bryan Lackey, or Deputy City Manager Angela Sheppard in his absence, as the Certifying Officer for all CDBG-funded activities and projects, and authorizes the Certifying Officer to execute all environmental review records, statutory checklists, findings, and public notices including the "Request for Release of Funds and Certification" form.

Adopted this ____ day of _____, 2026.

Zack Thompson, Mayor

RESOLUTION GR-2026-____

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2026 ANNUAL ACTION PLAN

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

ATTEST:

Alisa Grayson, City Clerk

EXHIBIT A

CITY OF GAINESVILLE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) THIRD PROGRAM YEAR 2026 ANNUAL ACTION PLAN

PROGRAM FUNDING SOURCES

2026 Grant Allocation	\$448,252
Program Income	\$ 0

TOTAL FUNDING	\$448,252
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PROPOSED ACTIVITIES

BUDGETED AMOUNT

HOUSING ACTIVITIES:

Housing Rehabilitation/Emergency Repairs/Project Delivery: Homeowner rehabilitation/emergency repairs and Rehab Admin/ Project Delivery funds will be used to assist income-eligible homeowners with repairs and other housing improvements, including handicap accessibility features and emergency repairs.	\$ 65,000
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PUBLIC FACILITIES OR INFRASTRUCTURE

Acquisition, construction, or rehabilitation of public facilities/infrastructure, including but not limited to, parks/recreation facilities; sidewalks; water/sewer and stormwater; and parking lots and parking garages. Other uses for the CDBG-2025 funds may include acquisition and demolition of vacant, dilapidated properties; installation or repair of streets, storm drains, curbs and gutters, tunnels, bridges, and traffic lights/signs; and improvements to sidewalks that include the installation of trash receptacles, lighting, benches, and trees; as well as activities limited to tree planting (sometimes referred to as "beautification"). Installation or replacement of water lines, sanitary sewers, storm sewers, fire hydrants, and other drainage improvements associated with developing affordable housing. Grading and site work on publicly-owned property.	\$ 243,602
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EXPANDED AFFORDABLE HOUSING

Property acquisition, demolition, infrastructure improvements, and site development work to support development or redevelopment of affordable housing.	\$ 50,000
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PROGRAM ADMINISTRATION

Funds for the management and oversight of all activities carried out under the CDBG Program. Funds cover expenses for salaries, legal fees, advertisements, supplies and equipment, planning and other administrative costs.	\$ 89,650
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TOTAL EXPENDITURES – PY2025 FUNDS =	\$ 448,252
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Exhibit B



City of Gainesville PY2026 ANNUAL ACTION PLAN July 2026



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PY2026 Annual Action Plan

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

1. INTRODUCTION

The City of Gainesville's Program Year (PY) 2026 Annual Action Plan outlines the City's strategy for the use of Community Development Block Grant (CDBG) funds received from the U.S. Department of Housing and Urban Development (HUD) during the 2026 program year. The Annual Action Plan (AAP) details CDBG projects anticipated to be completed from July 1, 2026 through June 30, 2027, along with funding levels, related activities, and anticipated beneficiaries for each. The 2026 program year is the third program year covered under Gainesville's PY2024-2028 Five-Year Consolidated Plan, which identified priorities for and provided guidance on investment of HUD funds over a five-year period. During 2026, Gainesville will use \$448,252 in CDBG funds to work toward addressing priorities related to housing conditions, public facility improvements, housing rehabilitation, and program administration.

2. SUMMARY OF THE OBJECTIVES AND OUTCOMES

Priority needs for the 2024 through 2028 program years were developed based on community input; consultation with stakeholders from a variety of nonprofit organizations, public agencies, and other County departments; and an analysis of housing, homeless, and economic development data.

EXPAND AND PRESERVE AFFORDABLE HOUSING

- Support the development, redevelopment, and/or the acquisition/rehabilitation of affordable for-sale and rental housing, particularly housing near employment centers and other community resources.
- 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.
- Address and prevent heir's property issues to assist homeowners obtain clear titles.

ASSIST IN REDUCING HOMELESSNESS

- Look for opportunities to assist community partners expand shelter/housing and supportive services/case management for persons experiencing homelessness.

EXPAND FAIR HOUSING

- 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.

IMPROVE INFRASTRUCTURE AND PUBLIC FACILITIES

- Infrastructure improvements including but not limited to sidewalks, roadway, park, and water and sewer replacement or expansion, to support affordable housing development.
- Improve public infrastructure, public facilities, public safety, and quality of life in low- and moderate-income neighborhoods.
- Assist community service organizations in improving their facilities to ensure that they are sufficient to meet the organization's service goals.

REVITALIZE NEIGHBORHOODS

- 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.

EXPAND ECONOMIC DEVELOPMENT

- Support business development to create new employment opportunities for low- and moderate-income workers.
- Seek opportunities to expand residents' access to groceries and fresh food.
- Provide job training assistance to help residents access employment opportunities.

PROGRAM ADMINISTRATION

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

3. EVALUATION OF PAST PERFORMANCE

As required by HUD, each year the City of Gainesville prepares a detailed Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER) for its HUD-funded program. The Annual Action Plan and CAPER are submitted to HUD and posted on the City's website after review and approval by HUD. The City's most recent CAPER for PY 2024 (covering activities from July 1, 2024 to June 30, 2025) was submitted to HUD in September 2025 and is posted on the City of Gainesville website along with previous year CAPERs at <https://www.gainesville.org/180/HUD-Consolidated-Plan>.

4. SUMMARY OF PARTICIPATION AND CONSULTATION PROCESS

City of Gainesville residents were invited to provide input for this Annual Action Plan by attending two community meetings (one held prior to the public comment period and one held during the public comment period), a public hearing, and an open house public hearing. The City also gathered input for the Annual Action Plan at a meeting of the Gainesville Nonprofit Development Foundation, which was open to the public.

The City held a 30-day public comment period to receive comments on the draft PY2026 Annual Action Plan. The draft document was available for review at the Gainesville Community & Economic Development Office and on the City's website. The comment period ran from Friday, June 19 through Saturday, July 18, 2026. Faxed or emailed comments were due by 11:59 PM on Sunday, July 19 and mailed comments must have been postmarked no later than July 20, 2026.

Advertisements for the community meetings, public hearing, open house public hearing, and public comment period targeted the general public, as well as nonprofits, service providers, housing providers, and others working with low- and moderate-income households. Notice was given to residents through a display ad in English and Spanish in the *Gainesville Times*, bilingual flyers shared with Gainesville Housing Authority residents and sent via email to community stakeholders, and notices placed on the City's website and social platforms. Meeting advertisements noted that

language and accessibility accommodations were available if needed. No requests for accessibility accommodations or language assistance were received.

Following the public comment period, the Community & Economic Development Department presented the final PY2026 Annual Action Plan to City Council for adoption at their regularly scheduled meeting on August 4, 2026. Upon adoption, the plans were submitted to HUD by August 7, 2026.

Input received through the community engagement and consultation processes are summarized in the Consultation and Citizen Participation sections of this plan.

5. SUMMARY OF PUBLIC COMMENTS

The public hearing and open housing public hearing had one attendee, who stated that they were interested in finding out what the City was doing and shared a concern for housing affordability in Gainesville, especially for folks entering the workforce. The attendee supported the use of CDBG funds for downpayment assistance. The City did not receive any written comments during the public comment period. Input received at community meetings is summarized in the Citizen Participation section of this plan.

6. SUMMARY OF COMMENTS OR VIEWS NOT ACCEPTED

The City accepted and took into consideration all comments received during the preparation and review of this Annual Action Plan.

7. SUMMARY

The City of Gainesville will address the following goals for the PY2026 timeframe:

1. Expanded Affordable Housing: Site improvements, property acquisition, public infrastructure, public facilities, or other eligible activities for the support of affordable housing development or re-construction.
2. Improved Public Facilities: 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, bus shelters/seating, and related property acquisition.
3. Homeowner Housing Rehabilitation: Housing rehabilitation and emergency repair for income-eligible homeowners.
4. Administration and Planning: Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant program.

PR-05 LEAD & RESPONSIBLE AGENCIES – 91.200(B)

1. AGENCY RESPONSIBLE FOR PREPARING THE CONSOLIDATED PLAN AND ADMINISTERING GRANT PROGRAMS

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 I – RESPONSIBLE AGENCIES

Agency Role	Name	Department/Agency
Lead Agency	City of Gainesville	
CDBG Administrator	City of Gainesville	Community & Economic Development

NARRATIVE

The City of Gainesville Community and Economic Development Department's Housing Division is responsible for planning for and administering the Community Development Block Grant (CDBG) program. The Housing Division prepared the PY2024-PY2028 Five-Year Consolidated Plan, which identifies priority community development and housing needs in Gainesville and describes the City's goals to address them. This PY2026 Annual Action Plan discusses activities to be funded during the third program year covered by the Consolidated Plan, which begins on July 1, 2026 and ends on June 30, 2027.

The Housing Division ensures compliance with all program requirements, working with CDBG subrecipients to provide technical assistance and conduct monitoring. Additionally, the Housing Division is responsible for delivery of several CDBG-funded activities, including owner-occupied housing rehabilitation and first-time homebuyer assistance.

CONSOLIDATED PLAN PUBLIC CONTACT INFORMATION

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PR-10 CONSULTATION – 91.100, 91.200(B), AND 91.215(I)

1. INTRODUCTION

The City of Gainesville gathered input for the PY2026 Annual Action Plan from a range of stakeholders, including City staff, government agencies, service providers, housing providers, and Gainesville residents. Activities included two community meetings, a public hearing, an open house public hearing, and a public comment period. The City also attended a public meeting of the Gainesville Nonprofit Development Foundation to collect input for the Annual Action Plan. This section summarizes input gathered from key stakeholders, while the following section focuses on input received from residents.

The City's primary method for engaging stakeholders was a series of interviews, a meeting with the Gainesville Nonprofit Development Foundation, and ongoing collaboration throughout the program years. Agencies that provided input for the plan are listed in Table 2.

SUMMARIZE ACTIVITIES TO ENHANCE COORDINATION BETWEEN PUBLIC AND ASSISTED HOUSING PROVIDERS AND PRIVATE AND GOVERNMENTAL HEALTH, MENTAL HEALTH AND SERVICE AGENCIES.

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, including the Gainesville Housing Authority and Gainesville Nonprofit Development Foundation, and the Community & Economic Development Department provides staff support for the latter. The Community & Economic Development Department also works with a variety of housing, health, mental health, and service agencies to gather data and identify gaps in services.

In developing this Annual Action Plan, the city invited housing providers, health and mental health agencies, and other housing, workforce development and social service partners to provide input. During the public comment period, stakeholders were invited to participate in either an in-person formal meeting, a daylong in-person open-house style drop-in event, or community meeting; or otherwise provide input to City of Gainesville staff via fax, email, delivery or U.S. Postal Service.

Additionally, in developing its PY2024-2028 Consolidated Plan, the City held focus groups at the Gainesville Housing Authority and the Northeast Georgia Medical Center offices, which included a mix of homeless housing and service providers, mental health providers, and healthcare workers.

The City has used and will continue to use CDBG funds to support redevelopment of public housing by the Gainesville Housing Authority and private sector partners, which often includes linkages between health, mental health, and service agencies. The City is currently seeking a State CDBG grant to support economic development efforts at Harrison Village (formerly Harrison Square), possibly to include an adjacent entrepreneurial space with a teaching kitchen and a commercial kitchen business incubator.

DESCRIBE COORDINATION WITH THE CONTINUUM OF CARE AND EFFORTS TO ADDRESS THE NEEDS OF HOMELESS PERSONS 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 competitive funds across 152 counties statewide to assist with emergency shelter, transitional housing, homelessness prevention, and outreach and supportive services.

In Hall County, the Ninth District Opportunity Community Action Coalition serves as a CoC Coordinated Entry System (CES) access point. Under CoC guidance, the Ninth District Opportunity Community Action Coalition uses the CES to match households with the most appropriate housing and service interventions based on their needs, with the goals of prioritizing resources and preventing or reducing the time of homelessness.

Georgia DCA also allocates Emergency Solutions Grant (ESG) funds across the state to organizations in jurisdictions not eligible to receive ESG funds as an annual entitlement grant, which includes the City of Gainesville and Hall County. The City of Gainesville supports local organizations that apply to DCA for CoC, ESG or other funding to coordinate housing and services for residents experiencing or at-risk of experiencing homelessness.

DESCRIBE CONSULTATION WITH THE CONTINUUM(S) OF CARE 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 part 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). 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 AND GROUPS WHO PARTICIPATED IN THE PROCESS AND CONSULTATIONS WITH HOUSING, SOCIAL SERVICE AGENCIES AND OTHER ENTITIES.

TABLE 2 – AGENCIES, GROUPS, AND ORGANIZATIONS WHO PARTICIPATED

Agency/Group/Organization	Agency Type	Relevant Plan Section	Consultation Type
City of Gainesville City Council	Local government	- Housing need assessment - Non-housing community development needs - Goals and projects	Review and adoption of the 2026 AAP
City of Gainesville Planning Division	- Agency – management of public land and flood prone areas - Local government - Grantee department	- Housing need assessment - Non-housing community development needs - Goals and projects	Review of draft 2026 AAP
Gainesville Nonprofit Development Foundation	- Civic leaders - Foundation	- Housing need assessment - Non-housing community development needs - Goals and projects	Discussion at meeting of the Nonprofit Development Foundation Board
Hispanic Alliance	- Services – education - Services – health - Services – employment - Advocacy organization	- Housing need assessment - Homeless needs – families with children - Non-homeless special needs - Non-housing community development needs	Submission of written input via email
Gainesville Housing Authority	- Housing - Public housing authority	- Housing need assessment - Public housing needs - Non-housing community development needs - Goals and projects	- Provision of input on 2026 AAP projects - Hosted community meeting
Black Business Forum	Business leaders	- Non-housing community development needs - Economic development - Goals and projects	Representative attended community meetings

IDENTIFY AGENCY TYPES NOT CONSULTED AND PROVIDE RATIONALE FOR NOT CONSULTING.

Efforts were made to consult as broad a group of community stakeholders as possible. No agency types were excluded from participation. In addition to stakeholder focus groups and interviews, all community members were invited to join an open house to share input for the Consolidated Plan.

OTHER LOCAL/REGIONAL/STATE/FEDERAL PLANNING EFFORTS CONSIDERED WHEN PREPARING THE PLAN

TABLE 3 – OTHER LOCAL/REGIONAL/FEDERAL PLANNING EFFORTS

Plan Name	Lead Agency	Overlap with Strategic Plan
Continuum of Care Point-in-Time Homeless Count (2022)	Georgia DCA	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, HMIS, 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 (2022)	City of Gainesville	Goals and strategies identified in the Comprehensive Plan that overlap with those in the Strategic Plan include: • Expanding availability of housing affordable to low-income earners and entry-level homeowners. • Providing a range of housing sizes, costs, and density. • Supporting preservation of historic and intown neighborhoods and ensure compatible infill development. • Eliminate substandard or dilapidated housing. • Planning for expanded infrastructure to accommodate future development. • Expanding broadband infrastructure to underserved areas. • Enhancing safety for users of all travel modes, including pedestrians, bicyclists, and transit riders.
Athens Street/Highway 129 South Corridor Master Plan (2022)	City of Gainesville	Goals and strategies identified in the Comprehensive Plan that overlap with those in the Strategic Plan include: • Expanding availability of housing affordable to low-income earners and entry-level homeowners. • Providing a range of housing sizes, costs, and density. • Supporting preservation of historic and intown neighborhoods and ensuring compatible infill development. • Eliminate substandard or dilapidated housing. • Planning for expanded infrastructure to accommodate future development.

Plan Name	Lead Agency	Overlap with Strategic Plan
		- Expanding broadband infrastructure to underserved areas. - Enhancing safety for users of all travel modes, including pedestrians, bicyclists, and transit riders.
Northeast Georgia Regional Community Health Needs Assessment (2022)	Northeast Georgia Medical Center	The 2022 Community Health Needs Assessment uses quantitative and qualitative information, including focus groups, interviews, in-person surveys, an online survey, and listening sessions. The report prioritized health needs within each service area based on analyses of health data and community input. In the Hall County service area, the top three health priorities identified included: (1) mental and behavioral health; (2) access to care; and (3) healthy behaviors. Additional issues include food insecurity, dental health, and obesity.
ALICE in Georgia: A Study of Financial Hardship (2023)	United Way	United Way's 2023 ALICE Report provides a comprehensive look at the Asset Limited, Income Constrained, Employed (ALICE) population in Georgia. The report identifies a household survival budget that includes the minimum cost for household necessities (housing, childcare, food, transportation, healthcare, and telephone). Households with incomes that fall below the minimum income needed to cover the survival budget are considered ALICE households, indicating that they are unable to afford the basic cost of living. In Hall County, 43% of households either live in poverty or below the ALICE income threshold.
Comprehensive Economic Development Strategy (CEDS) and Regional Plan, 2022-2027	Georgia Mountains Regional Commission	Goals and mitigation strategies identified in the Georgia Mountains Regional Commission's 2022-2027 CEDS that overlap with the Strategic Plan include: - Need to address critical demand for attainable workforce housing. - Need to understand affordable housing vs low-income or subsidized housing. - Shortage of specialty housing to accommodate seniors. - Need for more community engagement and capacity building for leaders. - Need to ensure local development codes are not unintentionally prohibiting new workforce housing development. - Increasing need for improved broadband capacity and access. - Impact of growth and changing demographics on transit demands. - Potential within existing cities to nurture small business and entrepreneurship. - Lack of labor skills to support a diverse group of industries. - Lack of soft skills.

Plan Name	Lead Agency	Overlap with Strategic Plan
HALLmark 2020-2025: A Five-Year Community & Economic Development Initiative for Greater Hall County	Greater Hall Chamber of Commerce	HALLmark is an economic development initiative led by the Greater Hall Chamber of Commerce with a focus on developing a collective vision for economic success through partnership between businesses, government, educational institutions, and private citizens. Goals identified for the 2020-2025 period include: • Expanding inclusion efforts in diverse communities. • Expanding the healthcare initiative with collaborative partners. • Continuing the Vibrant Vision 2030 Public Art Program. • Planning the Vision 2050 Initiative. • Growing involvement in south Hall County.
Hall County Hazard Mitigation Plan Update	Hall County Emergency Management	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.
Fair Street-Newtown-New Holland Neighborhood Revitalization Plan	City of Gainesville	This plan is designed to spur revitalization and investment in the Fair Street-Newtown-New Holland neighborhood. Based on a review of existing conditions and community input, the plan provides several recommendations including: targeted new development, pedestrian infrastructure improvements, creation of a community land trust, additional affordable housing development at the Jesse Jewell Apartments, and development of a working group focused on employment, education, and health resources.

AP-12 PARTICIPATION – 91.105, 91.200(C)

1. SUMMARY OF CITIZEN PARTICIPATION PROCESS, EFFORTS TO BROADEN CITIZEN PARTICIPATION, AND IMPACT ON GOAL SETTING

City of Gainesville residents were invited to provide input for this Annual Action Plan by attending two community meetings (one held prior to the public comment period and one held during the public comment period), a public hearing, and an open house public hearing. The City also gathered input for the Annual Action Plan at meeting of the Gainesville Nonprofit Development Foundation, which was open to the public. Dates, times and locations for the community events are shown below, while input received from the public is summarized in Table 4.

Gainesville Nonprofit Development Foundation Meeting

Wednesday, May 20, 2026

3:30 PM

City Administration Building Station Room
300 Henry Ward Way, Gainesville, GA 30501

Community Meeting #1

Thursday, June 18, 2026

6:00 PM

Fair Street Neighborhood Center
715 Fair St, Gainesville, GA 30501

Community Meeting #2 with Gainesville Housing Authority

Wednesday, June 24, 2026

6:00 PM

Midtown Villages at Melrose Arts and Activities Center (MAC)
854 Davis Street, Gainesville, GA 30501

Spanish Interpretation Provided

Open House Public Hearing

Thursday, June 25, 2026

9:30 AM to 4:30 PM

Gainesville Community & Economic Development Office
311 Henry Ward Way SE, Gainesville, GA 30501

Public Hearing

Wednesday, July 15, 2026

6:00 PM

Gainesville Community & Economic Development Office
311 Henry Ward Way SE, Gainesville, GA 30501

The City held a 30-day public comment period to receive comments on the draft PY2026 Annual Action Plan. The draft document was available for review at the Gainesville Community & Economic

Development Office and on the City's website. The comment period ran from Friday, June 19 through Saturday, July 18, 2026. Faxed or emailed comments were due by 11:59 PM on Sunday, July 19 and mailed comments must have been postmarked no later than July 20, 2026.

Advertisements for the community meetings, public hearing, open house public hearing, and public comment period targeted the general public, as well as nonprofits, service providers, housing providers, and others working with low- and moderate-income households. Notice was given to residents through a display ad in English and Spanish in the *Gainesville Times*, bilingual flyers shared with Gainesville Housing Authority residents and sent via email to community stakeholders, and notices placed on the City's website and social platforms. Meeting advertisements noted that language and accessibility accommodations were available if needed. No requests for accessibility accommodations or language assistance were received.

Following the public comment period, the Community & Economic Development Department presented the final PY2026 Annual Action Plan to City Council for adoption at their regularly scheduled meeting on August 4, 2026. Upon adoption, the plans were submitted to HUD by August 7, 2026.

CITIZEN PARTICIPATION OUTREACH

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
Newspaper ads	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 placed in the <i>Gainesville Times</i> informing residents about the open house, public hearings, and public comment period	N/A
Flyers	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	Flyers in English and Spanish advertising the open houses, public hearings, and public comment period shared with stakeholders and Gainesville Housing Authority residents	N/A
City website 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	Webpages: https://www.gainesville.org/CivicAlerts.aspx?AID=549 https://www.gainesville.org/CivicAlerts.aspx?AID=587 Facebook: https://www.facebook.com/GainesvilleGeorgiaGovernment	N/A
Nonprofit Development Foundation Board focus group	Nonprofit Development Foundation board members	4 attendees	Housing needs: • Affordable housing, including support for Housing Authority as it works to expand the supply of affordable housing • Housing rehabilitation to create mixed-income communities • Homeowner housing repair and rehabilitation • Support for Harrison Square redevelopment	None

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
			Community development needs: • Neighborhood revitalization and streetscaping • Support for planned improvements along Athens Street, including expanded sidewalks, public art, trails, and stormwater improvements • Support for economic development activity at Harrison Square such as an entrepreneurial space with a teaching kitchen/commercial kitchen business incubator • Support for planned Midland Trail, including park/trailhead • Signage and traffic calming to prevent use of neighborhood streets as cut throughs related to railroad crossing and stopped trains	
Community Meetings	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents	5 attendees	Housing needs: • Homeowner housing programs including emergency repair and housing rehabilitation • Demolition and acquisition to address blighted properties Community development needs: • Small-scale commercial kitchen space near Harrison Square redevelopment to serve community entrepreneurs and teach related skills • Incubator space on Athens Street for neighborhood small business owners with small office space/booths, equipment storage, meeting/networking space, and reliable high-speed internet • Focus on building and programs that support residents • Sidewalk expansion and roadway improvements in Fair Street neighborhood • Signage and road improvements to address traffic congestion in Fair Street neighborhood due to railroad tracks and stopped trains (ex: turn lane at MLK and Athens Street) • Road realignment at West Ridge Rd and Athens Street • Pedestrian improvements/mid-block crossings around Midtown Villages to improve safety • Youth activities, particularly for teens	None

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
Open House Public Hearing	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	1 attendee	Attendee stated that they wanted to find out "what other great things the city is doing" and shared concern for housing affordability especially for folks entering the workforce and support for downpayment assistance	None
Public Hearing	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	No attendees	Not applicable	None
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 comments received	Not applicable	None

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

INTRODUCTION

The City of Gainesville receives an annual HUD formula grant through the Community Development Block Grant (CDBG) program. During PY 2026, which is the third year included under the current 2024-2028 Consolidated Plan, all federal funding allocations will be used to support the CDBG program goals of providing (1) decent, affordable housing, (2) a suitable living environment, and (3) expanded economic opportunity to principally benefit low- and moderate-income residents in Gainesville. The table below shows the City's grant allocation for the 2026 program year of \$448,252 along with an estimate of anticipated grant funding to be received for the remaining years covered by this Consolidated Plan. This estimate assumes that funding over the remaining two years in this Consolidated Plan cycle will average to be about the same as the City's 2024 allocation of \$420,750.

ANTICIPATED RESOURCES

TABLE 5 - EXPECTED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				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	\$448,252	\$0	\$0	\$448,252	\$841,500	CDBG funds may be used to carry out activities related to acquisition, administration and planning, housing, economic development, public facility and infrastructure improvements, and public services.

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 of Gainesville anticipates leveraging local, state, federal, and private funds during the 2026 program year. At the meeting of the Gainesville Nonprofit Development Foundation (GNPDF), board members emphasized the importance of using CDBG funds in cooperation with other funding sources to amplify outcomes. GNPDF has been a vital part of revitalization within Gainesville for the past 50 years and provides annual financial support to enhance opportunities provided by the CDBG program.

The City of Gainesville has a strong history of collaboration with the Gainesville Housing Authority and private affordable housing developers to use CDBG funds in conjunction with Low Income Housing Tax Credit (LIHTC) funding. During PY2026, the City will continue to use CDBG funds to support housing redevelopment at Harrison Square and/or related improvements along the Athens Street corridor. Corridor improvements are also supported by \$4.4 million in state grants for development of a multi-use trail, sidewalk improvements, and improvements at Butler Park. Additionally, the City will support redevelopment of the Housing Authority's Jesse Jewell Apartments, which will also use LIHTC funding.

The City will also 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.

DESCRIBE PUBLICLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN.

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

ANNUAL GOALS AND OBJECTIVES: AP-20 ANNUAL GOALS AND OBJECTIVES

GOALS SUMMARY INFORMATION

TABLE 6 – GOALS SUMMARY

	Goal Name	Start Year	End Year	Category	Geography	Needs Addressed	Funding	Goal Outcome Indicator
1	Expanded Affordable Housing Supply	2024	2028	Affordable Housing Public Housing Non-Housing Community Development	Citywide	Expand and Preserve Affordable Housing Improve Infrastructure and Public Facilities	CDBG: \$50,000	Public facility or infrastructure activity: 55 low- and moderate-income households assisted
2	Improved Public Facilities and Infrastructure	2024	2028	Non-Housing Community Development	Low/Mod Income Target Areas Citywide	Improve Infrastructure and Public Facilities Revitalize Neighborhoods	CDBG: \$243,602	Public facility or infrastructure activity: 500 low- and moderate-income people assisted
3	Homeowner Housing Rehabilitation	2024	2028	Affordable Housing Non-Homeless Special Needs	Citywide	Expand and Preserve Affordable Housing	CDBG: \$65,000	Homeowner housing rehabilitated: 4 households assisted
4	Administration and Planning	2024	2028	Affordable Housing Public Housing Non-Homeless Special Needs Non-Housing Community Development	Citywide	Plan and Administer Programs Expand Fair Housing	CDBG: \$89,650	Not applicable

GOAL DESCRIPTIONS

1	Expanded Affordable Housing Supply
	Site improvements, public infrastructure, public facilities, property acquisition, or other eligible activities for the support of affordable housing development or re-construction
2	Improved Public Facilities and Infrastructure
	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, bus shelters/seating, and property acquisition to support facility or infrastructure development or improvement
3	Homeowner Housing Rehabilitation
	Housing rehabilitation and emergency repair for income-eligible homeowners
4	Administration and Planning
	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 2026 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 public improvements and construction of infrastructure, including to support affordable housing development.

PROJECTS

TABLE 7 – PROJECT INFORMATION

Number	Project Name
1	2026 Affordable Housing Development Support
2	2026 Infrastructure and Facility Improvements
3	2026 Housing Rehabilitation and Emergency Repair
10	2026 Program Administration

DESCRIBE THE REASONS FOR ALLOCATION PRIORITIES AND ANY OBSTACLES TO ADDRESSING UNDERSERVED NEEDS.

The City of Gainesville developed PY2026 allocation priorities based on an assessment of the data presented in its PY2024-PY2028 Consolidated Plan, community input, consultation with City staff and other public agencies, and relevant other City plans and studies. In PY2026, the City will focus on three key areas: support for affordable housing development, infrastructure improvements, and housing rehabilitation and emergency repair. This approach allows the City to focus on fewer, high priority activities with the potential to have a substantial impact rather than dispersing CDBG funding more broadly.

Limited CDBG funds combined with the high cost of construction and rehab are the key obstacles the City will face in addressing underserved needs. Additionally, heirs' property issues and a lack of clear titles often impact residents' abilities to access the City's homeowner rehabilitation and repair programs.

AP-38 PROJECT SUMMARY

PROJECT SUMMARY INFORMATION

1	Project Name	2026 Affordable Housing Development Support
	Target Area	Citywide
	Goals Supported	Expanded Affordable Housing Supply
	Needs Addressed	Expand and Preserve Affordable Housing Improve Infrastructure and Public Facilities
	Funding	2026 CDBG: \$50,000
	Description	Infrastructure improvements, property acquisition, and site development work to support development or redevelopment of affordable housing by the Gainesville Housing Authority
	Target Date	06/30/2027
	Estimate the number and type of persons that will benefit from the proposed activity	55 Low- and moderate-income households assisted
	Location Description	Gainesville Housing Authority rental communities (Harrison Village and/or Jesse Jewell Apartments)
	Planned Activities	Infrastructure improvements, property acquisition and/or site development work

2	Project Name	2026 Infrastructure and Facility Improvements
	Target Area	Athens Street Corridor (Athens St Community/Newtown) Midtown Redevelopment Area & Gainesville Mill Fair Street Neighborhood
	Goals Supported	Improved Public Facilities and Infrastructure
	Needs Addressed	Improve Infrastructure and Public Facilities Revitalize Neighborhoods
	Funding	2026 CDBG: \$243,602
	Description	Infrastructure improvements, public facility development or upgrades, and/or property acquisition to improve the living environment for low- and moderate-income residents
	Target Date	06/30/2027
	Estimate the number and type of persons that will benefit from the proposed activity	500 Low- and moderate-income persons assisted from public facility or infrastructure activity
	Location Description	Locations to be determined during the program year
	Planned Activities	Various infrastructure improvement and/or property acquisition activities

3	Project Name	2026 Housing Rehabilitation and Emergency Repairs
	Target Area	Citywide
	Goals Supported	Homeowner Housing Rehabilitation
	Needs Addressed	Expand and Preserve Affordable Housing
	Funding	2026 CDBG: \$65,000
	Description	Housing rehabilitation and emergency repair funding for income-eligible homeowners
	Target Date	06/30/2027
	Estimate the number and type of persons that will benefit from the proposed activity	4 Low- and moderate-income homeowners assisted
	Location Description	Locations to be determined during the program year
	Planned Activities	Housing rehabilitation and emergency repair funding for income-eligible homeowners

4	Project Name	2026 Program Administration
	Target Area	Citywide
	Goals Supported	Administration and Planning
	Needs Addressed	Plan and Administer Programs Expand Fair Housing
	Funding	2026 CDBG: \$89,650
	Description	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant program.
	Target Date	06/30/2027
	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.
2026 CDBG Total		\$448,252

AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

DESCRIPTION OF THE GEOGRAPHIC AREAS OF THE ENTITLEMENT 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 HUD’s FY 2025 data, there are 23 such block groups within 15 census tracts in Gainesville.

Several of these tracts are contiguous and 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 Fair Street/Newtown, Downtown, Midtown, and Westside neighborhoods, as well as the Athens Street community. Note that the area that includes the airport, Elachee Nature Preserve, and Chicopee Woods golf course is not included.

GEOGRAPHIC DISTRIBUTION

TABLE 8 – GEOGRAPHIC DISTRIBUTION

Target Area	Percentage of Funds
Athens Street Corridor (Athens St Community/Newtown) Midtown Redevelopment Area & Gainesville Mill Fair Street Neighborhood	43%
Citywide	57%

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 the table above, however, individual low- and moderate-income persons residing anywhere in the City may be eligible beneficiaries of CDBG funds. CDBG funding may also be spent 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), as described above.

AFFORDABLE HOUSING: AP-55 AFFORDABLE HOUSING – 91.220(G)

INTRODUCTION

During the 2026 program year, the City of Gainesville will assist non-homeless low- and moderate-income homeowner households with the rehabilitation of existing residential units. The City also will make infrastructure improvements to support the construction of affordable housing, including 55 new units affordable to low- and moderate-income households at the redeveloped Jesse Jewell Apartments and Harrison Village (formerly Harrison Square). Note that these redevelopment projects may extend beyond the end of PY2026, depending on the pace of construction.

TABLE 9 – ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	59
Special-Needs	0
Total	59

TABLE 10 – ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	55
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	59

AP-60 PUBLIC HOUSING – 91.220(H)

INTRODUCTION

The Gainesville Housing Authority provides affordable housing and a range of related services for its residents. Housing Authority properties include:

Harrison Village which is a former 75-unit public housing development being redeveloped into Harrison Village, a 120-unit garden-style, family apartment community, with a mix of one-, two-, three-, and four-bedroom units (Phase 1) and an additional 100-unit senior community (Phase 2). Phase 1 is open and being leased, while Phase 2 is under construction now.

Midtown Villages which includes six apartment developments in midtown Gainesville with a total of 200 affordable units, ranging from one to five bedrooms. The largest property is Midtown Villages at Melrose, which includes 114 apartments and the Midtown Arts and Activities Center (MAC) that provides space for a variety of community programs and meetings.

Scattered sites provide at least 50 additional units of public housing at six properties, most located near the Queen City Parkway and MLK Jr. Boulevard intersection and one located on Jesse Jewell Parkway.

ACTIONS PLANNED DURING THE NEXT YEAR TO ADDRESS THE NEEDS TO PUBLIC HOUSING

Redevelopment will continue at Harrison Village, which will use Low Income Housing Tax Credits (LIHTCs), Project-Based Vouchers (PBVs) and Project-Based Rental Assistance (PBRA) through the Rental Assistance Demonstration (RAD) program. All units will be income-restricted, with affordability levels at 30% AMI, 60% AMI and 80% AMI. Harrison Village Phase 1 (family housing) is complete, occupied, and leasing any vacant units. For Phase 2 (senior housing), demolition is complete and construction is starting.

The Gainesville Housing Authority will also use LIHTC funds to develop additional affordable housing near the Jesse Jewell Apartments. The project would transfer ownership of the existing Jesse Jewell Apartments to a nonprofit partner and use LIHTC funds to develop additional affordable units for seniors and working families on adjacent property. The community will include a fitness center, wellness center, community center, laundry facility, and other modern on-site amenities. LIHTCs for Phase 1 were awarded in 2025, with construction of Phase 1 expected to be complete in 2027. A second LIHTC application to support Phase 2 was submitted in 2026, with anticipated construction to be completed in 2028.

ACTIONS TO ENCOURAGE PUBLIC HOUSING RESIDENTS TO BECOME MORE INVOLVED IN MANAGEMENT AND PARTICIPATE IN HOMEOWNERSHIP

The Gainesville Housing Authority operates a robust Resident Opportunity and Supportive Services Program that supports public housing residents by linking them with community resources to encourage economic self-sufficiency, independence, improved quality of life and, in some cases, help individuals maintain stable housing as they age. GHA encourages homeownership by working with residents on financial literacy and credit repair. In one-on-one meetings, a Resident Services staff member walks residents through the process of learning how to get a handle on their money, work on their credit, and set goals for budgeting and saving. GHA also helps with applications to colleges and technical schools and facilitates job searches and job training through cooperation with local and regional workforce development partners. Expanded employment opportunities can assist public housing residents on the path to homeownership.

In addition to support through GHA's Resident Opportunity and Supportive Services Program, the City of Gainesville also focuses on expanding homeownership for low- and moderate-income households and works to market first-time homebuyer opportunities to its residents.

The GHA holds regular public meetings to encourage resident involvement in public housing management. During development of the PY2026 Annual Action Plan, GHA hosted a community meeting at the Midtown Villages at Melrose Arts and Activities Center.

IF THE PHA IS DESIGNATED AS TROUBLED, DESCRIBE THE MANNER IN WHICH FINANCIAL ASSISTANCE WILL BE PROVIDED

The GHA is designated a "High Performer" based on its 2024 Public Housing Assessment System score of 98 on a 100-point scale.

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

INTRODUCTION

The primary sources of funding for homeless programs and services in the Gainesville community come from the Georgia Department of Community Affairs (DCA) through the Balance of State Continuum of Care (CoC) and the statewide Emergency Solutions Grant (ESG) program.

The State conducts a biennial homeless count, which was most recently completed in January 2024. On the night of the count, there were a total of 645 homeless persons counted in Hall County, including 193 residing in shelters and 452 unsheltered.

Over the last several years, DCA has provided ESG funding to the Gainesville Salvation Army and the Ninth District Opportunity Community Action Coalition for emergency shelter, family shelter, supportive services, rapid re-housing, and support for the use of the Homeless Management Information System (HMIS). Ninth District Opportunity uses the CoC's Coordinated Entry System (CES) to match households with the most appropriate housing and service interventions based on their needs, with the goal of prioritizing resources and preventing or reducing the time of homelessness.

DESCRIBE THE JURISDICTIONS ONE-YEAR GOALS AND ACTIONS FOR REDUCING AND ENDING HOMELESSNESS INCLUDING:

REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS

The City of Gainesville does not plan to use PY2026 CDBG funds towards street outreach. However, several agencies operating within the city conduct street outreach and will continue to do so over the next year, including:

- Ninth District Opportunity, which holds community outreach events to bring information about its housing programs to homeless residents and other members of the Gainesville and Hall County community. As a CES location, Ninth District Opportunity works to assess the individual needs of homeless residents, including people who are unsheltered, and connect them with the most appropriate housing and services.
- Good News at Noon, which hosts weekly outreach activities to connect their residents and other people experiencing homelessness with the Good News at Noon community.
- Overhead Cover, which provides mobile showers and meals to unhoused residents through collaboration with community members.
- Gainesville City School System, which provides outreach services to students and families who meet the McKinney-Vento definition of homelessness.

ADDRESSING THE EMERGENCY SHELTER AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS

The City of Gainesville does not plan to use PY2026 CDBG funds towards emergency shelter or transitional housing. However, several agencies operating within the city provide both emergency shelter and transitional housing, combined with a variety of supportive services. They include:

- Good News at Noon, which provides transitional housing, case management, and mental health support for men and women experiencing homelessness.
- Family Promise of Hall County, which provides both emergency and transitional housing to families experiencing homelessness through its Empowerment and Next Step programs. Other services include childcare, life-skills classes, and a diaper bank.
- Gateway Domestic Violence Center, which provides emergency shelter to survivors of domestic violence and their children. Gateway also offers some transitional housing and a variety of services including support groups, children's programs, occupational therapy, and legal advocacy.
- My Sister's Place, which provides emergency shelter for up to 90 days to single women and mothers with children who are experiencing homelessness. My Sister's Place provides case management to assist residents obtain permanent housing and has three transitional housing units for residents unable to secure permanent housing within 90 days.
- Salvation Army, which provides emergency shelter for men, women, and families, as well as a food pantry and other resident services.
- Gainesville Baptist Mission, which provides transitional housing for men experiencing homelessness and a structured program focused on education, employment, life skills, and recovery from substance abuse.

HELPING HOMELESS PERSONS (ESPECIALLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH) MAKE THE TRANSITION TO PERMANENT HOUSING AND INDEPENDENT LIVING, INCLUDING SHORTENING THE PERIOD OF TIME THAT INDIVIDUALS AND FAMILIES EXPERIENCE HOMELESSNESS, FACILITATING ACCESS FOR HOMELESS INDIVIDUALS AND FAMILIES TO AFFORDABLE HOUSING UNITS, AND PREVENTING INDIVIDUALS AND FAMILIES WHO WERE RECENTLY HOMELESS FROM BECOMING HOMELESS AGAIN

The City of Gainesville will spend an estimated \$50,000 in CDBG grant funds during PY2026 to assist in the development of permanent affordable housing, including permanent affordable rental housing. Additional housing units constructed with City support will expand the housing options available to residents leaving the transitional housing and emergency shelter program discussed above, potentially shortening the period of time that they experience homelessness.

Additionally, several nonprofit organizations in Gainesville provide case management, helping clients move from transitional or emergency housing to a permanent home. These agencies include Good News at Noon, Family Promise of Hall County, My Sister's Place, and the Gainesville Baptist Mission. Together, they serve a mix of chronically homeless individuals, veterans, families with children, and women with children. Ninth District Opportunity also serves residents who are homeless or at imminent risk of homelessness with rental assistance and strong case management support, working to identify barriers to maintaining long-term housing and strategies for

overcoming them. The Salvation Army also provides utility and/or rental assistance that can prevent returns to homelessness for at-risk households.

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; OR, RECEIVING ASSISTANCE FROM PUBLIC OR PRIVATE AGENCIES THAT ADDRESS HOUSING, HEALTH, SOCIAL SERVICES, EMPLOYMENT, EDUCATION, OR YOUTH NEEDS

The City of Gainesville does not plan to use PY2026 CDBG funds towards homelessness prevention. There are, however, a few nonprofit agencies working within Gainesville that provide homelessness prevention or rapid rehousing services, including Salvation Army and Ninth District Opportunity.

To assist individuals and families likely to be homeless after being discharged from medical care, the North Georgia Health System has dedicated staff to assist in identifying housing and service resources for patients as they exit medical care, but report a severe shortage in emergency, transitional, and permanent affordable housing options. Gainesville and Hall County agencies are in the process of improving their ability to identify appropriate and available housing and community resources for clients in need through implementation of the United Way's Unite Us platform. Unite Us is an online social care network that allows for electronic referrals and communication between non-profit partners and service organizations to connect individuals and families to the assistance they need in real time. Local agencies are in the process of joining the platform now and as more do, its utility will increase.

While not specifically homelessness prevention, CDBG funds used for Homeowner Housing Rehabilitation and Emergency Repairs will serve low- and moderate-income households in Gainesville whose homes present safety risks and/or no longer meet building code requirements. This project will extend the life of existing affordable housing and allow owners to remain safely in their homes.

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

INTRODUCTION

Housing market data and stakeholder input collected during the PY2024-PY2028 Consolidated Planning process both indicate a tight housing market in Gainesville, with increasing rents and limited opportunities for first-time homebuyers. 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 support additional housing development, including development of affordable units. For example, the City may want to consider adopting means to allow more flexibility in density and affordable housing development by allowing for a greater mix of housing types, lower minimum lot sizes, and higher multifamily density. The City could also consider alternatives such as relaxing infill residential development standards, providing for tiny homes or cluster developments, and density blending. Permitting or incentivizing conversion of single-family dwellings on large lots in high opportunity intown neighborhoods to two-family or three-family dwellings is also a potential strategy to address the need for more density and infill development in established neighborhoods. Stakeholder input also suggested encouragement of accessory dwelling units (ADUs) as a strategy for creating new affordable housing units.

The City's land use regulations could go further and affirmatively incentivize the development of affordable housing with inclusionary zoning policies. Gainesville has not adopted specific development incentives like density bonuses, reduced parking, design waivers, reduced development impact fees, administrative variances, or expedited permitting for the development of affordable or low-income housing but could consider such strategies.

ACTIONS PLANNED TO REMOVE OR AMELIORATE THE NEGATIVE EFFECTS OF PUBLIC POLICIES THAT SERVE AS BARRIERS TO AFFORDABLE HOUSING

As part of the City's 2040 Comprehensive Plan, implementation measures call for a review of zoning and building requirements to assess policies that restrict access to affordable and missing-middle housing. The Comprehensive Plan also identifies commercial areas where mixed-use zoning would be appropriate to encourage high-quality multifamily housing. Housing-related strategies include studying the feasibility of density bonuses in exchange for providing a desired mix of housing types and price points within single developments and encouraging developments that mix different housing types on the same site or within the same development.

The City adopted an updated Unified Land Development Code (ULDC) in December 2025. The update increased density from 12 dwelling units per acre to 18 dwelling units per acre in the Downtown/Midland areas and allowed Accessory Dwelling Units (ADUs) by right in two zoning districts.

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

During PY2026, the City will allocate CDBG funds towards infrastructure improvements designed to improve the living environment for low- and moderate-income residents. While specific improvements will be identified during the program year, the City anticipates focusing activities on the Athens Street Corridor, Midtown/Midland, and the Fair Street-Newtown-New Holland area. The City will also use grant funds to support infrastructure improvements to support the development or redevelopment of affordable housing.

ACTIONS PLANNED TO FOSTER AND MAINTAIN AFFORDABLE HOUSING

The City of Gainesville will focus heavily on fostering and maintaining affordable housing during PY2026, both through affordable housing activities and infrastructure/public facility activities that support affordable housing development. The City will use \$50,000 in CDBG funds to support Gainesville Housing Authority initiatives to expand affordable housing units at its Jesse Jewell site and at Harrison Village. When complete, the project is anticipated to include 129 affordable units with a mix of family and senior units. The City will use funds to support infrastructure improvements or site redevelopment costs associated with the project.

Gainesville will also use its PY2026 CDBG funds to maintain affordable housing through housing rehabilitation and emergency repair assistance for income-eligible homeowners.

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. 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. The City contracts with qualified agencies 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.

To encourage economic development along the Athens Street corridor and as part of the Harrison Village redevelopment, Hall County has applied for a \$5 million State CDBG grant to create an entrepreneurial space with a teaching kitchen and a commercial kitchen business incubator to promote/assist with economic development for low- and moderate-income residents.

that would support local entrepreneurs and teach related culinary and business skills.

Additionally, the City of Gainesville's PY2026 housing programs and activities that support development of affordable housing inherently address poverty by creating housing opportunities for low- and moderate-income households. Without these housing opportunities, many low-income households would not be able to afford housing rehabilitation costs or find an affordable rental unit.

ACTIONS PLANNED TO DEVELOP INSTITUTIONAL STRUCTURE

During PY2026, the City of Gainesville will continue to collaborate with community partners to address the housing and community development needs of low- and moderate-income households. Partner agencies include the United Way, the Gainesville Housing Authority, the Gainesville Nonprofit Development Foundation, state and local government agencies, health services providers, and other service providers. The Community & Economic Development Department coordinates with other City departments, including Gainesville Police Department, Public Works, Community Services, and the City Manager's Office. 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 address any service gaps.

ACTIONS PLANNED TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES

The Gainesville Housing Authority (GHA) provides affordable housing within Gainesville and is governed by its board of commissioners which are appointed by the City. Through its Resident

Opportunity and Supportive Services (ROSS) program, GHA will continue to support public housing residents by linking them with valuable community resources to obtain economic self-sufficiency, independence, stability, and improved quality of life. GHA partners with area organizations to offer opportunities for residents including:

- English classes
- Income tax assistance
- Case management
- Computer classes
- Childcare
- Credit repair and financial literacy
- Educational planning
- Employment readiness
- Homeownership counseling
- Budgeting
- Nutrition
- Healthcare
- Other support services

In addition to GHA, a few Low Income Housing Tax Credit (LIHTC) developments in Gainesville work to coordinate access to services by developing and implementing Community Transformation Plans in accordance with DCA's LIHTC guidelines. These plans require LIHTC recipients to develop strategies for improving access to healthcare services, educational opportunities, employment resources, and transportation.

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

INTRODUCTION

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

**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	\$0

OTHER CDBG REQUIREMENTS

1. The amount of urgent needs 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.	70% 2026



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: July 21, 2026
Date Submitted: July 27, 2026
Final Approval Date: July 29, 2026
Presenter: Bryan Lackey, City Manager
Item of Business: Resolution: Conveyance of City of Gainesville, Georgia - Owned Property on the Corner of Thompson Bridge Road and Tommy Aaron Drive to the Georgia Department of Transportation
Meeting Date: July 30, 2026

Purpose of Request:

The purpose of this request is to authorize the sale and conveyance of the property to the Georgia Department of Transportation.

Facts & Issues / History & Background:

Department Recommendation:

Adopt the resolution.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Resolution: Conveyance of City of Gainesville, Georgia - Owned Property on the Corner of Thompson Bridge Road and Tommy Aaron Drive to GDOT
2. Supporting Doc: GDOT Letter of Acknowledgement
3. Supporting Doc: GDOT Waiver Letter/Donation Form
4. Supporting Doc: GDOT Option for Right of Way

RESOLUTION BR-2026-

**CONVEYANCE OF CITY OF GAINESVILLE, GEORGIA - OWNED PROPERTY ON THE
CORNER OF THOMPSON BRIDGE ROAD AND TOMMY AARON DRIVE TO THE
GEORGIA DEPARTMENT OF TRANSPORTATION**

WHEREAS, pursuant to O.C.G.A. Sec.36-37-6(e)(2)(D), the City of Gainesville (hereinafter referred to as "the City") hereby deems it to be in the public interest to sell and convey that real property located at the corner of Thompson Bridge Road and Tommy Aaron Drive in the City of Gainesville, which real property is more particularly described in that Option for Right of Way attached hereto (said real property hereinafter referred to as "the Property" and said Option hereinafter referred to as "the Agreement") to the Georgia Department of Transportation (hereinafter referred to as "GDOT") for public purposes; and

WHEREAS, the sale and conveyance of the Property is in the best public interest, as it will allow for pedestrian upgrades along Thompson Bridge Road for the benefit of the citizens of the City and surrounding areas; and

WHEREAS, the Agreement sets forth the terms of sale of the Property.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the Agreement and authorizes the Mayor, the City Manager, and the City Attorney to execute the Agreement and such other documents that may be necessary to carry out the terms of the Agreement, including the sale and conveyance of the Property to GDOT.

Adopted this ____ day of August, 2026.

Zack Thompson, Mayor

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

ATTEST:

Alisa Grayson, City Clerk



Russell R. McMurtry, P.E., Commissioner
One Georgia Center
600 West Peachtree NW
Atlanta, GA 30308
(404) 631-1990 Main Office

Letter of Acknowledgement for Donation Request

DATE: ~~June 5, 2026~~ August 4, 2026
NAME: City of Gainesville
ADDRESS: 223 NW Tommy Aaron Drive
CITY: Gainesville
STATE: GA
ZIP: 30503
P.I. NO: 0013171
PARCEL #: 25
COUNTY: Hall

The Georgia Department of Transportation is in the process of acquiring property to improve the roadway designated above. In order to make this project possible, 0.010 acres (or 428.30 square feet) of your property in fee simple will be needed. These areas are more particularly shown and described on the attached plat(s).

(I OR we), City of Gainesville (name of property owner(s)) understand that under federal code 49 CFR 24.108 & 49 CFR 24.102 (c) (2), and also certain state codes under Title 32, that (I OR we) are entitled to just and adequate compensation (Fair Market Value) based on an independent appraisal. However, (I OR we) desire to waive the appraisal/compensation processes and agree to donate the property to the Georgia Department of Transportation. It is also understood

City Attorney, City of Gainesville

Revised March 2021



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree NW
Atlanta, GA 30308
(404) 631-1990 Main Office

that if (I OR we) should need an appraisal of Fair Market Value property for tax purposes at a later date, the Georgia Department of Transportation agrees to produce an appraisal of value of my property as donated.

This donation transaction is being done voluntarily, and without any coercion or pressure of any kind by the Georgia Department of Transportation. Furthermore, (I am OR we) are willing to execute all the necessary conveyance documents in favor of the Georgia Department of Transportation. It is also understood that I will not incur any expenses related to the execution and recording of the conveyance documents.

CITY OF GAINESVILLE
Print Name

B-7: Signature Zack Thompson, Mayor

Witness or Notary

Approved as to Form:

City Attorney, City of Gainesville

WAIVER LETTER/ DONATION FORM

DATE: ~~June 5, 2026~~ August 4, 2026

NAME: City of Gainesville
STREET: 223 NW Tommy Aaron Drive 30506 (address of impacted property)
CITY/STATE: Gainesville, GA

RE: P.I.#: 0013171
COUNTY: Hall
PARCEL #: 25

Dear City of Gainesville:

This is to advise that plans are underway for the construction of various pedestrian upgrades at 13 intersections in Hall County.

The proposed construction will require additional rights of way and/or easement. The plans indicate that you are one of the property owners from which right of way and/or easement must be acquired, as indicated on the attached plat. Our Right of Way Agent, **Tucker Smallwood**, will be glad to point out the location of the required acquisition on the ground and accompany you on an inspection of this area if you desire.

The construction of this project is to be financed with State and/or Federal funds. It is the responsibility of the State to acquire the necessary right of way for the project. The acquisition affecting your property allows you one of the following ~~three~~ two options concerning real estate appraisals:

Please indicate your choice by executing one of the following:

1. I desire the offer of fair market value (just compensation) to be based upon a formal real estate appraisal.

_____(L.S.)

2. I desire to donate my property which is required for right of way, and do () do not () desire a formal appraisal. CITY OF GAINESVILLE

By: Zack Thompson, Mayor (L.S.)

3. ~~I desire to negotiate with the DOT for the required right of way settlement, for an amount of money or services, based on a streamlined procedure known as "Estimate of Appraisal Calculation". This estimate procedure is based upon market data, but does not utilize a formal real estate appraisal. If I reach an agreement with the DOT utilizing this procedure, a formal appraisal will not be done. If I do not reach an agreement with the DOT using this streamlined procedure, DOT will prepare/have prepared a formal real estate appraisal from which the offer of fair market value will be based.~~

_____(L.S.)



Option for Right of Way

GEORGIA, Hall COUNTY

PI#: 0013171

PARCEL: 25

Received of Georgia Department of Transportation, the sum of One (\$1.00) Dollar, the receipt whereof is hereby acknowledged, and in consideration thereof, and in consideration of the benefits derived by me from the proposed project mentioned herein, I bind myself, my heirs, executors and assigns as follows:

If the said Department of Transportation, shall within 60 days after date hereof pay me the sum of \$ 0.00 when the undersigned agrees to execute and deliver to the Department of Transportation fee simple title and easements to the land owned by the undersigned, which is shown reflected in color on the right of way map attached hereto and made a part hereof by reference, to be used for highway purposes on the PEDESTRIAN UPGRADES @ 13 LOCS IN HALL COUNTY project, being Parcel 25 consisting of 0.10 acres (428.30 sq. ft) in fee and 0.00 square feet of easement and 0.00 Linear Feet of Access Rights on Georgia Highway Project Identification Number 0013171.

It is agreed and understood that all TEMPORARY EASEMENTS are limited to the period required for the construction of said project and upon completion and acceptance of same by the Department of Transportation from the contractor, said TEMPORARY EASEMENT will terminate.

It is agreed and understood that I, or any tenant now in possession or any other persons having a claim or interest in subject property, will have not less than 60 days from date of execution of a deed and easements or 90 days from the date initial notice that relocation benefit availability was provided, whichever is greater to vacate the premises and that on vacating of said premises, only items of personal property will be removed, all items attached to the property and being classed as realty to remain. The above agreement to apply unless otherwise provided in Special Provision. If the Department of Transportation agrees to allow the Grantor or tenant in possession to occupy the subject premises beyond the two-month period stated above, the person will be required to pay a rental fee of \$ N/A, payable each month in advance. Subsequent to the date of transfer of title to the Department of Transportation and prior to vacation of subject premises, the person in possession will hold the Department harmless as to any claim in connection with the occupancy of said premises. The above option price includes payment for the right of way above described, together with all improvements wholly or partially situated thereon and the right to enter upon the adjacent lands not included in said required Right of Way and Easements for the purpose of removing or demolishing such improvements.

The undersigned further agrees that the Department will be designated an authorized agent for the removal of underground storage tank systems located wholly or partially in said right of way or easement.

SPECIAL PROVISIONS (Realty Items ONLY)

Grantor may retain title to N/A for sum of \$ N/A (40% of improvement value) which shall be deducted from the option price at the time of closing; PROVIDED, he will obligate and firmly bind himself and his successors in title to strictly and faithfully comply with each of the following conditions:

1. Grantor will demolish or remove the above described improvements from the right of way, easements and set back area and clear said right of way, easements and set back area from the right of way sufficient to comply with County Building Code requirements; however, in the absence of County requirements, a minimum set back of 50 feet is required. All rubbish and debris must be removed to the satisfactions of authorized personnel of the Department of Transportation within 30 calendar days after notice to proceed.
2. Grantor will comply with all laws, ordinances, and regulations of building codes applicable to demolition or removal of buildings in Georgia and hold the Department of Transportation and the county of Hall harmless as to any claim in connection therewith.
3. It is understood and agreed that no utility connections shall be made or allowed to relocated structures across or from a limited access right of way, and it is understood and agreed that grantor has agreed to bargain, sell and convey to the Department of Transportation all existing utility rights, and the Department will not be liable in any way for utility reconnections adjacent to acquired rights of way or any subsequent location of improvements.
4. Grantor will leave on deposit with the Department of Transportation the additional sum of \$ N/A (20% of improvement value) which will be deducted from the aforesaid option price at closing. This sum will be held as a cash performance bond conditioned on the strict and faithful performance of the aforesaid obligations.

Time is expressly made of the essence of this Special Provision, and in the event, grantor fails to comply with aforesaid obligations, all sums held by the Department of Transportation shall be retained as liquidated damages, and title to and the right to remove said structure shall vest in the Department of Transportation. I (We) do (do not) elect to retain improvements as set out in this Special Provision.

OTHER PROVISIONS (Non-realty Items - Cost to Cure and Trade Fixtures)

This Offer includes a Cost to Cure payment of \$ N/A. If the Cost to Cure compensates for: 1) replacement of necessity (well or septic) or 2) removal of items from the acquisition, then a Performance Bond of \$ N/A (20% per item) will be withheld. This amount will be returned upon satisfactory replacement or removal of N/A.

This Offer includes a Trade Fixture payment of \$ N/A for certain non-realty items located in the acquisition. If I wish to relocate any of these items (yes or no), a Performance Bond of \$ N/A (20% per item) will be withheld. This amount will be returned upon satisfactory removal of Trade Fixture.

GEORGIA, Hall

COUNTY

PI#: 0013171

PARCEL: 25

I, the undersigned, understand that I will have no current nor future "property interests" in any median-cut constructed on this project. That this, or any other median-cut, may be closed, relocated, or otherwise modified before, during or after the initial installation. This paragraph is not applicable unless median-cut construction pertains to this project.

The undersigned herein agrees for the same consideration, to provide, without cost to the Department of Transportation, a quit claim deed or such other releases as may be required by the closing attorney from any tenant now in possession of subject property and any other parties having a claim or interest in subject property.

It is further agreed for said consideration to convey and relinquish to the Department of Transportation all rights of access between the Limited Access Highway and approaches thereto on the above numbered Highway and all of the remaining real property of the undersigned except at such points as designated by the Department of Transportation. This paragraph is not applicable unless access rights are indicated on the attached plat.

The said parcel of land as above indicated is shown upon plans on file in the office of the Department of Transportation, Atlanta, Georgia, and said plans being identified as Project Identification Number 0013171.

Grantor may execute and deliver fee simple title to the Department of Transportation to the above referenced right of way and an additional N/A acres of land owned by the undersigned adjacent to and abutting on the above numbered highway for the total consideration of \$ N/A which includes payment for the above referenced right of way requirements, other rights and conditions described herein and additional lands. This additional land is shown on the attached plat as the remainder of Parcel No. .

I (We) do (do not) elect to execute and deliver Parcel N/A deed.

Witness my hand and seal this _____ day of _____, 20_____.

CITY OF GAINESVILLE

By:

Zack Thompson, Mayor (L.S.)

Attest:

Alma Grayson, City Clerk (L.S.)

Signed, Sealed and Delivered
in the presence of:

Notary Public

Approved as to Form:

ACCEPTED: DEPARTMENT OF TRANSPORTATION

BY: _____ (DATE)

City Attorney, City of Gainesville

TITLE: _____

2/18/2026
mmu111ns

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0013171_60 RW TABLES.dgn
GRAPH LN

GDOT

P. I. No.
0013171



2/18/2006	GRLOT-040	0013171, 60 MW, TAIL: 60N		P. J. NO.
02/11/15	grlotbdr-040-jw.tsl	0013171		

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CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: July 23, 2026
Date Submitted: July 23, 2026
Final Approval Date: July 29, 2026
Presenter: Zack Thompson
Item of Business: Appointments: Airport Advisory Committee
Meeting Date: July 30, 2026

Purpose of Request:

The purpose of this request is to address the expired term positions held by Allen Nivens, Alvin Kemp Jr., and John Haynes.

Facts & Issues / History & Background:

The AAC follows the guidelines of the City Charter and the Code of Ordinances as well as the requirements set forth in Business Resolution 2011-43. Members serve three-year terms. Allen Nivens, Alvin Kemp Jr., and John Haynes have confirmed a willingness to serve another term. The outstanding debt verification process has been completed with no concerns.

Department Recommendation:

To consider the nominations as submitted by the Mayor.

Department Director:

Zack Thompson

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Airport Advisory Committee - Local Appointments List_02112026023126
2. Attendance Report: May 2024- May 2026 Airport Advisory Committee

Airport Advisory Committee

The purpose of this committee is to advise on issues relating to the Lee Gilmer Memorial Airport. It also addresses matters previously addressed by the Hangar Appeals Board including but not limited to reviewing petitions regarding actions taken by management against individuals concerning leases, rules and regulations and policy decisions/interpretations. This committee consists of six members which includes a representative from each ward, plus one representative recommended by Hall County but appointed by Council. There is one ex-officio member. The term of office is three years. This committee was reaffirmed by Business Resolution 2011-43. The primary contact is the Public Works Director and the Airport Manager.

Term of Office: 3 years

Meetings: [See Meetings Calendar](#)

	Name:	Date Appointed:	Current Term Expiration Date:	
Airport Manager / Chair	Lisa Poole	01/01/2021	12/31/2050	FILLED
Post - Ward 1	Casey Graybeal	09/17/2024	09/16/2027	FILLED
Post - Ward 2	Mike McGraw	09/18/2024	09/16/2027	FILLED
Post - Ward 3	John Haynes	06/17/2023	06/20/2026	EXPIRED
Post - Ward 4	Allen Nivens	05/20/2023	06/20/2026	EXPIRED
Post - Ward 5	Alvin Lee Kemp, Jr.	06/20/2023	06/20/2026	EXPIRED
Hall County Representative	Alan Wayne	06/06/2024	06/05/2027	FILLED
Ex-Officio	Juli Hayes	01/06/2026	01/05/2027	FILLED
Ex-Officio	Barbara Brooks	01/06/2026	01/05/2027	FILLED

AIRPORT ADVISORY COMMITTEE ATTENDANCE REPORT

MEETING			BOARD MEMBER							
	DATE	TYPE	GRAYBEAL	MCGRRAW	HAYNES	NIVENS	KEMP	WAYNE	HAYES	BROOKS
1	5/14/2024	R	1		0	1	0	1	1	0
2	11/12/2024	R		1	1			1	1	1
3	5/13/2025	R			1			1	1	
4	11/12/2025	R	1	1	1	1		1	1	
5	5/19/2026	R	1	1	1			1		
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28										
	TOTAL	5	3	3	4	2	0	5	4	1
	ATTENDANCE %		60%	75%	80%	40%	0%	100%	80%	20%

TYPE MEETING:

ATTENDANCE:

R =

0 =

Regular Scheduled Meeting

Absent

C = Called Meeting

1 = Attended

NOTES:

Submitted By:

Lisa Poole

Recording Secretary

Date:

6/17/2026



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: July 23, 2026
Date Submitted: July 23, 2026
Final Approval Date: July 29, 2026
Presenter: Zack Thompson
Item of Business: Appointments: Historic Preservation Commission
Meeting Date: July 30, 2026

Purpose of Request:

The purpose of this request is to address the expired term positions held by Ruth Bruner and Brad Abernathy.

Facts & Issues / History & Background:

The HPC follows the guidelines set forth in the City Charter, Code of Ordinances and the Unified Land Development Code. Members serve a three-year term.

Ruth Bruner and Brad Abernathy have confirmed a willingness to serve another term. The debt verification process was completed with no concerns.

Department Recommendation:

To consider the nominations as submitted by the Mayor.

Department Director:

Zack Thompson

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Historic Preservation Commission Member - Local Appointments List_07232026045038
2. Attendance Report: 2024 - 2026 Historic Preservation Commission

Historic Preservation Commission (HPC)

Overview

The Historic Preservation Commission (HPC) was created when the Gainesville City Council adopted a historic preservation ordinance in October 2001 and implemented it in June 2002. The HPC consists of five voting members who are residents of the City; demonstrated special interest, experience or education in history, architecture or the preservation of historic resources or professionals in such fields; and are appointed by the City Council for staggered three-year terms. One Council Member is appointed each year to serve as an ex-officio. All terms expire on June 30 of their respective year. Additional information about the HPC, including its duties and responsibilities, is outlined in Chapter 9-21-2 of the [Unified Land Development Code](#). The HPC makes recommendations to the City Council on requests for [local designation](#). The HPC has final action on all requests for [Certificates of Appropriateness](#). The primary contact is the Housing and Special Projects Manager

Term of Office: 3 years

	Name:	Date Appointed:	Current Term Expiration Date:	
Post - Ward 1	Dick Bachman	07/01/2025	06/30/2028	FILLED
Post - Ward 2	Brad Abernathy	07/01/2026	06/30/2029	EXPIRED
Post - Ward 3	Ruth Bruner	07/01/2026	06/30/2029	EXPIRED
Post - Ward 4	Cathy Day	07/01/2025	06/30/2028	FILLED
Post - Ward 5	Elizabeth Horton	09/18/2024	06/30/2027	FILLED
Ex-Officio	Jonathan Elliott	01/06/2026	01/05/2027	FILLED

7/23/26 ds

HISTORIC PRESERVATION COMMISSION BOARD ATTENDANCE REPORT

MEETING			BOARD MEMBER					
	DATE	TYPE	Bachman	Abernathy	Bruner	Day	Horton	Elliott
1	7/1/2024	R	1	1	0	1		
2	8/5/2024	R	1	1	1	1		
3	9/9/2024	R	1	1	1	1		
4	12/2/2024	R	1	1	0	1	1	
5	7/7/2025	R	1	0	1	1	1	
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25								
26								
	TOTAL	5	5	4	3	5	2	0
	ATTENDANCE %		100%	80%	60%	100%	100%	0%

TYPE MEETING: R = Regular Scheduled Meeting
ATTENDANCE: 0 = Absent

C = Called Meeting
1 = Attended

NOTES:

Submitted By: _____ Gwen Fleming
 Recording Secretary

Date: _____ 6/16/2026