



AGENDA

Gainesville Work Session
Thursday, June 13, 2019, 9:00 AM
Administration Building, Board Room
300 Henry Ward Way, 3rd Floor
Mayor or Mayor Pro Tem Presides

DEPARTMENT ISSUES

Finance	Resolution: Third Quarter Budget Adjustment for Fiscal Year 2019	Kevin Hutcheson
Public Works	Resolution: Recycling Intergovernmental Agreement with Hall County	Todd Beebe
Community & Economic Development	Resolution: Adoption of the FY18 CIE Annual Update	Jessica Tullar
Community & Economic Development	Public Hearing Item: June 18, 2019 Council Meeting	Jessica Tullar /
	Resolution: Adoption of Community Development Block Grant (CDBG) 2019-2023 HUD Consolidated Housing Plan & 2019 Annual Action Plan	Melissa Mailloux

CITY MANAGER ISSUES

Resolution: Records Management and Retention Schedule Update	Terri Kapetanidis
Resolution: Fiscal Year 2020 Budget	Jeremy Perry
Ordinance: Fiscal Year 2020 General Government Ad Valorem Tax Rate	Jeremy Perry
Ordinance: Fiscal Year 2020 Fire Services Ad Valorem Tax Rate	Jeremy Perry
Ordinance: Fiscal Year 2020 Parks and Recreation Ad Valorem Tax Rate	Jeremy Perry
Ordinance: Fiscal Year 2020 Board of Education Ad Valorem Tax Rate	Jeremy Perry

MAYOR/COUNCIL ISSUES

Appointment(s): Convention and Visitors Bureau Advisory Board	Danny Dunagan
Appointment(s): Gainesville-Hall '96 Board	Danny Dunagan
Appointment(s): Historic Preservation Commission	Danny Dunagan
Appointment(s): Metropolitan Planning Committee - Citizens Advisory Committee	Danny Dunagan
Appointment(s): SPLOST VII Citizens Review Committee	Danny Dunagan
Ex-Officio Report(s)	

CITY ATTORNEY ISSUES

Resolution: Approval of Lease of Portion of Lot A-16 in AIP to Mulberry Farms, Inc. and Assignment of Lease to United Community Bank as Collateral	Lisa Poole
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CITY CLERK ISSUES

EXECUTIVE SESSION

ADJOURNMENT

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 5/10/2019
Presenter: Kevin Hutcheson
Item of Business: Resolution: Third Quarter Budget Adjustment for Fiscal Year 2019
Meeting Date: 6/13/2019

Purpose of Request:

This request is to approve the budget adjustments associated with the third quarter of fiscal year 2019.

History/Background:

The City of Gainesville Code states in part:

Sec. 2-3-87 - Budget amendments

(a) General amendment. The council may amend the budget as deemed necessary or advantageous during the fiscal year, provided additional revenues or funding sources are identified for any net increase in expenditure. Following the end of each fiscal year quarter, any approved adjustments, including budgets for any projects authorized during the quarter shall be enacted through a budget adjustment resolution upon favorable vote of the city council. The supplemental budget resolutions shall be balanced for each and every fund that is amended.

Facts & Issues for Consideration:

Department Recommendation:

Financial Services recommends the approval of the third quarter budget adjustment for fiscal year 2019.

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ BA RESO- Q3 FY19	Resolution
☐ Attachment A -Charts for 3rd Qtr BA for FY2019	Backup Material
☐ Attachment B - Descriptions for 3rd Qtr BA for FY2019	Backup Material

RESOLUTION AR-2019 - ____

**REGARDING THIRD QUARTER BUDGET ADJUSTMENT
FOR FISCAL YEAR 2019**

WHEREAS, the City Council approved a budget for fiscal year 2019 for the City of Gainesville on June 19, 2018; and

WHEREAS, the budget is a dynamic rather than static revenue and spending plan which requires adjustment from time to time as circumstances change; and

WHEREAS, these adjustments maintain a balanced budget for all funds.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby adopts the adjustments to the budget listed on "Attachment A" and "Attachment B", attached hereto and made a part of the Resolution.

Adopted this ____ day of _____, 2019.

C. Danny Dunagan, Jr., Mayor

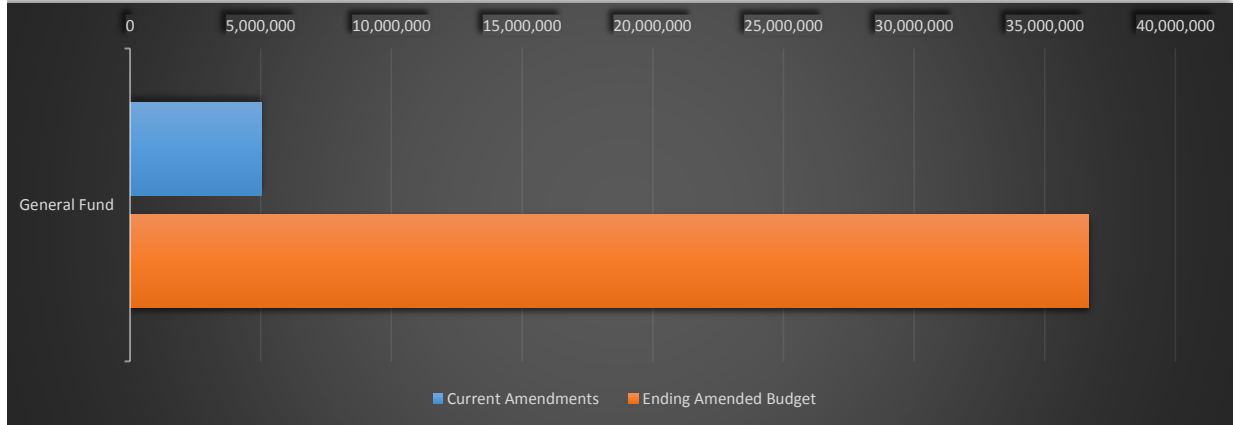
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

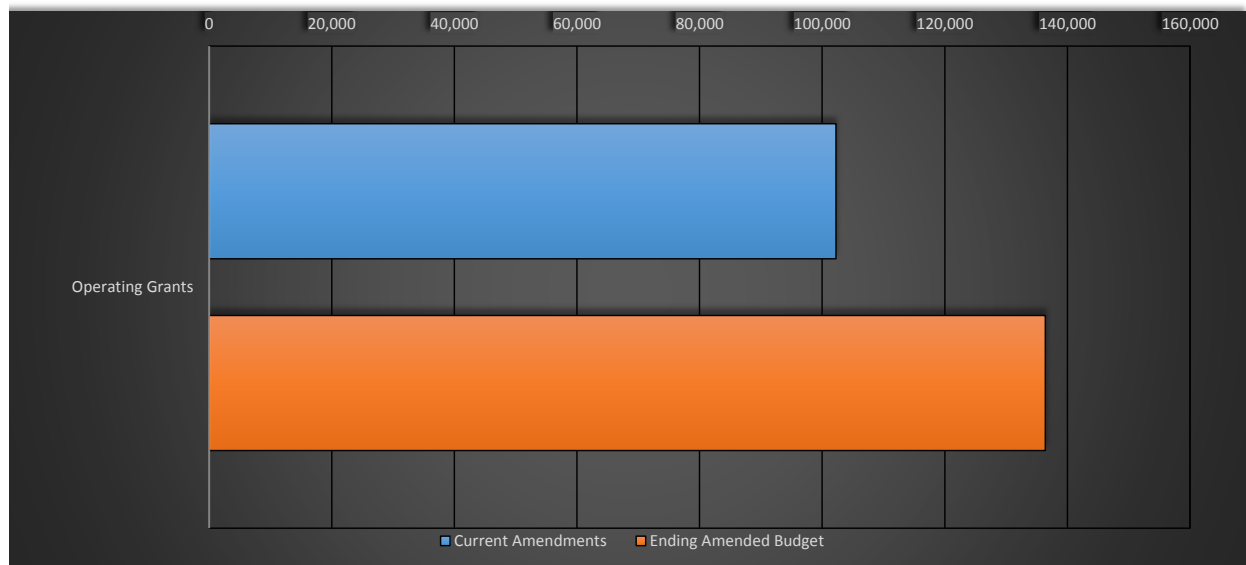
Denise O. Jordan, City Clerk

ATTACHMENT A

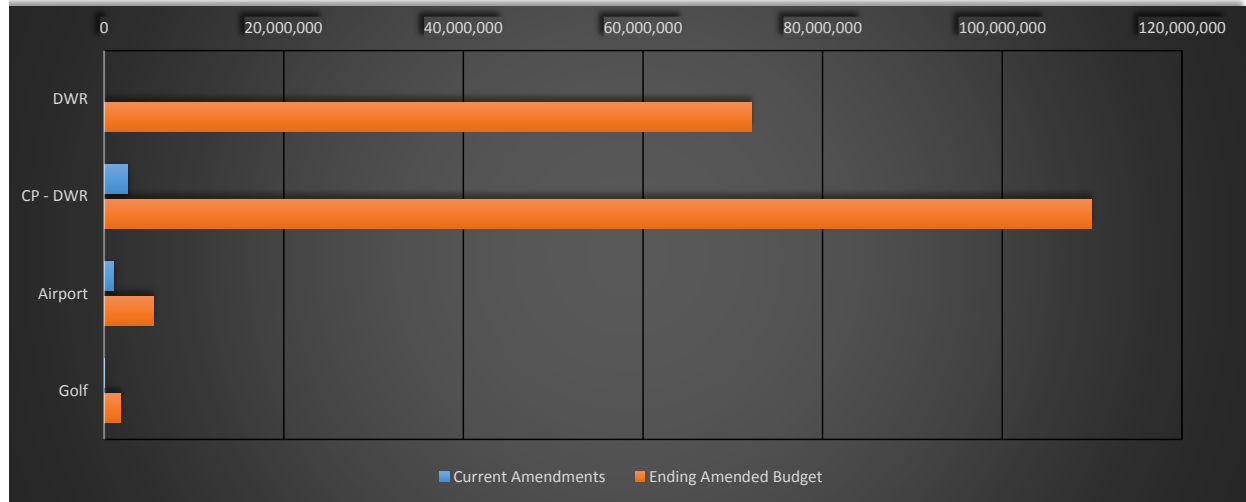
General Fund			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
General Fund	31,642,196	5,019,000	36,661,196
Grand Total	31,642,196	5,019,000	36,661,196



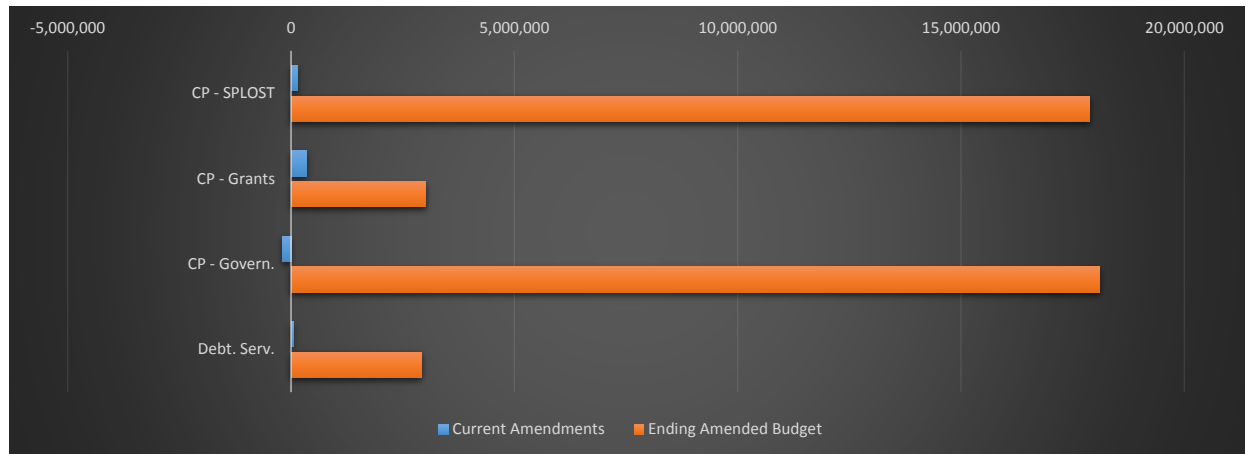
Special Revenue Funds			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
CSC	3,968,111	0	3,968,111
Cemetery Trust	42,704	0	42,704
Confiscated Assets	347,258	10,500	357,758
Operating Grants	34,146	102,248	136,394
HUD Grants	367,244	470,574	837,818
HUD Rev. Loan	82,800	0	82,800
Fire Services fund	8,841,200	0	8,841,200
Econ. Dev.	83,000	0	83,000
TV-18	258,566	0	258,566
TAD	615,655	0	615,655
H/M Tax Fund	997,497	135,000	1,132,497
Impact Fee	670,350	0	670,350
Info. Tech. Fund	56,000	0	56,000
Grand Total	16,364,531	718,322	17,082,853



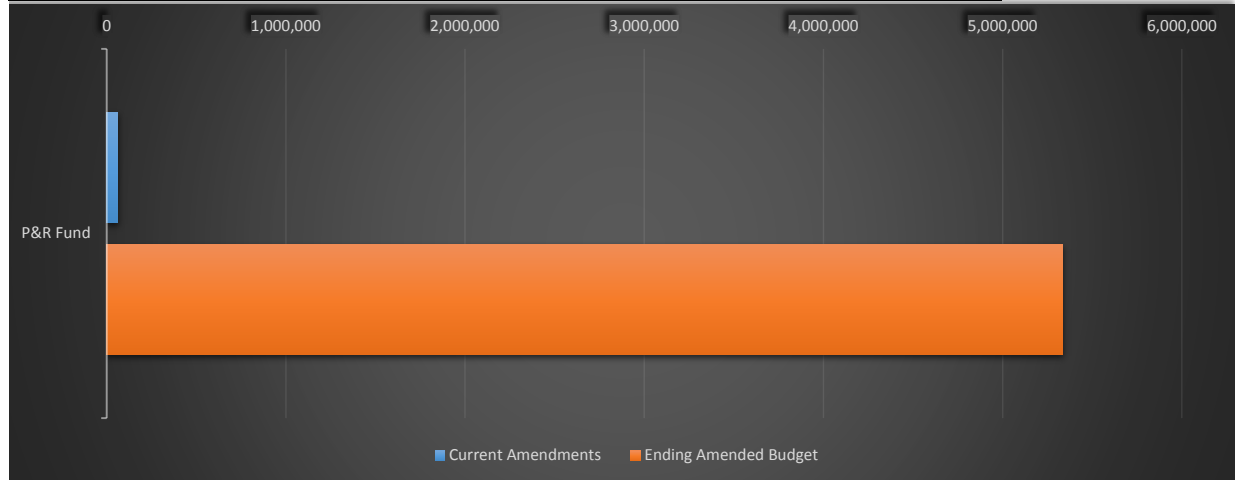
Enterprise Funds			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
DWR	72,088,184	0	72,088,184
CP - DWR	107,264,344	2,635,000	109,899,344
Solid Waste	3,072,816	200,000	3,272,816
Airport	4,497,024	1,000,000	5,497,024
Golf	1,744,107	55,000	1,799,107
Grand Total	188,666,475	3,890,000	192,556,475



Capital and Debt Funds			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
CP - SPLOST	17,735,806	145,434	17,881,240
CP - Grants	2,673,581	346,690	3,020,271
CP - Govern.	18,301,128	-194,927	18,106,201
Debt. Serv.	2,853,151	59,400	2,912,551
Grand Total	41,563,666	356,597	41,920,263



Component Unit			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
CVB	599,480	0	599,480
P&R Fund	5,268,473	63,000	5,331,473
CP - P&R	1,016,133	0	1,016,133
Grand Total	5,867,953	63,000	5,930,953



Non-Profit			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
Non-Profit	25,507	0	25,507
Grand Total	25,507	0	25,507

Internal Service Fund			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
Gen. Insurance	1,915,514	0	1,915,514
Employee Ben.	9,387,614	0	9,387,614
Veh. Serv.	2,587,312	0	2,587,312
Grand Total	13,890,440	0	13,890,440

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
3rd QTR BA for FY2019 ADJUSTMENT DESCRIPTIONS

GENERAL FUND

GENERAL FUND

The General fund recognized a total increase of \$5,019,000 during the third quarter of fiscal year 2019. The adjustments associated with this increase are as follows:

- Recognized bond revenue in the amount of \$4,695,000 for Downtown Parking Deck.
- Contractual payable amount of \$324,000 to Brenau University for repairs and convention space.

SPECIAL REVENUE FUNDS

CONFISCATED ASSETS

The Confiscated Assets fund recognized a total increase of \$10,500 during the third quarter of fiscal year 2019. The adjustments associated with this increase are as follows:

- Increase of \$6,000 from budgeted fund balance for repairs and maintenance of vehicles.
- Increase of \$4,500 from budgeted fund balance for landscaping.

GRANTS FUND

The Grants fund recognized a total increase of \$102,248 during the third quarter of fiscal year 2019. The adjustments associated with this increase are as follows:

- Establishment of GOHS HEAT grants (2018 and 2019) of \$75,748.
- Establishment of GEMA/GSAR K9 grant of \$3,500.
- Establishment of GEMA/GSAR Equipment grant of \$23,000.

HUD GRANTS FUND

The HUD Grants fund recognized a total increase of \$470,574 during the third quarter of fiscal year 2019. The adjustments associated with this increase are as follows:

- Reappropriation of CDBG grants (2014, 2015, 2016, and 2017) of \$236.
- Establishment of CDBG 2018 grant of \$470,338.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
3rd QTR BA for FY2019 ADJUSTMENT DESCRIPTIONS

HOTEL/MOTEL TAX FUND

The Hotel/Motel Tax fund recognized a total increase of \$135,000 during the third quarter of fiscal year 2019. The adjustment is associated with a transfer to reduce a negative unrestricted net position.

ENTERPRISE FUNDS

DWR CAPITAL PROJECTS FUND

The Department of Water Resources Capital Project fund recognized a total increase of \$2,635,000 during the third quarter of fiscal year 2019. The adjustments associated with this increase are as follows:

- Transfer of \$235,000 from Project #93115- Streetscaping-Washington St. and Bradford Street to Project #18914- Downtown Utilities Improvements.
- PR-2019-01 Phase II Downtown Utilities in the amount of \$300,000.
- PR-2019-02 FY2019 New Meter Installation in the amount of \$2,100,000.

SOLID WASTE FUND

The Solid Waste fund recognized a total increase of \$200,000 during the third quarter of fiscal year 2019. The adjustment was associated with the transfer of the Leaf Dump Truck Budget to Solid Waste.

AIRPORT FUND

The Airport fund recognized a total increase of \$1,000,000 during the third quarter of fiscal year 2019. The adjustment was associated with the OneGeorgia Authority Grant, Lee Gilmer Airport Terminal Renovations (Phase II) and Land Acquisition Project.

CHATTAHOOCHEE GOLF COURSE FUND

The Chattahoochee Golf Course fund recognized a total increase of \$55,000 during the third quarter of fiscal year 2019. The adjustment is associated with the Golf Course Clubhouse Renovation project PR-2018-18.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
3rd QTR BA for FY2019 ADJUSTMENT DESCRIPTIONS

CAPITAL AND DEBT FUNDS

SPLOST CAPITAL PROJECTS FUND

The SPLOST Project fund recognized a total increase of \$145,434 during the third quarter of fiscal year 2019. The adjustment associated with this increase is as follows:

- Adjustment to recognize additional LMIG revenues received in the amount of \$145,434.

GRANTS CAPITAL PROJECTS FUND

The Grants Capital Project fund recognized a total increase of \$346,690 during the third quarter of fiscal year 2019. The adjustments associated with this increase are as follows:

- Reappropriation of CDBG grants (2014, 2015, 2016, and 2017) of \$179,659.
- Establishment of CDBG 2018 grant of \$96,997.
- Adjustment to recognize additional LMIG revenues received in the amount of \$145,434.
- Reduce project budget for Project #93148-Midtown Greenway Phase III, grant not awarded in the amount of \$100,400.
- AR-2018-03 Park Development Funds for Property Acquisition in the amount of \$25,000.

GENERAL GOVERNMENT CAPITAL PROJECTS FUND

The General Government Capital Project fund recognized a total decrease of \$-194,927 during the third quarter of fiscal year 2019. The adjustments associated with this increase are as follows:

- Transfer of Leaf Dump Truck Budget to the Solid Waste Fund in the amount of \$-200,000.
- Project #93157- Asphalt Patch Truck budget correction in the amount of \$59,400.
- Project #93083- Brenau Center Maintenance Program closure in the amount of \$-54,327.

DEBT SERVICE FUND

The Debt Service fund recognized a total increase of \$59,400 during the third quarter of fiscal year 2019. The adjustment associated with this increase is as follows:

- Adjustment to correct the budget for Project #93157- Asphalt Patch Truck in the amount of \$59,400.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
3rd QTR BA for FY2019 ADJUSTMENT DESCRIPTIONS

COMPONENT UNIT FUNDS

PARKS AND RECREATION FUND

The Parks and Recreation fund recognized a total increase of \$63,000 during the third quarter of fiscal year 2019. The adjustments associated with this increase are as follows:

- Recognize a donation to Friends of the Park in the amount of \$10,000.
- AR-2018-03 Park Development Funds for property acquisition in the amount of \$25,000.
- AR-2019-01 Park Development Funds for Civic Center ceiling repairs in the amount of \$23,000.
- Recognize additional revenues from Rents and Royalties in the amount of \$5,000.

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 5/30/2019
Presenter: Todd Beebe
Item of Business: Resolution: Recycling Intergovernmental Agreement with Hall County
Meeting Date: 6/13/2019

Purpose of Request:

To authorize the Mayor to execute an IGA with Hall County regarding recycling. Through the IGA, Hall County agrees to receive the City of Gainesville's single-stream recycling - with the exclusion of glass. This IGA also authorizes Gainesville residents to use any Hall County recycling facilities located at the compactor sites.

History/Background:

The City is currently taking recycling to Athens. Switching to Hall County will save the City time and resources.

Facts & Issues for Consideration:

The City will need to work with recycling customers to remove glass from their recycling. We will begin an education campaign in late June/July with the goal of having all glass removed beginning August 1st.

Hall County BOC will consider this IGA at their meeting in June.

Department Recommendation:

Approval of the resolution.

Department Director:

Chris Rotalsky

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Recycling IGA with Hall County	Resolution
☐ IGA regarding Recycling Services	Contract/Agreement/MOU

RESOLUTION BR-2019 - ____

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF GAINESVILLE AND
HALL COUNTY REGARDING RECYCLING SERVICES**

WHEREAS, the City of Gainesville provides recycling services as part of its Solid Waste program; and

WHEREAS, the City of Gainesville desires to have Hall County provide facilities and personnel to receive recyclables delivered from Gainesville; and

WHEREAS, Hall County is willing to provide said services by receiving recyclables and old corrugated cardboard (OCC) from the City of Gainesville; and

WHEREAS, both parties have reduced their intentions to writing in an Intergovernmental Agreement.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the Mayor, City Manager and/or City Attorney to execute the Intergovernmental Agreement by and between Hall County and the City of Gainesville regarding recycling services, which Agreement is attached hereto, and any other documents necessary to effectuate the provisions of the Intergovernmental Agreement.

Adopted this ____ day of _____, 2019.

C. Danny Dunagan, Jr., Mayor

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

ATTEST:

Denise O. Jordan, City Clerk

STATE OF GEORGIA

COUNTY OF HALL

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT (this “Agreement”) is entered into as of the ____ day of _____, 2019, by and between **HALL COUNTY, GEORGIA**, a political subdivision of the State of Georgia ("Hall County"), and **CITY OF GAINESVILLE, GEORGIA**, a political subdivision of the State of Georgia ("City").

WHEREAS, City of Gainesville desires to have Hall County provide facilities and personnel to receive recyclables delivered from City of Gainesville; and

WHEREAS, Hall County is willing to provide said services by receiving recyclables and old corrugated cardboard (“OCC”) from City of Gainesville;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto hereby agree as follows:

1.

Hall County shall allow City of Gainesville to bring OCC cardboard and single stream recyclables (no glass), to the Hall County Recycling Center located at 1008 Chestnut Street, Gainesville, Georgia (the “Recycling Facility”).

2.

Hall County will allow all City of Gainesville residents to recycle glass or any material at Hall County recycling facilities. Those locations may be found online at www.hallcounty.org.

3.

Hall County will weigh products upon arrival at the Recycling Facility. City of Gainesville will be responsible for the unloading of said material, then weigh as City exits the Recycling Facility.

4.

Hall County will pay City of Gainesville one half (½) the market rate for the OCC only deposited at the Recycling Facility. There will be no payment for single stream deposited at the Recycling Facility.

5.

City of Gainesville will provide a W-9 to the Hall County Recycling Center for account set up. City of Gainesville will receive payment by submitting an invoice monthly to Hall County Accounts Payable.

6.

This Agreement shall be effective the 1st day of July 2019, and shall terminate on the 30th day of June 2024, unless either party elects to terminate the Agreement as outlined in the following paragraph.

7.

Any party wishing to terminate this Agreement may do so for whatever reason it deems necessary by giving thirty (30) days' notice of such termination to the other party in writing, by certified mail. Such notice shall be mailed, return receipt requested, to the Chairman of the Hall county Board of Commissioners in the case of Hall County, and to the Mayor of City of Gainesville in the case of City of Gainesville.

8.

This Agreement contains all of the terms and conditions and represents the entire Agreement between the parties and supersedes any pre-existing agreements. There are no understandings, representations, or agreements, written or oral, pertaining to the matters in this Agreement other than those contained in the Agreement.

IN WITNESS WHEREOF the parties hereto, acting by and through their duly authorized officers, have caused this Intergovernmental Agreement to be executed as of the day and year first above written.

(Remainder of Page Left Blank)

HALL COUNTY, GEORGIA

APPROVED AS TO FORM

County Attorney

By: _____
Richard Higgins
Chairman, Board of Commissioners

(S E A L)

Attest: _____
Lisa Ritchie
Commission Clerk

CITY OF GAINESVILLE, GEORGIA

APPROVED AS TO FORM

Abbott S. Hayes, Jr.
Hulsey, Oliver & Mahar, LLP
City Attorney

By: _____
C. Danny Dunagan, Jr.
Mayor, City of Gainesville

(S E A L)

Attest: _____
Denise O. Jordan
City Clerk

837458-1

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 6/4/2019
Presenter: Jessica Tullar
Item of Business: Resolution: Adoption of the FY18 CIE Annual Update
Meeting Date: 6/13/2019

Purpose of Request:

Resolution authorizes the adoption of the FY18 CIE Annual Update.

History/Background:

The annual update is related to the City's Impact Fees program, and it serves as an annual audit of the program per DCA requirements.

Facts & Issues for Consideration:

The annual update to the CIE must be approved by DCA to maintain the City's *Qualified Local Government (QLG) Status*. DCA has approved the transmittal document without comment or changes.

Department Recommendation:

Approve the resolution.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

N/A

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Adoption of the FY18 CIE Annual Update	Resolution
☐ Exhibit A: FY18 CIE Update	Attachments/Exhibits

RESOLUTION BR-2019- ____

ADOPTION OF THE ANNUAL UPDATE TO THE CIE

WHEREAS, the City of Gainesville, Georgia adopted on July 18, 2006 a Capital Improvement Element (CIE) for Public Safety and Parks and Recreation and related amendments to the Comprehensive Plan of the City of Gainesville in support of the City's Impact Fee Program; and

WHEREAS, the City of Gainesville, Georgia adopted on August 1, 2006 an amendment to the Gainesville Unified Land Development Code, titled **Article 9-19 Development Impact Fees**, to assist in the implementation of the Gainesville Comprehensive Plan and to implement the Gainesville Impact Fee Program; and

WHEREAS, the City prepared an annual update to the CIE in accordance with the "Development Impact Fee Compliance Requirements" and "Minimum Planning Standards and Procedures for Local Comprehensive Planning" established by the Georgia Planning Act of 1989, and a public hearing was held on Tuesday, March 19, 2019, at the **Public Safety Complex** in the **Municipal Court Room** in Gainesville, Hall County to receive public comment on the FY18 CIE Update; and

WHEREAS, the Georgia Department of Community Affairs approved the City's FY18 CIE Update transmittal document without comment or changes; and

WHEREAS, the said FY18 CIE Update report shall be included as part of this resolution as Exhibit A and shall consist of a financial report outlining impact fees collected versus those expended, an updated Capital Improvement Projects lists for Police, Fire and Parks/Recreation, and an updated Community Work Program; and

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby adopts the annual update of the Capital Improvements Element covering the five-year period 2018-2023, as per the requirements of the Georgia Planning Act of 1989.

Adopted this ____ day of _____, 2019.

C. Danny Dunagan, Jr., Mayor

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

ATTEST:

Denise O. Jordan, City Clerk



**FY 2018 Annual Update of the Capital Improvement
Element (CIE) & Short Term Work Program
(July 1, 2017 - June 30, 2018)**

City of Gainesville, Georgia

Adoption Document Prepared by:
City of Gainesville
Community Development Department

Public Facility	Police	Fire	Parks & Recreation	Total
Service Area (if more than one)	City-wide	City-wide	City-wide	City-wide
Impact Fee Fund Balance June 30, 2017	\$138,987	\$313,151	\$1,645,008	\$2,097,146
Impact Fees Collected (July 1, 2017 through June 30, 2018)	\$49,316	\$89,850	\$722,560	\$861,726
Administrative Fees Collected				\$25,902
<i>Fee for Service from Hall County to Collect County Library Impact Fee^</i>				\$4,969
Accrued Interest**	\$1,559	\$3,429	\$18,118	\$23,107
(Impact Fee Refunds)				\$0
(Administrative Fees Refunds)				\$0
(Administrative/Other Costs)***				(\$25,902)
<i>(Fee for Service from Hall County to Collect County Library Impact Fee)^</i>				(\$4,969)
(Project Expenditures)				\$0
(Impact Fees Encumbered)			(\$230,000)	(\$230,000)
Project Balance Returned to IF Funds^^				\$0
FY 2018 TOTAL REVENUE	\$50,876	\$93,279	\$740,678	\$915,704
FY 2018 TOTAL EXPENDITURES				(\$260,871)
Impact Fee Fund Balance Ending June 30, 2018	\$189,863	\$406,430	\$2,155,686	\$2,751,979

(*) Indicates this annual report covers the last completed fiscal year - July 1, 2017 to June 30, 2018. The City of Gainesville Impact Fee Program began August 1, 2006.

(**) Indicates *Interest Revenue*, which is "bank interest earned from pooled cash balance"

(***) Indicates the 3% Administrative Fee collected was transferred to the General Fund to cover the costs associated with administering the Impact Fee program.

(^) Indicates a "fee for service" from Hall County to administer the collection of its County Library Impact Fee, per Resolution BR-2015-51 which authorized the IGA between the City and Hall County for the City to collect the County's Library Impact Fee on applicable City-issued permits. Said fee for service equals 3% and is transferred out to the General Fund.

(^^) Indicates that the balances from previous Capital Projects returned to IF Fund

Public Facility: Police								
Service Area: City of Gainesville								
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
Police Training Facility, Phase II: Architectural Design & Engineering for shoot house, training building with instructional classroom space & indoor weapons training simulator (@ 15% building construction costs)	2017	2020	\$390,000	20%	GF, LP, IG, SPLOST	\$0	\$0	Delayed/Postponed (Shoot House & Training Building) - Training facility for current and additional officers to be hired to accommodate expected growth & to meet Police certification requirements
								Completed - Design of building for indoor weapons training simulator
Construct Phase II of Training Facility: Shoot House, Training Building with classroom space & Indoor Weapons Training Simulator	2020	2022	\$2,936,000	20%	GF, LP, IG, SPLOST	\$0	\$90,000	Delayed/Postponed (Shoot House & Training Building) - Training facility for current and additional officers to be hired to accommodate expected growth & to meet Police certification requirements
								In Progress - Construction of building for indoor weapons training simulator
Total of Costs, Expenditures & Impact Fees Encumbered			\$3,326,000			\$0	\$90,000	

GF = General Fund LP = Lease Proceeds IG = Intergovernmental (Local, State, Federal) SPLOST = Special Purpose Local Option Sales Tax IF = Impact Fees

(*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2018 through June 30, 2023).

Public Facility		Fire						
Service Area:		City of Gainesville						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
Fire Boat & Equipment: additional vehicle/equipment to the fleet for Lake Lanier water rescue & fire-fighting along the 47-miles of shoreline (some property on Lake Lanier has better, safer access from the Lake due to terrain)	2019	2020	\$405,000	100.00%	GF, Grants, IF	\$0	\$0	Delayed - Estimate for Fire Boat ranges from \$350,000 to \$410,000. Fire boat will be used to fight fires along the City's 47 miles of Lake Lanier shoreline & for lake rescue operations.
Additional Ladder Truck to create 2nd Ladder Company/Reserve	2017	2019	\$1,500,000	100%	SPLOST VII	\$0	\$0	Completed vehicle in service
Fire Station #2 Replacement: Replace existing FS #2, to include demolition of existing station & construction of 4-bay station to house 24 personnel. Apparatus includes 1 engine company, 1 rescue company, 1 emergency medical response company & 1 HazMat response company.	2019	2020	\$4,600,000	0%	SPLOST VII	\$0	\$0	In Progress - Property purchased for relocation site; planning/design in progress.
Fire Station #5 in NW area (including land acquisition, architectural design/engineering & construction)	2020	2021	\$4,000,000	0%	GF, IG, SPLOST	\$0	\$0	Delayed - To be included in the FY21CIP of the City's Budget
Equip Fire Station #5 with one pumper truck @ \$600,000	2020	2021	\$600,000	19.44%	GF, IF	\$0	\$0	Delayed - To be included in the FY21 CIP of the City's Budget
Fire Station #6 in NE area (including land, architectural design & engineering & construction)	2020	2022	\$4,000,000	90.80%	GF, SPLOST	\$0	\$0	Delayed - To be included in the FY21 CIP of the City's Budget
Equip Fire Station #6 with one pumper truck @ \$600,000	2021	2023	\$600,000	100%	GF	\$0	\$0	Delayed - To be included in the FY21 CIP of the City's Budget
Fire Station #7 in SW area	2022	2024	\$5,500,000	100%	GF, SPLOST	\$0	\$0	To be included in the FY22 CIP of the City's Budget
Total of Costs, Expenditures & Impact Fees Encumbered			\$21,205,000			\$0	\$0	

GF = General Fund LP = Lease Proceeds IG = Intergovernmental (Local, State, Federal) SPLOST = Special Purpose Local Option Sales Tax IF = Impact Fees
(*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2018 through June 30, 2023).

Public Facility:		Parks & Recreation						
Service Area:		City of Gainesville						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
City Park	2013	Future	\$5,087,500	29%	GF, SPLOST, Grants	\$0	\$0	New restrooms & playground improvements planned for FY 2019 at \$400,000. Additional \$600,000 planned for FY 2020 to add pavilion, seating, handicapped access and parking.
Desota Park	2018	2019	\$225,000	45%	GF, SPLOST, Grants	\$100,000	\$0	COMPLETED - Improvements to basketball & tennis courts planned for 2018 at \$100,000.
East Side Greenway (Midtown to New Holland)	2016	2020	\$1,000,000	100%	GF, SPLOST, Grants	\$0	\$0	In Progress - CSX Transportation property appraised & offer made to CSX. City is considering options given CSX did not accept initial offer.
Flat Creek Multiuse Trail	2016	2020	\$850,000	100%	GF, SPLOST, Grants	\$0	\$0	In Progress - Part of Central Hall Trail that links to Midtown Greenway. <i>Georgia Recreational Trails Grant</i> not awarded in 2016. GHMPO hired ALTA to conduct a study to determine options for trail connection & design.
Frances Meadows Center Park	2011	2024	\$2,786,738	100%	GF, SPLOST, Grants	\$0	\$0	Added trail system and new outdoor pool to park plans (FY2023)
Holly Park	2014	Future	\$3,243,500	51%	GF, SPLOST, Grants	\$0	\$0	Postponed - Studying renovations for greater use. Discussions with US Army Corps of Engineers about potential new use.
Lanier Point Park	2015	2023	\$918,670	31%	GF, SPLOST, Grants	\$0	\$0	Postponed - Disc golf course project, new playground, & pavilion postponed to FY2023.
Linwood Nature Preserve	2014	2018	\$125,000	100%	GF, SPLOST, Grants	\$76,120	\$0	COMPLETED - Development of an outdoor learning center planned for FY2017. \$23,880 returned to IF from project closeout.
Subtotal of Costs, Expenditures & Impact Fees Encumbered			\$14,236,408			\$176,120	\$0	

(CONTINUED TO NEXT PAGE)

GF = General Fund SPLOST = Special Purpose Local Option Sales Tax Grants = TEA, CDBG, LWCF, etc. IF = Impact Fees

(*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2018 through June 30, 2023).

Public Facility: Parks & Recreation (CONTINUED)								
Service Area: City of Gainesville								
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
Longwood Park	2014	Future	\$305,000	100%	GF, SPLOST, Grants	\$0	\$0	Restrooms for tennis courts and playground added as need (FY2022)
Midtown Greenway/Parks	2006	2021	\$3,202,007	69%	GF, SPLOST, Grants	\$0	\$0	In Progress - GDOT TE project to develop Phase II (trail construction from MLK, Jr. Blvd to Industrial Blvd & streetscaping to connect Phase I with pedestrian bridge). Approval of ROW plans & Detailed Cost Estimate completed for all nine (9) parcels. GDOT gave "Notice to Proceed" with ROW acquisition which is in progress. Also fundraising for playground, studying feasibility of skate park along with greenway expansion to the south.
Recreation Center	2020	Future	\$5,258,000	100%	GF, SPLOST, Grants	\$0	\$0	Development identified as part of new regional park to accommodate growth.
Riverside Park	2018	2018	\$129,150	100%	GF, SPLOST, Grants	\$123,867	\$6,133	COMPLETED - Playground improvements planned for 2018. Playground improvements balance of \$6,133 carried over to City Park playground improvements.
Rock Creek Greenway	2013	Future	\$7,630,000	26%	GF, SPLOST, Grants	\$0	\$0	Postponed - Added new property; renovation plans for Phase I.
Roper Park	2019	Future	\$145,927	100%	GF, SPLOST, Grants	\$0	\$0	Delayed/Postponed; additional field renovations, etc. as identified
Skate Park	2019	2020	\$1,250,000	100%	GF	\$0	\$0	New Skate Park to be added near Midtown Greenway. \$100,000 for planning in 2019.
Youth Athletic Complex/Park	2015	2021	\$7,200,000	7%	GF, SPLOST, Grants	\$166,020	\$283,980	In Progress - Allocated \$450,000 in IF in FY17 Budget for architectural / engineering / design. Initial studies & environmental assessments completed on proposed location.
Park Signage	2019	2022	\$750,000	100%	GF	\$0	\$0	New Identification and Wayfare Signage throughout the park system. Budgeted \$150,000 in FY2019.
Total of Costs, Expenditures & Impact Fees Encumbered			\$40,106,492			\$466,007	\$290,113	

GF = General Fund SPLOST = Special Purpose Local Option Sales Tax Grants = TEA, CDBG, LWCF, etc. IF = Impact Fees

(*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2018 through June 30, 2023).

City of Gainesville
Community Work Program 2019-2023

Project	Schedule					Responsible Party	Estimated Cost	Funding Source
	2019	2020	2021	2022	2023			
ADMINISTRATIVE SERVICES (Finance, Information Technology, Municipal Court)								
PROJECTS								
New Software Applications and Enhanced Systems - Investigate options and implement new software applications or improvements to existing software or systems for the following: Financial Software, Tax Billing/Collection, License Tracking, Payroll, Human Resources, Risk Management, City Intranet, and Municipal Court Solution	X		X			Administrative Services, HR	750,000	GF, IT Fund
OPEB Review - Establish long-term plan for funding an OPEB trust and include cost in annual budget	X	X	X			CFO	TBD	All Funds
Improved Data/Records Management System - Investigate options and implement solution(s) for a records management system to include document imaging, electronic storage of records and automatic integration of applications that share data	X		X			IT for Citywide Departments	300,000	All Funds
Improve Network Security - Implement and improve solutions to improve the City’s network security to include the following: use of network monitoring software; accessibility controls; business continuity and recovery plans; prevention of unauthorized equipment on the network; outbound email filters and other data loss prevention measures	X	X	X	X	X	IT	250,000	All Funds
Modern-Day Technological Solutions - Ensuring that technological provisions of the City are up-to-date is necessary to provide quality services to our citizens. Improvements and upgrades to hardware and other equipment will be necessary	X	X	X	X	X	IT	710,000	All Funds
CITY MANAGER'S OFFICE								
PROJECTS								
SDS Update - Update the Service Delivery Strategy in accordance with HB 489, in coordination with Hall County and other municipalities	X					CMO, Consultant	40,000	GF
JAB Renovation - Renovate the Joint Administration Building to place related functions in a central location and thereby streamline City operations	x	X				CMO	5,000,000	GF

City of Gainesville
Community Work Program 2019-2023

Project	Schedule					Responsible Party	Estimated Cost	Funding Source
	2019	2020	2021	2022	2023			
Recodification - A comprehensive editorial analysis of existing codified ordinances that will generate an updated Code Book that eliminates conflicts and inconsistencies		X	X			CMO with assistance from all departments	50,000	GF
Economic Development - Develop key property in Downtown and Midtown through coordination with interested third-parties.	X	X	X	X	X	CMO with assistance from all departments	Varies	TAD, Private Funding, EDF
Main Street Jail / City Midtown Block - Demolish the Main Street Jail and seek redevelopment opportunities.	X	X				CMO with assistance from all departments	500,000	GF
COMMUNICATIONS & TOURISM								
PROJECTS								
City Signage - Upgrade existing signage and install Primary, Secondary, Directional signage to better promote City attractions and facilities	X	X				Communications & Tourism	850,000	HM
Promote Conventions and Tourism in Gainesville - Continue to promote convention and tourism business in Gainesville through marketing, advertising, and contacts	X	X	X	X	X	Communications & Tourism	125,000	HM
Main Street Program - Maintain Main Street designation	X	X	X	X	X	Communications & Tourism	16,500	HM/Staff Time
Citizen Education - Educate the public with bi-annual Citizen's Academy, website updates, social media	X		X		X	Communications & Tourism	68,000	HM
TV18 Volunteer Opportunities - Offer job shadowing, training and internship opportunities to students and adults who would like to volunteer with TV18 productions	X	X	X	X	X	TV18	Staff Time	GF
Expand TV18 Viewer Base - Expand TV18 viewer base by using internet and server engines to carry locally produced video programs	X	X	X	X	X	TV18	Staff Time	GF
Increase TV18 Exposure - Produce mini-versions of TV18 shows and link them via the Internet with various city/county department links	X	X	X	X	X	TV18	Staff Time	GF

City of Gainesville
Community Work Program 2019-2023

Project	Schedule					Responsible Party	Estimated Cost	Funding Source
	2019	2020	2021	2022	2023			
COMMUNITY DEVELOPMENT (Code Enforcement, Inspections, Planning, Special Projects & Neighborhood Development)								
PROJECTS								
Fair Street Neighborhood - McDonald Street buffer project (IN PROGRESS)	X					Special Projects & Private Contractor	60,000	CDBG
Downtown/Midtown Streetscapes - Streetscape planning, design & construction for: (1) "Moat" around CBD per Downtown Master Plan, (2) Washington & Bradford streetscapes in Downtown, and (3) Midtown streetscapes along Main & Bradford Streets (IN PROGRESS)	X	X	X			Planning, Special Projects, PWD & DWR	1,000,000	GF, TE Funds, CDBG, Grants & Private Funds
Midtown Greenway Phase II - Complete Midtown Greenway from MLK to Industrial, including the WYE Trail Head/ Parker & Main Street Improvements (IN PROGRESS)	X	X				Special Projects, DWR, PWD, Parks/Recreation, Private Contractor	1,100,000	GF, TE Fund, IF
Midtown Greenway Phase III - Continue construction of Midtown Greenway from Industrial Blvd. to Queen City Parkway including the Palmour Drive Connector / Airport Trail (APPLYING FOR GDOT GRANT IN MARCH 2019)		X	X	X		Special Projects, PWD, Parks/Recreation	500,000	GF, Grant, IF
Midtown Greenway Phase IV - Study feasibility and construction of Midtown Greenway east extension and the Norfolk Southern Depot Park		X	X	X	X	Special Projects, PWD, Parks/Recreation, GHMPO	1,000,000	GF, Grant, IF, TAD
Comprehensive Plan Update - Complete the 5-year/major updateto the Comprehensive Plan		X	X	X		Planning, Consultant	150,000	GF
Unified Land Development Code Update - Update the ULDC based on recommendations from the Comprehensive Planning process	X			X	X	Planning & Consultant	50,000	GF
Local Historic Designation & National Register Updates - Implement recommendations in the Historic Resources Structural Survey Report for local designation and National Register Updates		X	X			Special Projects, Consultant	20,000	GF & Grants

City of Gainesville
Community Work Program 2019-2023

Project	Schedule					Responsible Party	Estimated Cost	Funding Source
	2019	2020	2021	2022	2023			
Infill Housing Strategy - Establish Land Bank Authority; economic incentives to assist in removal of slum/blight & dilapidated buildings; in-town/downtown density bonuses (COMPLETED - LAND BANK & IN PROGRESS - DILAPIDATED PROPERTIES)	X	X	X	X		Planning, Special Projects/ Neighborhood Development	Staff Time	GF, Grant
Community Improvement District (CID) - Assist property owners along Browns Bridge Road establish the City's first CID to help redevelop this key gateway (COMPLETED - TAD)			X	X	X	Planning, Special Projects	Staff Time	GF
Impact Fee/CIE Update - City needs to update Impact Fee Plan that was done originally in 2006, due to the City's growth since that time (IN PROGRESS)	X					Planning, Special Projects, Consultant	40,000	GF & IF
Park Hill Drive Neighborhood Plan - Complete neighborhood-focused master plan for Park Hill Drive Neighborhood (IN PROGRESS - Hired CVIOG as consultant)	X	X				Planning, Special Projects & CVIOG	30,000	GF
Create Quality Affordable Workforce Housing - Acquire property and/or construct single-family homes for homeownership by income-eligible persons (IN PROGRESS)	X	X				Planning, Special Projects, Consultant	1,255,000	HOME, CHIP & CDBG Grants
COMMUNITY SERVICE CENTER (Community Outreach, Hall Area Transit, Home Based Family Support, Meals on Wheels, Senior Center)								
PROJECTS								
Senior Center Building - Expand the Senior Center, to include completing the design and planning for expansion COMPLETE						Senior Center	1,244,400	Grants, IG, Private Funds, SPLOST
Hall Area Transit Service Enhancements - Extend or reroute selected existing routes and create some new routes to connect central core with intown neighborhoods	X	X				HAT	700,000 Total 175,000 COG	Grants, IG
Hall Area Transit Shelter Art Project - Recruit local artists to participate in design competition for HAT Bus Shelters and Benches. COMPLETE						HAT	TBD	Grants, IG, Private Funds
CSC Building - Make improvements to CSC Administrative Bldg on Prior Street to address energy efficiency issues, traffic congestion, ADA accessibility and linkage to Senior Life Center. COMPLETE						CSC	200,000	General Funds & Fund Balance

City of Gainesville
Community Work Program 2019-2023

Project	Schedule					Responsible Party	Estimated Cost	Funding Source
	2019	2020	2021	2022	2023			
Funding Sources - Diversify the funding stream for the CSC, to include identifying and implement new fundraising efforts	X	X	X	X	X	CSC	Staff Time	Grants, Private Funds
HAT Dial-A-Ride Buses - Purchase new Dial-A-Ride Buses in accordance with FTA regulations. COMPLETE						HAT	350,250 Total (17,512 City)	Grants, IG
HAT - Red Rabbit Buses - Purchase new Red Rabbit Buses in accordance with FTA regulations		X				HAT	1,800,000 Total (90,000 City)	Grants, IG
FIRE								
PROJECTS								
Ladder Truck 24 Replacement - Replacement of Aerial Apparatus Ladder 24. COMPLETE						Fire	1,500,000	SPLOST VII
Traffic Preemption System - Install a traffic preemption system for all traffic light intersections within the City allowing for a safer and more efficient response		X				Fire	Staff Time	GF
Fire Station #2 Replacement - Replace the existing Fire Station #2, to include demolition of existing station and construction of a four (4) bay station to house a total of 18 personnel. Apparatus would include one (1) engine company, one (1) rescue company, one (1) emergency medical response company, and one (1) HazMat response company	X	X				Fire, Traffic Engineering	4,600,000	SPLOST VII
Construct New Fire Station #5 - Construct a three (3) bay station to house a total of 15 personnel. Apparatus would include one (1) engine company and one (1) ladder company. To be located in the northwest area of the City.		X	X			Fire	4,600,000	GF, IG, SPLOST & IF
Construct New Fire Station #6 - Construct a three (3) bay station to house a total of 12 personnel. Apparatus would include one (1) engine company and one (1) rescue company. To be located in the southeast area of the City.		X	X	X		Fire	4,600,000	GF, SPLOST, IF
Fire Station #7 Land Identification - Identify land for Fire Station #7 in the southwest area of the City				X	X	Fire	5,500,000	GF, SPLOST, IF

City of Gainesville
Community Work Program 2019-2023

Project	Schedule					Responsible Party	Estimated Cost	Funding Source
	2019	2020	2021	2022	2023			
Engine 23 Replacement - Replacement of fire engine 23	X	X				Fire	550,000	GF, LP
Tower 21 Replacement - Replacement of Aerial Apparatus Tower 21		X				Fire	1,500,000	GF, LP
Fire Boat& Equipment- addition to the fleet (water rescue and equipment)	X	X				Fire	410,000	GF, IF & Grants
GOLF COURSE								
PROJECTS								
Golf Training & Introduction Program - Institute a program to provide an Introduction to Golf for schools and interested citizens, including golf lessons.	X	X	X	X	X	Golf Course	50,000	GF
Club House - Develop plans for a new or renovated Club House, to include area for cart storage.	X					Golf Course	315,000	GF, Tournament Proceeds
Range Renovations - Design and construct renovations to the driving range.			X	X		Golf Course	500,000	GF, Fee Revenues
Maintenance Building - Develop plans for a new or renovated maintenance building.		X	X			Golf Course	175,000	GF, Tournament Proceeds
Bent Grass Conversion - Convert course greens from Bent Grass to Champion Grass.				X	X	Golf Course	500,000	GF, Private Donations
Golf Course Drainage Improvement - Construct a ditch to the right of #4 cart path to divert water from the fairway to the drainage pipe and redirect water from the fairway.	X					Golf Course	12,000	GF, Friends of Chattahoochee
HUMAN RESOURCES								
PROJECTS								
Perform a multi-year HR Audit - Review all processes and policies to ensure compliance with legal requirements, and evaluate the adequacy and effectiveness of each. Identify areas that can be streamlined or carried out more efficiently through the use of technology .	X	X	X	X	X	HR	Staff/Legal Time \$5,000	GF
PARKS AND RECREATION								
PROJECTS								
Park Amenity Replacements - Replace and upgrade program for all system park amenities such as benches, picnic tables, trash receptacles, pavilions, fishing piers, signage, etc.	X	X	X	X	X	Parks & Recreation	100,000	FB, GF, IF, SPLOST, Bonds, Grants
Park Restroom Renovations - Renovate & upgrade all park restroom facilities - Candler Fields & Longwood Park Tennis Courts (new)	X	X		X		Parks & Recreation	225,000	FB, GF, IF, SPLOST, Bonds, Grants

City of Gainesville
Community Work Program 2019-2023

Project	Schedule					Responsible Party	Estimated Cost	Funding Source
	2019	2020	2021	2022	2023			
Frances Meadows Splash Zone Renovations - Replace Pebbleflex in Splash Zone, as well as, some of the play fixtures and customer service amenities (chairs/tables/etc.)	X					Parks & Recreation	145,000	FB, GF, IF, SPLOST, Bonds, Grants
Rental Facilities Equipment Replacement - Chair and Table Replacements at all rental facilities			X	X		Parks & Recreation	75,000	FB, GF, IF, SPLOST, Bonds, Grants
Playground Replacement - Phase II replacement of 20+ year old playground equipment in parks - Next Phase: Riverside, City Park, Lanier Point, and Longwood (Upper)	X	X	X	X		Parks & Recreation	145,000 each	FB, GF, IF, SPLOST, Bonds, Grants
Youth Athletic Complex - More field space is needed due to growth in youth athletics	X	X	X			Parks & Recreation	6,750,000	FB, GF, IF, SPLOST, Bonds, Grants
Park Trail Maintenance - Repair and or replace uneven and broken concrete walkways, wooden bridges and boardwalks in the parks	X	X	X	X	X	Parks & Recreation	150,000	FB, GF, IF, SPLOST, Bonds, Grants
Civic Center Boiler & Chiller Replacement - Systems maintenance issue. COMPLETE						Parks & Recreation	125,000	FB
New Strategic Parks and Recreation Operations Plan - A 5-year update is needed. COMPLETE						Parks & Recreation	Staff Time / 25,000	FB, GF, IF, SPLOST, Bonds, Grants
New Parks Master Plan - A 10-year update of the Parks Master Plan is needed.	X					Parks & Recreation	150,000	FB, GF, IF, SPLOST, Bonds, Grants
Dog Park - Addition of a off lease play area for dogs in the parks.					X	Parks & Recreation	50,000	FB, GF, IF, SPLOST, Bonds, Grants
Park Community Gardens - Study and construct at least one area for community gardens within park system			X			Parks & Recreation	10,000	FB, GF, IF, SPLOST, Bonds, Grants
Disc Golf Course - Study and construct a Disc Golf Course at Lanier Point Park				X		Parks & Recreation	25,000	FB, GF, IF, SPLOST, Bonds, Grants

City of Gainesville
Community Work Program 2019-2023

Project	Schedule					Responsible Party	Estimated Cost	Funding Source
	2019	2020	2021	2022	2023			
Park Parking Lots - Repave or resurface park parking lots: Lanier Point; Clarks Bridge; Wilshire Trails; The Rock; Longwood; Holly; Myrtle; Kenwood; City Park; and Candler	X	X	X			Parks & Recreation	150,000	FB, GF, IF, SPLOST, Bonds, Grants
Frances Meadows Trails - Construct trail system as designed around the Frances Meadows and Gainesville Middle School complexes					X	Parks & Recreation	1,000,000	FB, GF, IF, SPLOST, Bonds, Grants
Holly Park - Study proposed improvements to Holly Park for implementation COMPLETE						Parks & Recreation	160,000	FB, GF, IF, SPLOST, Bonds, Grants
Skate Park - Study and construct a public skate park	X	X				Parks & Recreation	1,000,000	FB, GF, IF, SPLOST, Bonds, Grants
Greenprint - Study and develop a community-wide greenspace plan that provides for pedestrian connectivity. COMPLETE						Parks & Recreation	100,000	FB, GF, IF, SPLOST, Bonds, Grants
Civic Center Parking Lot - Repair/Reseal the existing parking lots at the Civic Center. COMPLETE						Parks & Recreation	25,000	FB, GF, IF, SPLOST, Bonds, Grants
Re-caulking of Competition Pool at Frances Meadows - Maintenance issue. COMPLETE						Parks & Recreation	12,000	GF
Civic Center Re-roofing - Maintenance issue. COMPLETE						Parks & Recreation	75,000	GF, FB
Civic Center Exterior Improvements - Painting & Front Porch Flooring. COMPLETE						Parks & Recreation	75,000	GF, FB
Civic Center AV Upgrades - Customer service issue			X			Parks & Recreation	50,000	GF, FB
VSI Upgrades - Recreation management software upgrades		X				Parks & Recreation	10,000	-----
Redevelopment of Green Street Pool Site - redevelop as passive recreation area					X	Parks & Recreation	TBD	TBD
Renovate "Pump House" (abandoned) at Linwood Nature Preserve - Education Center. COMPLETE						Parks & Recreation; Redbud; Extension Service	100,000	FB, GF, IF, SPLOST, Bonds, Grants
Desota Park Court Renovations - Replace tennis & basketball courts. COMPLETE						Park & Recreation	225,000	GF, FB

City of Gainesville
Community Work Program 2019-2023

Project	Schedule					Responsible Party	Estimated Cost	Funding Source
	2019	2020	2021	2022	2023			
Lanier Point Athletic Complex Improvements - Dugout, Landscaping, Building (windows, swings, etc.) & Pavilion, Playground, Batting Cages & Safety Netting, etc.					X	Park & Recreation	325,000	GF, FB
City Park Baseball Concession & Restroom Building Replacement	X	X				Park & Recreation	150,000	GF, FB
Frances Meadows Outdoor Pool Addition - for General & Lap Swimming			X	X		Park & Recreation	550,000	IF, FB
Park Signage - Match new City standard	X	X	X			Park & Recreation	230,000	GF, IF, FB
Midtown Greenway Extension & Improvements			X	X		Park & Recreation	500,000	IF, FB
Recreation Center Planning - in new regional park at Allen Creek				X	X	Park & Recreation	258,000	IF, FB
Athletic Field Fencing - Refencing at City Park, Candler, and Lanier Point				X	X	Parks & Recreation	140,000	GF, FB
Competitive Swimming Timing System			X			Parks & Recreation	35,000	GF, FB
Lake Lanier Olympic Park - Park Improvements		X				Parks & Recreation	250,000	SPLOST
Tennis Courts Resurfaced at Longwood and City Park		X	X			Park & Recreation	90,000	GF, FB
POLICE								
PROJECTS								
Police Training Facility, Phase II - Construct Phase II of the police training facility which includes an impound lot to replace the lot currently housed at the City Shop, a shoot house, a training building to conduct classroom instruction and an indoor driving simulator	X	X	X	X		Police	3,326,000	GF, IF, SPLOST, Grants
Digital Alley Mobile Video (MVR) Camera System - Replace ten (10) antiquated VHS and DVD MVR systems with the new wireless download system to increase the number of systems currently deployed in the field, thereby increasing efficiency in storage, retrieval and download of data and decrease operational costs relating to MVR's	X	X	X			Police	56,000	GF, Grants

City of Gainesville
Community Work Program 2019-2023

Project	Schedule					Responsible Party	Estimated Cost	Funding Source
	2019	2020	2021	2022	2023			
License Plate Recognition System (LPR) - Install LPR's in all police vehicles assigned to the Police Traffic Services Unit and ACE Team to allow the officers the ability to automatically identify and address those drivers with suspended registrations and tags and insurance violations	X	X	X	X	X	Police	175,000	GF, ITF, Grants
Firearms Simulator - Purchase a interactive firearms and less lethal training simulator for use in a classroom to enhance the officer in his/her ability with Officer presence, verbal skills, less lethal force options, and deadly force situations. This will also be used to educate the public regarding situations officers face while on patrol.	X	X	X			Police	90,000	GF, ITF, Grants
Portable Radios - Replace officers' portable radios over a 5-year period. The current portable radios end of life is 12/31/19 as outlined by the manufacturer Motorola. At that time, this model and its replacement parts will no longer be built.		X	X	X	X	Police	467,610	GF, ITF
PUBLIC WORKS								
PROJECTS								
Lee Gilmer Airport Improvements - Undertake projects as recommended in the airport capital improvement plan	X	X				Airport	13,625,000	GF, Airport, GDOT, FAA, Grants
Road Improvement Programs - Conduct programs in accordance with the road maintenance plan to improve the 1402.7 miles of City streets that are rated on an annual basis. Programs include resurfacing, patching, full depth reclamation, rubbilization and in-house paving program	X	X	X	X	X	PW Engineering, Streets, GDOT	13,625,000	GF, FB, IG, CIP, LMIG, GDOT
Sidewalk Improvements - Install sidewalks in accordance with the City's sidewalk improvement plan	X	X	X	X	X	PW Engineering	1,000,000	GF, Grants
Thermoplastic Restriping - Perform thermoplastic restriping on certain classified City streets to meet Federal compliance mandates	X	X	X	X	X	Traffic Engineering	50,000	GF, LMIG

City of Gainesville
Community Work Program 2019-2023

Project	Schedule					Responsible Party	Estimated Cost	Funding Source
	2019	2020	2021	2022	2023			
Citywide Traffic Calming - Continue traffic calming measures including speed tables, pedestrian crossings, signage, equipment, and related expenses	X	X	X	X	X	Traffic Engineering	220,000	GF
Interchange Beautification - New landscaping at Exit 20 (I-985 & Queen City Parkway)	X	X	X			PW Engineering	600,000	GF, Chamber of Commerce, Private Donations
Transportation Improvement Program - Conduct programs in accordance with the transportation master plan to improve the infrastructure, intersections and traffic conditions within the City.	X	X	X	X	X	Traffic Engineering	15,000,000	GF, FB, IG, CIP, GDOT, Grants
Prior Street-Jesse Jewell Intersection Improvement - Add a southbound left turn lane on Prior at Jesse Jewell	X					PW Engineering	75,000	GF, GDOT
Park Hill Drive and South Enota Drive Intersection Improvements - Improve the capacity of the intersection by development of a design for potential improvements, upgrading traffic signals, adding necessary turn lanes according to the design, purchasing right of way, and installing pedestrian signals to meet State ADA mandates	X	X				PW Engineering	350,000	GF, GDOT
Bradford and Washington Streetscape - Make improvements to Bradford St from Washington St to Academy St and Washington St from EE Butler Pkwy to Bradford St	X					PW Engineering	150,000	GF
Thermoplastic Crosswalk Improvements - Install decorative thermoplastic crosswalks at 5 intersections. EE Butler Pkwy/Spring St, EE Butler Pkwy/Washington St, Jesse Jewell Pkwy/Bradford St, Jesse Jewell Pkwy/Main St and Jesse Jewell Pkwy/West Academy St	X					PW Engineering	350,000	GF
EE Butler Pkwy at MLK Jr Blvd; Athens Street at MLK Jr Blvd Intersection improvement			X			PW Engineering	1,250,000	GF, FB, IG, CIP, GDOT, Grants

City of Gainesville
Community Work Program 2019-2023

Project	Schedule					Responsible Party	Estimated Cost	Funding Source
	2019	2020	2021	2022	2023			
Downey Blvd.-Vine St - Turn lane addition for intersection improvement. COMPLETE						PW Engineering	100,000	GF, GDOT
Operations Manual - Develop operations manual for all Public Works divisions, including annual updates.	X	X	X	X	X	PW Engineering	Staff Time	GF
Intelligent Transportation System Evaluation & Implementation to provide interconnectivity to GDOT - Connect various Intelligent Transportation Systems (ITS) that are located throughout the City into a central location that will enable a constant link of communication to our major corridor's traffic signals and eventually permit internet users the ability to access traffic cameras through the GDOT website	X					Traffic Engineering	175,000	GF
Intelligent Transportation System Intersection Improvements - Install Intelligent Transportation System at all major intersections within the City	X	X				Traffic Engineering	100,000	GF
Cleveland Hwy at Clarks Bridge Signal Improvements - Upgrade traffic signals and install pedestrian signals at the intersection of Cleveland Highway and Clarks Bridge Road. COMPLETE						Traffic Engineering	700,000	GF, GDOT
Jesse Jewell Parkway at Auburn Avenue Intersection Improvement - add an eastbound Jesse Jewell right-turn lane.	X					Traffic Engineering	140,000	GF
Browns Bridge Road at West End Avenue Intersection Improvement - add a westbound Browns Bridge right-turn lane.	X					Traffic Engineering	450,000	GF
Jesse Jewell Pkwy at EE Butler Pkwy Intersection Improvement - extend the eastbound Jesse Jewell right-turn lane from the pedestrian bridge to EE Butler Parkway.	X					Traffic Engineering	280,000	GF
Bridge Maintenance Program - Perform maintenance on the City's bridge infrastructures	X	X				PW Engineering	75,000	GF

City of Gainesville
Community Work Program 2019-2023

Project	Schedule					Responsible Party	Estimated Cost	Funding Source
	2019	2020	2021	2022	2023			
Asphalt Preservation Program - Utilize crack seal and other pavement preservation methods	X	X				PW Engineering	25,000	GF
Roadway Beautification Program - Improve the condition and appearance of the Rights-of-ways and medians throughout the City	X	X	X			Landscape Management	200,000	GF
Cemetery Free Grounds Memorial - Create a memorial for the approximately 1200 unmarked graves located within Alta Vista Cemetery. COMPLETE						Cemetery	50,000	GF, CTF
Construct new Public Works Complex - Construct new complex for Public Works divisions of Vehicle Services, Traffic, Streets and Solid Waste	X	X				PW Engineering	8,000,000	GF, SPLOST
Cemetery Expansion - Open additional section of Alta Vista Cemetery				X		Cemetery	TBD	CTF
Green Hill Circle Connector - Extend Green Hill Cir to connect to Shallowford Dr to improve traffic operations near along the Dawsonville Hwy corridor.	X	X	X			PW Engineering	TBD	SPLOST
Green Street Study Implementation - Construct the improvements to Green St identified in the Green Street Improvement Feasibility Study.	X	X	X	X	X	PW Engineering	TBD	GF
City Park Roundabout - Design a roundabout at the intersection of Memorial Dr / Glenwood Dr / Prior St.	X	X	X	X	X	PW Engineering	TBD	GF
Davis Street Extension - Extend Davis St from its current terminus at Wills St to Queen City Pkwy.	X	X				PW Engineering	TBD	CDGB
Oak Tree Drive / SR 60 Connector Improvements - Construct improvements along Oak Tree Dr and Riverside Dr.	X	X	X	X	X	PW Engineering	TBD	GF, GTIB, GDOT
WATER RESOURCES								
PROJECTS								
Meter Maintenance Program - Continue program to replace aging water meters with new radio read meters and increase FlexNet coverage area.	X	X	X	X	X	Meter Services	600,000	Capital Project Fund

City of Gainesville
Community Work Program 2019-2023

Project	Schedule					Responsible Party	Estimated Cost	Funding Source
	2019	2020	2021	2022	2023			
Tank Maintenance Program - Annual maintenance of tanks within the water system, including inspection and painting	X	X	X	X	X	Engineering & Construction Services	1,960,000	Capital Project Fund
Lift Station Improvement Program - Continue annual improvements on lift stations, as needed, to ensure capacity	X	X	X	X	X	Engineering & Construction Services	750,000	Capital Project Fund
Cargill Sanitary Sewer Outfall Improvements - Replace/ Rehabilitate the sanitary sewer outfall from Cargill to eliminate surcharging manholes and Inflow & Infiltration; to be in conjunction with the Upper Flat Creek Watershed Improvements	X	X				Engineering & Construction Services	4,253,000	Capital Project Fund
Flat Creek Ecosystem Improvements - Improvements to the Flat Creek Ecosystem, from Dorsey Street to near the Flat Creek WRF (City's portion needed to obtain a \$2M Federal Grant)	X					Engineering & Construction Services	671,000	Capital Project Fund
Riverside WTP Improvements - Improvements at Riverside Water Treatment Plant: hypochlorite generation (to replace chlorine), liquid lime system (to replace hydrated lime), and replacement of E&J Solids Press	X	X				Engineering & Construction Services	9,000,000	Capital Project Fund
Water Treatment Plant Maintenance Program - Continue major maintenance projects at water treatment plants	X	X	X	X	X	Engineering & Construction Services	6,186,000	Capital Project Fund
Water Main Extension/Maintenance/Improvement Program - Continue extensions, maintenance and improvements of water mains as needed (including Athens Street Transmission)	X	X	X	X	X	Engineering & Construction Services	14,300,000	Capital Project Fund
Water & Sewer Utility Relocations - Relocate water & sewer mains as required by GDOT for transportation improvements	X	X	X	X	X	Engineering & Construction Services	15,900,000	Capital Project Fund & Bonds
Sanitary Sewer Replacement and Rehabilitation Program - Continue replacement and rehabilitation program of the sanitary sewer system	X	X	X	X	X	Engineering & Construction Services	4,420,000	Capital Project Fund

City of Gainesville
Community Work Program 2019-2023

Project	Schedule					Responsible Party	Estimated Cost	Funding Source
	2019	2020	2021	2022	2023			
Water Reclamation Facilities Improvements - Improvements at Linwood (replacing membrane system) and at Flat Creek, plus misc. maintenance projects; Linwood discharge pipe, plus replacement of bar screen at Flat Creek.	X	X	X	X	X	Engineering & Construction Services	12,849,000	Capital Project Fund
Sewer System Extension Program - Continue extensions of sanitary sewer as needed	X	X	X	X	X	Engineering & Construction Services	1,250,000	Capital Project Fund
High Street Storage Tank - Make improvements to the High Street ground storage tank valve & electrical system	X					Engineering & Construction Services	400,000	Capital Project Fund
Manhole Lining Rehabilitation/Improvements - Install manhole lining & other improvements to reduce inflow & infiltration	X	X	X	X	X	Engineering & Construction Services	375,000	Capital Project Fund
Stormwater Planning - Conduct stormwater planning throughout the City to include identifying future capital projects, needed maintenance, and evaluation of funding sources. Planning should specifically include a stormwater management plan for Midtown.	X	X	X	X	X	Stormwater	900,000	SPLOST
Storm Drainage Improvement Program - Install, repair, and/or reconstruct stormwater drainage facilities at various locations throughout the City as identified by staff and the Stormwater Capital Improvements Plan	X	X	X	X	X	Stormwater	100,000	SPLOST
Water System Master Plan - Long range plan for improvements needed in the water distribution system	X					Engineering & Construction Services	350,000	Capital Project Fund
Wastewater System Master Plan - Long range plan for improvements needed in the wastewater collection system	X	X				Engineering & Construction Services	250,000	Capital Project Fund

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 6/4/2019

Presenter: Jessica Tullar / Melissa Mailloux

Item of Business: **Public Hearing Item: June 18, 2019 Council Meeting**
Resolution: Adoption of Community Development Block Grant
(CDBG) 2019-2023 HUD Consolidated Housing Plan
& 2019 Annual Action Plan

Meeting Date: 6/13/2019

Purpose of Request:

This request is for City Council to hold a public hearing to obtain any final public input on the five-year plan and the first-year annual action plan, and to adopt the 2019-2023 HUD Consolidated Plan and 2019 CDBG Annual Action Plan.

History/Background:

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 intended to (1) benefit low- and moderate-income persons, (2) eliminate slum and blight, and/or (3) meet a particular urgent need.

As an CDBG Entitlement community, the City is required to adopt a five-year HUD Consolidated Plan which outlines the goals and priorities of how the annual CDBG allocation should be spent over the next five years. The Consolidated Plan guides the development of each subsequent Annual Action Plan (AAP), which provides a detailed budget and description of activities the City will carry out with that year's CDBG allocation.

Additionally, the City is required by HUD to complete an analysis of impediments ("AI") to fair housing. Any impediments observed during the public input and study period are listed and recommendations for addressing them are noted. The AI is submitted to HUD per CDBG program requirements and provides a foundation for identifying eligible CDBG activities designed to minimize impediments. For example, the City could use CDBG funds for homeowner emergency repairs/housing rehabilitation or for public facilities and infrastructure.

Facts & Issues for Consideration:

In order to remain in compliance and be eligible to receive the annual CDBG allocation, the City must update its five-year Consolidated Plan and adopt its Annual Action Plan in accordance with that five-year plan.

Department Recommendation:

Hold a public hearing and adopt the Resolution.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
Legal Ad for 6/5/19	Legal Ad
Adoption of CDBG 2019-2023 Consolidated Plan & 2019 AAP	Resolution
2019-2023 HUD Consolidated Plan & 2019 AAP	Attachments/Exhibits
2019 Analysis of Impediments to Fair Housing	Attachments/Exhibits
PowerPoint Presentation	Presentation

PUBLISH DATES
Wednesday, June 5, 2019
THE TIMES

PUBLIC HEARING NOTICE
CITY OF GAINESVILLE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

The City of Gainesville will hold a public hearing at 5:30 p.m. on Tuesday, June 18, 2019 during the regularly scheduled City Council meeting to adopt the 2019-2023 HUD Consolidated Plan and 2019 CDBG Annual Action Plan (AAP). The AAP details action strategies for carrying out the City's five-year Housing Consolidated Plan and identifies community-specific priorities. A summary of the budget and activities for the 2019 AAP with total funding of \$498,567 are as follows:

- Program Administration (\$99,713)
- Housing Rehabilitation & Emergency Repairs (\$30,000)
- Demolition & Acquisition (\$50,000)
- Public Facilities/Infrastructure – Tower Heights (\$150,000)
- Public Facilities/Infrastructure (\$168,854).

The proposed 2019-2023 HUD Consolidated Plan and 2019 Annual Action Plan as well as the 2019 Analysis of Impediments to Fair Housing study are available for review on the City's website or at the Community & Economic Development office located at 311 Henry Ward Way, SE; Gainesville, GA 30501.

Public comments will be accepted during the public hearing at the 6/18/19 City Council meeting. The meeting will be held at the Gainesville Public Safety Complex in the Municipal Court Room located at 701 Queen City Parkway.

Persons with special needs relating to handicapped accessibility or foreign language should contact Jessica Tullar at (770) 531-6570.

RESOLUTION PR-2019 - ____

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
2019-2023 CONSOLIDATED PLAN & 2019 ANNUAL ACTION PLAN,
WITH ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING**

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 participating in the *Community Development Block Grant (CDBG)* Program; and

WHEREAS, a Consolidated Plan covering a five-year period and an “Analysis of Impediments to Fair Housing (AI)” study are required by HUD to receive Community Development Block Grant (CDBG) funding; and

WHEREAS, the City has prepared a five-year update to its 2014-2018 Consolidated Plan and completed an AI study in accordance with the CDBG program regulations and HUD rules; and

WHEREAS, the Community and Economic Development Department is directed to prepare and file an application (i.e. Annual Action Plan) 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, the City of Gainesville has been awarded \$498,567.00 in 2019 *Community Development Block Grant* funds which will be utilized only for activities outlined in the first program year “2019 Annual Action Plan”; and

WHEREAS, the 2019-2023 Consolidated Plan and 2019 Annual Action Plan as well as the 2019 Analysis of Impediments to Fair Housing study were made available for public comment from May 13, 2019 through June 11, 2019 as well as presented the plan at two community meetings on June 1, 2019 and June 6, 2019; and

WHEREAS, the said five-year update of the HUD Consolidated Plan and 2019 Annual Action Plan shall be included as part of this resolution as Exhibit A, and the 2019 Analysis of Impediments to Fair Housing shall be included as Exhibit B; and

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby adopts the 2019-2023 HUD Consolidated Plan and 2019 Annual Action Plan, with the Analysis of Impediments to Fair Housing, and authorizes submittal to HUD; and

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the Mayor or City Manager to sign all necessary resolutions, certifications, applications, subrecipient agreements, and documents directly related to accepting and administering the *2019 Community Development Block Grant*.

RESOLUTION PR-2019 - ____

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
2019-2023 CONSOLIDATED PLAN & 2019 ANNUAL ACTION PLAN,
WITH ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING**

Adopted this ____ day of _____, 2019.

C. Danny Dunagan, Jr., Mayor

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

ATTEST:

Denise O. Jordan, City Clerk

EXHIBIT A



2019-2023 Consolidated Plan and 2019 Annual Action Plan

DRAFT – April 2019

FIVE-YEAR CONSOLIDATED PLAN

For Program Years 2019 to 2023

ANNUAL ACTION PLAN

For Program Year 2019

CITY OF GAINESVILLE, GEORGIA

Community Development Department

DRAFT – April 2019

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



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2019-2023 Five-Year Consolidated Plan

THE PROCESS

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

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

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

TABLE 1 – RESPONSIBLE AGENCIES

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

Narrative

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

Consolidated Plan Public Contact Information

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

Jessica Tullar, AICP
Special Project Manager
Gainesville Community Development Department
PO Box 2496
Gainesville, Georgia 30503
770-531-6570
jtullar@gainesville.org

PR-10 CONSULTATION - 91.100, 91.200(B), 91.215(L)

1. Introduction

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

	Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
1	City of Gainesville City Council	• Other government – local	• Housing need assessment • Non-housing community development needs • Market analysis • Non-housing community development strategy	• Focus group • Public meeting
2	City of Gainesville City Management	• Other government – local	• Housing need assessment • Non-housing community development needs • Market analysis • Non-housing community development strategy • Anti-poverty strategy	• Focus group
3	City of Gainesville Code Enforcement Division	• Other government – local • Grantee department	• Housing need assessment • Non-housing community development needs • Market analysis • Non-housing community development strategy • Anti-poverty strategy	• Focus group
4	City of Gainesville Planning Division	• Other government – local • Grantee department	• Housing need assessment • Non-housing community development needs • Market analysis • Non-housing community development strategy • Anti-poverty strategy	• Focus group
5	Community Service Center	• Other government – local • Other – transportation agency	• Housing need assessment • Non-homeless special needs • Non-housing community development needs • Non-housing community development strategy	• Interview
6	Disability Resource Center	• Services – persons with disabilities	• Housing need assessment • Non-homeless special needs • Special needs facilities and services	• Interview
7	Family Promise of Hall County	• Services – homeless • Services – children • Services – employment	• Housing need assessment • Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth • Homelessness strategy	• Interview

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

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
8 Gainesville City School System	• Services – education • Other – local school system	• Housing need assessment • Homeless needs – families with children • Non-housing community development needs • Non-housing community development strategy	• Interview • Public meeting
9 Gainesville-Hall County Senior Life Center Advisory Board	• Services – elderly persons	• Housing need assessment • Non-homeless special needs • Non-housing community development needs • Market analysis • Non-housing community development strategy	• Focus group
10 Gainesville High School	• Services – education • Other – local school system	• Housing need assessment • Non-housing community development needs • Non-housing community development strategy	• Public meeting
11 Gainesville Housing Authority and Gainesville Housing Corporation	• Housing • PHA	• Housing need assessment • Public housing needs • Non-housing community development needs • Market analysis • Non-housing community development strategy • Public housing accessibility and involvement	• Interview
12 Gainesville Nonprofit Development Foundation	• Civic leaders • Foundation	• Housing need assessment • Non-housing community development needs • Non-housing community development strategy • Anti-poverty strategy	• Focus group
13 Gateway Domestic Violence Center	• Housing • Services – children, victims of domestic violence, homeless, employment	• Housing need assessment • Homeless needs – families with children • Homelessness strategy • Non-homeless special needs • Non-housing community development needs • Special needs facilities and services	• Interview
14 Georgia Legal Services	• Services – fair housing	• Housing need assessment • Non-housing community development needs	• Interview

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

	Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
15	Georgia Mountains Regional Commission	- Regional organization - Planning organization	- Housing need assessment - Non-housing community development needs - Non-housing community development strategy	Interview
16	Hispanic Alliance Georgia	- Services – education, health, employment, legal - Other – advocacy organization	- Housing need assessment - Non-homeless special needs - Non-housing community development needs - Non-housing community development strategy - Anti-poverty strategy	Interview
17	Habitat for Humanity for Hall County	Housing	- Housing need assessment - Non-housing community development needs - Market analysis - Anti-poverty strategy	Interview
18	Hall County Grants Division	Other government - county	- Housing need assessment - Non-housing community development needs - Homelessness strategy - Market analysis - Non-housing community development strategy	Interview
19	Keller Williams Realty	- Housing - Other – real estate agents	- Housing need assessment - Non-housing community development needs - Market analysis	Interview
20	My Sister’s Place	- Housing - Services – homeless, children, health	- Housing need assessment - Homeless needs – chronically homeless, families with children, unaccompanied youth - Homelessness strategy - Non-housing community development needs - Non-housing community development strategy	Interview
21	The Norton Agency	Housing	- Housing need assessment - Non-housing community development needs - Market analysis	Interview

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

	Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
22	One Gainesville United	• Civic leaders	• Housing need assessment • Non-housing community development needs • Non-housing community development strategy • Anti-poverty strategy	• Interview
23	Purdy Real Estate	• Housing • Private sector banking/financing	• Housing need assessment • Non-housing community development needs • Market analysis	• Interview
24	United Way of Hall County	• Civic leaders • Regional organization	• Housing need assessment • Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth • Non-housing community development needs • Non-housing community development strategy	• Interview • Focus group
25	Vision 2030 Wisdom Keepers	• Civic leaders	• Housing need assessment • Non-homeless special needs • Non-housing community development needs • Market analysis • Non-housing community development strategy	• Focus group

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

TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

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

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

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

PR-15 CITIZEN PARTICIPATION

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

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

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

Advertisement for the public meetings and survey targeted the general public, as well as nonprofits, service providers, housing providers, and others working with low and moderate income households and special needs populations. Notice was given to residents through an announcement in English and Spanish in the *Gainesville Times*, through press releases to local news outlets, and through flyers placed in public places. The *Times* ran two stories about the Consolidated Plan public meetings and provided a link to the online survey. English and Spanish flyers were emailed to more than 60 local housing and service providers and community development practitioners, both as outreach to these stakeholders and for distribution to their clients. Spanish interpretation was available at all meetings and was advertised on the meeting flyers. Meeting advertisements also noted that accommodations (including translation, interpretation, or accessibility needs) were available if needed; no requests for accommodations were received.

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

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

Public Meeting #1

Saturday, January 26, 2019

10 AM

Gainesville-Hall County Senior Life Center
434 Prior Street, Gainesville, GA 30501

Public Meeting #2

Monday, January 28, 2019

6 PM

Gainesville Exploration Academy – Lunchroom
1145 McEver Road, Gainesville GA 30504

Public Meeting #3

Thursday, January 31, 2019

6 PM

Gainesville High School – Lunchroom
830 Century Place, Gainesville, GA 30501

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

Wednesday, January 9, 2019

9 AM

Gainesville-Hall County Senior Life Center
434 Prior Street, Gainesville, GA 30501

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

Wednesday, January 9, 2019

11:30 AM

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

Focus Group #3 – Gainesville Nonprofit Development Foundation Board

Wednesday, January 9, 2019

3:30 PM

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

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

Wednesday, January 16, 2019

11 AM

United Way of Hall County
527 Oak Street, Gainesville, GA 30501

The City of Gainesville will hold a 30-day public comment period to receive comments on the draft 2019-2023 Consolidated Plan and 2019-2020 Annual Action Plan beginning in May 2019. During this time, copies of the draft reports will be available for public inspection and residents and stakeholders can provide written comments to the Community and Economic Development Department. A public hearing to present key findings and receive comments will also be held in May.

A summary of community outreach efforts and responses is shown below, with complete survey results and evidence of outreach materials available as an appendix.

Citizen Participation Outreach

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

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

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

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

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

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

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

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

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

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

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

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

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
11	Public comment period	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	TBD	TBD	TBD
12	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	TBD	TBD	TBD

NEEDS ASSESSMENT

NA-05 OVERVIEW

Needs Assessment Overview

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

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

Summary of Housing Needs

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

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

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

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

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

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

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

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

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

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

TABLE 5 - HOUSING NEEDS ASSESSMENT DEMOGRAPHICS

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

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

Number of Households Table

TABLE 6 - TOTAL HOUSEHOLDS TABLE

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

Data Source: 2009-2013 CHAS

Housing Needs Summary Tables

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

TABLE 7 – HOUSING PROBLEMS TABLE

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

Data Source: 2009-2013 CHAS

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

TABLE 8 – HOUSING PROBLEMS 2

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

Data Source: 2009-2013 CHAS

3. Cost Burden > 30%

TABLE 9 – COST BURDEN > 30%

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

Data Source: 2009-2013 CHAS

4. Cost Burden > 50%

TABLE 10 – COST BURDEN > 50%

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

Data Source: 2009-2013 CHAS

5. Crowding (more than one person per room)

TABLE 11 – CROWDING INFORMATION – 1/2

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

Data Source: 2009-2013 CHAS

TABLE 12 – CROWDING INFORMATION – 2/2

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

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

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

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

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

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

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

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

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

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

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

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

What are the most common housing problems?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Introduction

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

According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Tables 13 through 16 identify the number of households experiencing one or more of the four housing problems by householder race, ethnicity, and income level. The four housing problems include: (1) cost burdens (paying more than 30% of income for housing costs); (2) overcrowding (more than 1 person per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities.

Income classifications include:

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

0% to 30% of Area Median Income

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

TABLE 13 - DISPROPORTIONALLY GREATER NEED 0 TO 30% AMI

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

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

Data Source: 2009-2013 CHAS

30% to 50% of Area Median Income

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

TABLE 14 - DISPROPORTIONALLY GREATER NEED 30 TO 50% AMI

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

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

Data Source: 2009-2013 CHAS

50% to 80% of Area Median Income

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

TABLE 15 - DISPROPORTIONALLY GREATER NEED 50 TO 80% AMI

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

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

Data Source: 2009-2013 CHAS

80% to 100% of Area Median Income

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

TABLE 16 - DISPROPORTIONALLY GREATER NEED 80 TO 100% AMI

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

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

Data Source: 2009-2013 CHAS

Discussion

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

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

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

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

Introduction

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

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

Income classifications include:

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

0% to 30% of Area Median Income

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

TABLE 17 – SEVERE HOUSING PROBLEMS 0 TO 30% AMI

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

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

Data Source: 2009-2013 CHAS

30% to 50% of Area Median Income

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

TABLE 18 – SEVERE HOUSING PROBLEMS 30 TO 50% AMI

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

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

Data Source: 2009-2013 CHAS

50% to 80% of Area Median Income

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

TABLE 19 – SEVERE HOUSING PROBLEMS 50 TO 80% AMI

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

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

Data Source: 2009-2013 CHAS

80% to 100% of Area Median Income

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

TABLE 20 – SEVERE HOUSING PROBLEMS 80 TO 100% AMI

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

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

Data Source: 2009-2013 CHAS

Discussion

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

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

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

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

Introduction

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

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

Housing Cost Burden

TABLE 21 – HOUSING COST BURDENS BY RACE AND ETHNICITY

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

Data Source: 2009-2013 CHAS

Discussion

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

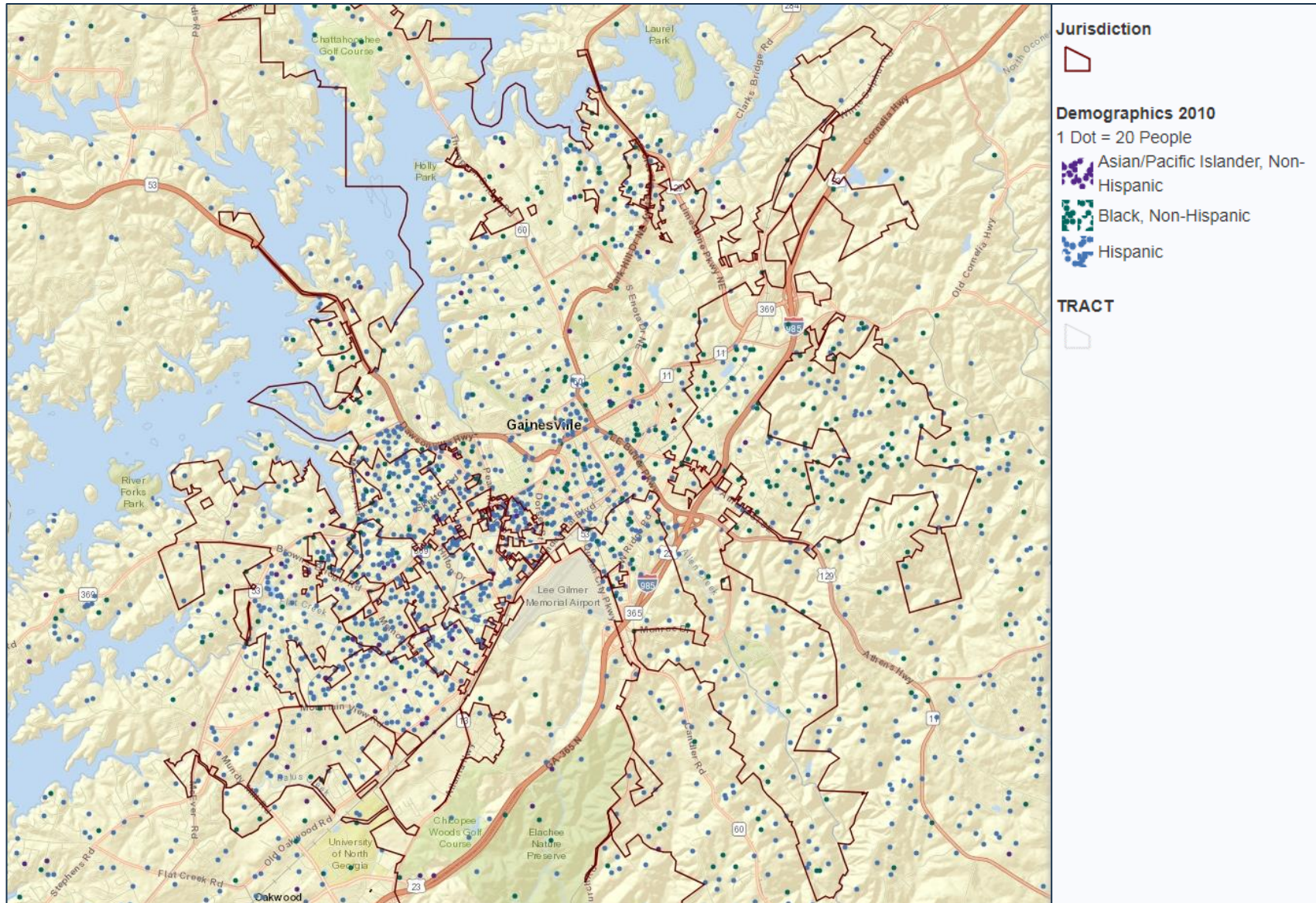
Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

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

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

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

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



NA-35 PUBLIC HOUSING – 91.205(B)

Introduction

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

Totals in Use

TABLE 22 - PUBLIC HOUSING BY PROGRAM TYPE

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

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

TABLE 23 – CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

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

Data Source: PIC (PIH Information Center)

Race of Residents

TABLE 24 – RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

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

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

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

TABLE 25 – ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

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

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

Data Source: PIC (PIH Information Center)

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

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

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

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

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

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

Discussion

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

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

Partner Engagement Needs	Public Engagement Needs / Obstacles
HOUSING	
Affordable Housing	Lack of Affordable Housing Cost of non-subsidized housing too high
Emergency Housing - Crisis Housing - Rent Assistance - Housing after shelter - Deposit start-up assistance - Housing for convicted felons - Housing for those with addiction issues	Public Housing Waiting List Too Long Average of 6 could be years on p.h. waiting list
Foster Care Providers	Living in Substandard and Overcrowded Conditions Families are afraid to speak out against land lords
Improved Communication Between Agencies	Good Communication Between Drug Tx Court and Gateway to Housing Options
Transportation	Section 8 Waiting List Too Long
Connecting Housing to Other Needs - Dental - Mental Health - Psychiatrists - Childcare - Christmas Help	Lost Homes Because Couldn't Afford Mortgage

Data Source: Midtown Community Transformation Plan

NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(C)

Introduction

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

Nature and Extent of Homelessness

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

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

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

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

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

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

Other statewide estimates of homeless subpopulations determined that:

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

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

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

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

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

Describe the nature and extent of unsheltered and sheltered homelessness.

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

Discussion

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

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

Introduction

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

Describe the characteristics of special needs populations in your community.

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

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

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

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

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

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

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

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

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

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

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

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

Describe the jurisdiction's need for public facilities.

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

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

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

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

How were these needs determined?

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

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

Describe the jurisdiction's need for public improvements.

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

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

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

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

How were these needs determined?

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

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

Describe the jurisdiction's need for public services.

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

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

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

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

How were these needs determined?

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

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

HOUSING MARKET ANALYSIS

MA-05 OVERVIEW

Housing Market Analysis Overview

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

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

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

Introduction

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

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

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

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

Residential Properties by Number of Units

TABLE 27 – RESIDENTIAL PROPERTIES BY UNIT NUMBER

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

Data Source: 2013-2017 ACS

Unit Size by Tenure

TABLE 28 – UNIT SIZE BY TENURE

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

Data Source: 2013-2017 ACS

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

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

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

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

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

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

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

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

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

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

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

Describe the need for specific types of housing.

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

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

Introduction

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

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

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

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

Cost of Housing

TABLE 29 – COST OF HOUSING

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

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

TABLE 30 - RENT PAID

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

Data Source: 2013-2017 ACS

Housing Affordability

TABLE 31 – HOUSING AFFORDABILITY

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

Data Source: 2011-2015 CHAS

Monthly Rent

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

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

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

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

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

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

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

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

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

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

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

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

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

Discussion

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

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

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

Introduction

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

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

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

Describe the jurisdiction's definition for "substandard condition" and "standard condition but suitable for rehabilitation."

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

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

Condition of Units

TABLE 33 - CONDITION OF UNITS

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

Data Source: 2013-2017 ACS

Year Unit Built

TABLE 34 – YEAR UNIT BUILT

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

Data Source: 2013-2017 ACS

Risk of Lead-Based Paint Hazard

TABLE 35 – RISK OF LEAD-BASED PAINT

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

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

Vacant Units

TABLE 36 - VACANT UNITS

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

Data Source: 2013-2017 ACS

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

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

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

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

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

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

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

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

Introduction

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

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

Totals Number of Units

TABLE 37 – TOTAL NUMBER OF UNITS BY PROGRAM TYPE

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

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

Data Source: PIC (PIH Information Center)

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

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

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

Public Housing Condition

TABLE 38 - PUBLIC HOUSING CONDITION

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

Data Source: HUD Physical Inspection Scores

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

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

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

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

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

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

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

Introduction

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

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

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

Facilities and Housing Targeted to Homeless Households

TABLE 39 - FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

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

Data Source: Review of local providers by Mosaic Community Planning

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

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

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

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

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

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

Gainesville Action Ministries

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

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

The Salvation Army

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

Gateway Domestic Violence Center

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

Gainesville City Baptist Rescue Mission

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

Avita Community Partners

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

Ninth District Opportunity

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

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

Services offered through the Community Services department:

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

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

Family Promise of Hall County

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

My Sister's Place, Inc.

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

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

Introduction

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Introduction

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

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

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

Business Activity

TABLE 40 - BUSINESS ACTIVITY

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

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

Labor Force

TABLE 41 - LABOR FORCE

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

Data Source: 2013-2017 ACS

TABLE 42 – OCCUPATIONS BY SECTOR

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

Data Source: 2013-2017 ACS

Travel Time

TABLE 43 – TRAVEL TIME

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

Data Source: 2013-2017 ACS

Education

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

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

Data Source: 2013-2017 ACS

TABLE 45 - EDUCATIONAL ATTAINMENT BY AGE

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

Data Source: 2013-2017 ACS

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

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

Data Source: 2013-2017 ACS

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

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

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

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

Describe the workforce and infrastructure needs of the business community.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

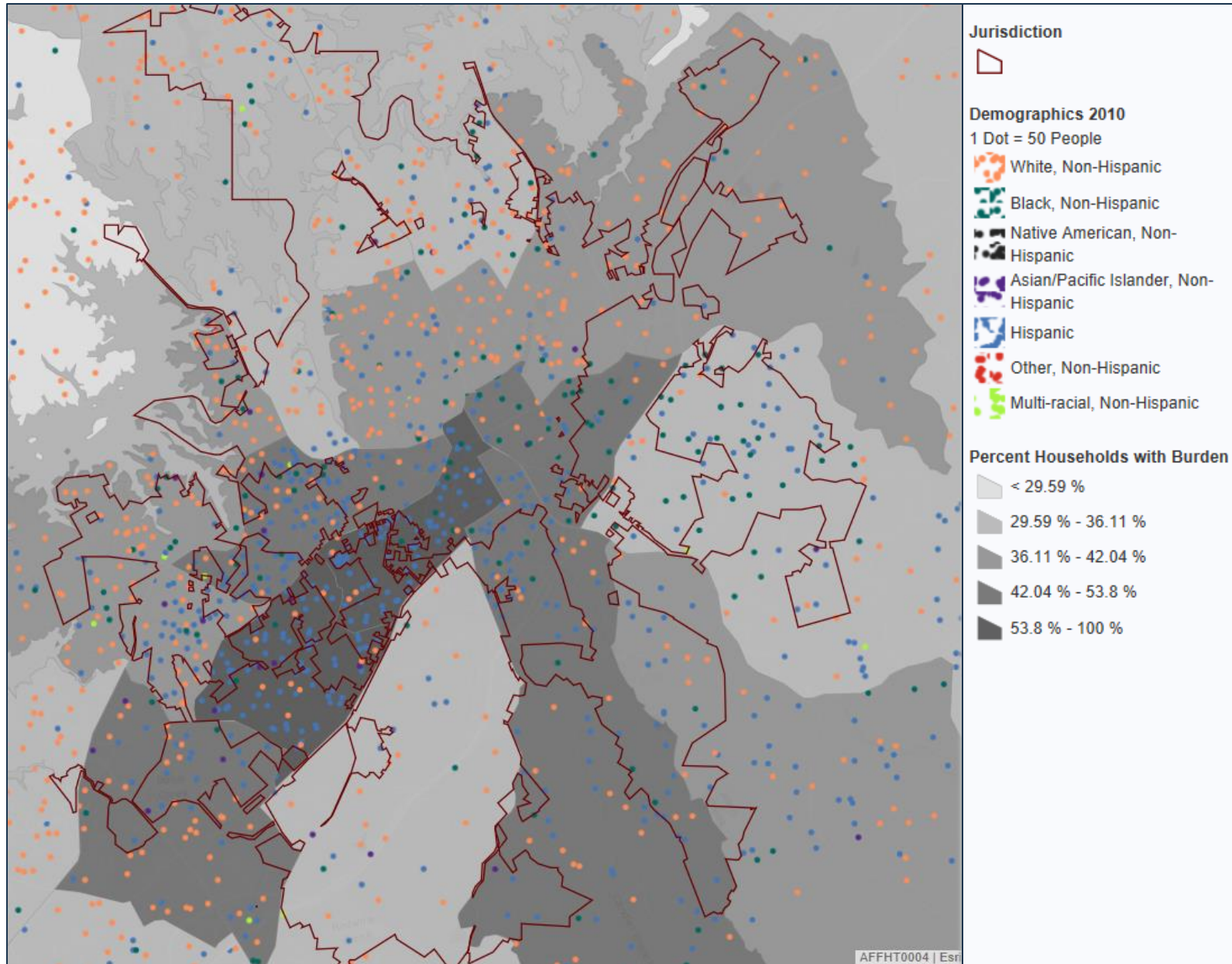
Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

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

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

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

FIGURE 3 – HOUSING PROBLEMS IN THE CITY OF GAINESVILLE



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

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

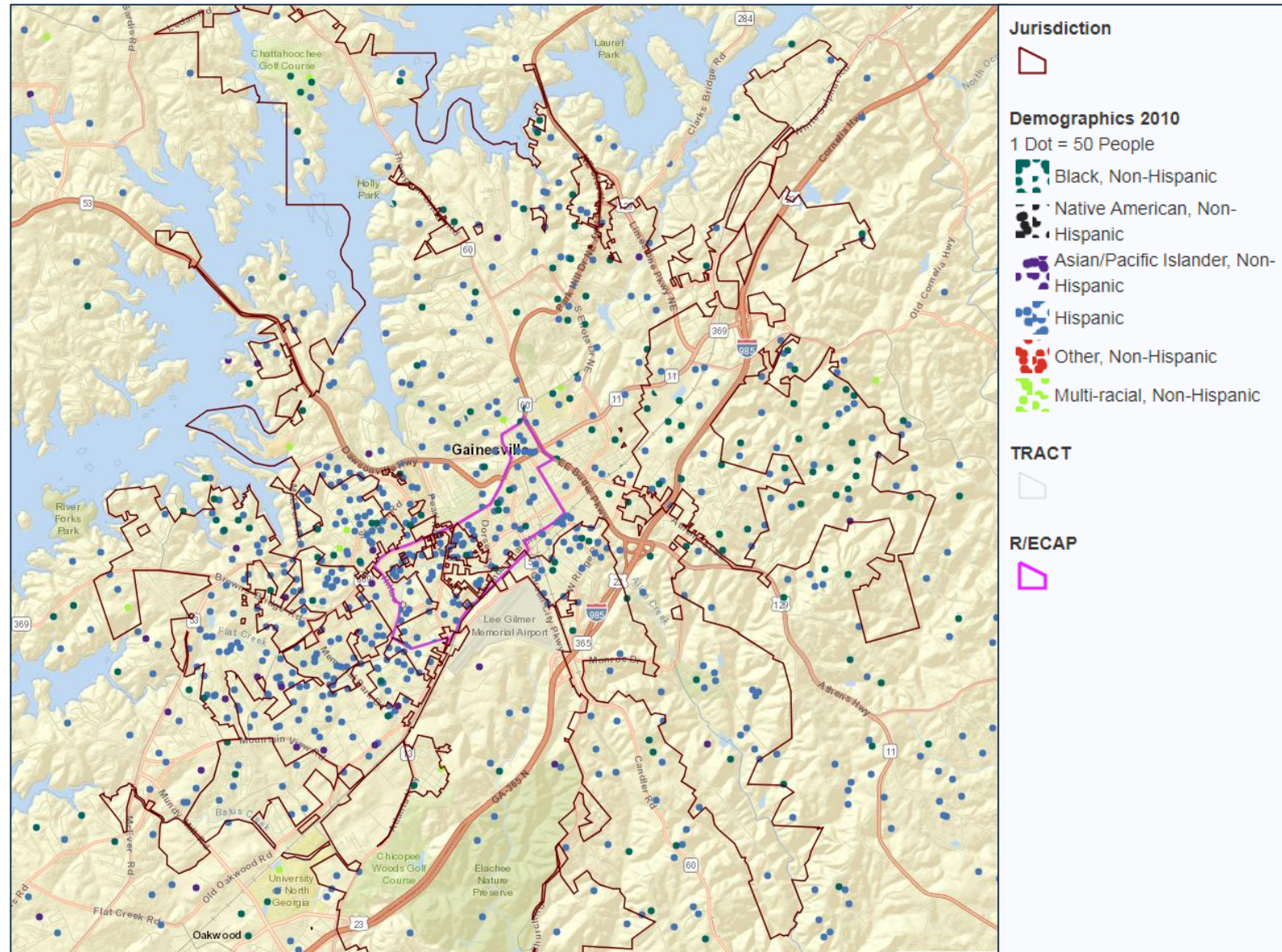
Geographic patterns for people of color living in Gainesville are shown in Figure 4. For this research, a concentration is defined as a census tract in which more than 50% of residents are people of color. There are eight census tracts in Gainesville that meet this definition. Six of these (Tracts 10.02,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

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

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

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

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



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

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

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

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

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

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

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

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

Are there any community assets in these areas/neighborhoods?

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

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

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

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

Are there other strategic opportunities in any of these areas?

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

STRATEGIC PLAN

SP-05 OVERVIEW

Strategic Plan Overview

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

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

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

Guiding principles for the selection of projects include:

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

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

Geographic Area

TABLE 47 - GEOGRAPHIC PRIORITY AREAS

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

TABLE 47 - GEOGRAPHIC PRIORITY AREAS (CONTINUED)

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

TABLE 47 - GEOGRAPHIC PRIORITY AREAS (CONTINUED)

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

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction.

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

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

Priority Needs

TABLE 48 – PRIORITY NEEDS SUMMARY

	Priority need	Housing Affordability
1	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Families with children Elderly Public housing residents
	Geographic area(s) affected	Citywide
	Associated goal(s)	Expanded Affordable Housing Supply Homeowner Housing Rehabilitation Homebuyer Assistance Improved Public Facilities and Infrastructure
	Description	• Support the development of affordable rental and owned housing, including projects located near employment and transportation • Expand the useful life of existing affordable housing through rehabilitation, repair, or weatherization programs • Provide homeownership opportunities for households through downpayment or closing cost assistance
	Basis for priority	Interviews with key community stakeholders, public meeting and focus group input, community survey responses, CHAS and other data, review of recent plans and studies

2	Priority need	Infrastructure and Public Facility Improvements
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Families with children Elderly People with disabilities Non-housing community development
	Geographic area(s) affected	Low and moderate income areas citywide
	Associated goal(s)	Improved Public Facilities and Infrastructure Expanded Affordable Housing Supply
	Description	• Provide safe neighborhoods, public facilities, recreational and cultural opportunities which meet both safety and health regulations for citizens of all ages and socioeconomic backgrounds • Improve public infrastructure, increase public safety, residential desirability and quality of life in low and moderate income neighborhoods • Assist community service organizations in improving their physical structures to ensure that they are sufficient in size, accessible, safe and meet the organization's service goals • Infrastructure improvements including but not limited to sidewalks, roadway, park, and water and sewer replacement or expansion
	Basis for priority	Interviews with key community stakeholders, public meeting and focus group input, community survey responses, CHAS and other data, review of recent plans and studies
3	Priority need	Neighborhood Revitalization
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Non-housing community development
	Geographic area(s) affected	Low and moderate income areas citywide
	Associated goal(s)	Improved Public Facilities and Infrastructure Demolition and Acquisition
	Description	• Non-housing community development activities that eliminate blight, including code enforcement, demolition, acquisition, and redevelopment • Through property acquisition, increase greenspace, improve housing affordability, or encourage economic development
	Basis for priority	Interviews with key community stakeholders, public meeting and focus group input, community survey responses, CHAS and other data, review of recent plans and studies

4	Priority need	Economic Development
	Priority level	Low
	Population(s) served	Extremely low income Low income Moderate income Non-housing community development
	Geographic area(s) affected	Citywide
	Associated goal(s)	Demolition and Acquisition Public Services and Economic Opportunities
	Description	• Support business development to create new employment opportunities for LMI workers • Provide job training assistance to help residents access employment opportunities
	Basis for priority	Interviews with key community stakeholders, public meeting and focus group input, community survey responses, CHAS and other data, review of recent plans and studies
5	Priority need	Public Services
	Priority level	Low
	Population(s) served	Extremely low income Low income Moderate income Families with children Elderly and frail elderly People who are homeless People with disabilities
	Geographic area(s) affected	Citywide
	Associated goal(s)	Public Services and Economic Opportunity
	Description	• Fund community services such as youth-focused activities, programming for seniors, services for people experiencing homelessness, employment training, housing counseling, transportation assistance, fair housing education and enforcement, legal services, and others
	Basis for priority	Interviews with key community stakeholders, public meeting and focus group input, community survey responses, CHAS and other data, review of recent plans and studies

6	Priority need	Fair Housing Activities
	Priority level	High
	Population(s) served	All
	Geographic area(s) affected	Citywide
	Associated goal(s)	Public Services and Economic Opportunity Program Administration
	Description	• 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
7	Basis for priority	Interviews with key community stakeholders, public meeting and focus group input, community survey responses, CHAS and other data, review of recent plans and studies
	Priority need	Program Administration
	Priority level	High
	Population(s) served	All
	Geographic area(s) affected	Citywide
	Associated goal(s)	General Program Administration
	Description	• Funding for performance of administrative, implementation, and planning requirements of the CDBG program
	Basis for priority	Consultation with City staff

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

Influence of Market Conditions

TABLE 49 – INFLUENCE OF MARKET CONDITIONS

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

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

Introduction

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

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

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

Anticipated Resources

TABLE 50 - ANTICIPATED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$498,567	\$0	\$50,000	\$548,567	\$1,994,268	CDBG funds will be used to carry out activities related to acquisition, administration and planning, housing, economic development, public facility improvements, and public services.

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

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

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

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

SP-40 INSTITUTIONAL DELIVERY STRUCTURE – 91.215(K)

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

TABLE 51 - INSTITUTIONAL DELIVERY STRUCTURE

Responsible Entity	Responsible Entity Type	Role	Geography Served
City of Gainesville	Government	• Affordable Housing – Ownership • Affordable Housing – Rental • Homelessness • Non-Homeless Special Needs • Public Facilities • Neighborhood Improvements • Public Services • Economic Development • Planning	Jurisdiction
Gainesville Housing Authority	PHA	• Affordable Housing – Ownership • Affordable Housing – Rental • Public Housing	Jurisdiction
Salvation Army	Nonprofit Organization	• Homelessness • Non-Homeless Special Needs	Jurisdiction
Christian Education Centers	Nonprofit Organization	• Non-Homeless Special Needs • Public Services	Jurisdiction

TABLE 51 - INSTITUTIONAL DELIVERY STRUCTURE (CONTINUED)

Responsible Entity	Responsible Entity Type	Role	Geography Served
Disability Resource Center	Nonprofit Organization	- Affordable Housing – Ownership - Affordable Housing – Rental - Non-Homeless Special Needs - Public Services	Region
Family Promise of Hall County	Nonprofit Organization	- Affordable Housing – Ownership - Affordable Housing – Rental - Public Services - Economic Development	Jurisdiction
Gainesville Action Ministries	Faith-Based Organization	- Affordable Housing – Rental - Homelessness - Non-Homeless Special Needs - Public Services	Jurisdiction
Gainesville City Schools	Government	- Non-Homeless Special Needs - Public Services	Jurisdiction
Gateway House	Faith-Based Organization	- Non-Homeless Special Needs - Public Services	Jurisdiction
HDRI	Nonprofit Organization	- Affordable Housing – Ownership - Planning	Jurisdiction
Metro Fair Housing Services	Nonprofit Organization	- Non-Homeless Special Needs - Neighborhood Improvements	Region
New Town Florist Club	Faith-Based Organization	Non-Homeless Special Needs	Jurisdiction
Ninth District Opportunity	Nonprofit Organization	- Affordable Housing – Ownership - Affordable Housing – Rental - Public Services - Economic Development	Region
Our Neighbor	Nonprofit Organization	- Affordable Housing – Rental - Non-Homeless Special Needs - Public Services - Economic Development	Jurisdiction
The Guest House	Nonprofit Organization	- Non-Homeless Special Needs - Public Services	Jurisdiction
United Way of Hall County	Philanthropic Org	- Homelessness - Non-Homeless Special Needs - Neighborhood Improvements - Public Services - Economic Development - Planning	Jurisdiction
Veterans Community Outreach Foundation	Nonprofit Organization	- Affordable Housing – Ownership - Affordable Housing – Rental - Non-Homeless Special Needs - Public Services - Economic Development	Jurisdiction

Assess of Strengths and Gaps in the Institutional Delivery System

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

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

TABLE 52 - HOMELESS PREVENTION SERVICES SUMMARY

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

TABLE 52 - HOMELESS PREVENTION SERVICES SUMMARY (CONTINUED)

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

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

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

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

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

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

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

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

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

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

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

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

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

Public housing in Gainesville is managed by the Gainesville Housing Authority. The quasi-governmental authority is governed by its board of commissioners which are appointed by the City. According to HUD's PIC (the HUD Office of Public & Indian Housing Information Center) data, there are 468 public housing units and no housing choice vouchers in Gainesville. The GHA receives federal funds to modernize and repair those units. The City of Gainesville Community Development Department works closely with the GHA to offer financial literacy classes to public housing residents and other citizens. Efforts have also been made to identify residents that may be ready for homeownership and direct them toward those opportunities. Grant funds from the City of Gainesville down-payment assistance program have been made available to assist residents with purchasing a new home. Such actions will help housing authority residents become more independent and make units available for families with greater needs.

SP-45 GOALS SUMMARY – 91.215(A)(4)

Goals Summary Information

TABLE 53 – GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expanded Affordable Housing Supply	2019	2023	Affordable Housing Public Housing Non-Housing Community Development	Citywide	Housing Affordability Infrastructure and Public Facility Improvements	CDBG: \$350,000	Public facility or infrastructure activity: XXX LMI households benefitted
2	Homeowner Housing Rehabilitation	2019	2023	Affordable Housing Non-Homeless Special Needs	Citywide	Housing Affordability	CDBG: \$150,000	Homeowner housing rehabilitated: 15
3	Homebuyer Assistance	2019	2023	Affordable Housing	Citywide	Housing Affordability	CDBG: XXX	Financial assistance to homebuyers: XX
4	Improved Public Facilities and Infrastructure	2019	2023	Non-Housing Community Development	Citywide	Infrastructure and Public Facility Improvements Neighborhood Revitalization	CDBG: \$218,854	Public facility or infrastructure activity: XXX LMI persons or households benefitted
5	Demolition and Acquisition	2019	2023	Affordable Housing Non-Housing Community Development	Citywide	Housing Affordability Neighborhood Revitalization Economic Development	CDBG: \$250,000	Buildings demolished: XX
6	Code Enforcement and Neighborhood Revitalization	2019	2023	Non-Housing Community Development	Citywide	Neighborhood Revitalization	CDBG: XXX	Housing code enforcement/foreclosed property care: XX
7	Public Services and Economic Opportunities	2019	2023	Homelessness Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services Economic Development Fair Housing	CDBG: XXX	Public service activity: XXX LMI persons or households benefitted
8	General Program Administration	2019	2023	Non-Housing Community Development	Citywide	Program Administration Fair Housing	CDBG: \$498,000	Not applicable

Goal Descriptions

TABLE 54 – GOALS DESCRIPTIONS

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

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

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

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

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

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

Activities to Increase Resident Involvement

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

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

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

Plan to Remove the 'Troubled' Designation

Not applicable.

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

Barriers to Affordable Housing

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

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

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

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

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

SP-60 HOMELESSNESS STRATEGY – 91.215(D)

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

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

Addressing the emergency and transitional housing needs of homeless persons.

The City plans to make CDBG public service funding available for local non-profit agencies to address the emergency and transitional housing needs of homeless persons. In addition, emergency and transitional housing needs may be addressed through grant funding opportunities, such as the competitive Continuum of Care process, or through other state or local funding streams.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

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

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

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

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

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

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

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

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

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

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

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

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

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

In property rehabilitation projects involving the City of Gainesville, the City assesses whether lead-based paint might be present and, if so, follows the guidelines set forth in the Residential Lead-Based Paint Hazard Reduction Act of 1992.

The City of Gainesville is committed to testing and abating lead in all pre-1978 housing units assisted with federal grant funds in any of the housing programs it implements. Currently, the City has

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

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

Jurisdiction Goals, Programs and Policies for Reducing the Number of Poverty-Level Families

The City of Gainesville’s anti-poverty strategy focuses on helping all low-income households improve their economic status and remain above poverty levels. This may include, but is not limited to, job training, education, healthcare services, and emergency assistance. Current programs to reduce poverty through access to education and jobs are provided by through WorkSource Georgia Mountains and Lanier Technical College. Emergency assistance is also provided by several nonprofit housing and service agencies in Gainesville and Hall County. Additionally, City of Gainesville’s housing programs and activities that support development of affordable housing inherently address poverty by creating housing opportunities for low-income households. Without these housing opportunities, many low-income households would not be able to afford housing rehabilitation costs or to purchase a home.

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

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

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

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

SP-80 MONITORING – 91.230

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

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

Pre-Award Meeting

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

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

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

Financial Audits and Follow-up Procedures

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

Post Award Compliance Procedure

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

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

Termination of Funds

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

2019 Annual Action Plan

EXPECTED RESOURCES

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

Introduction

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

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

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

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

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

Anticipated Resources

TABLE 55 - EXPECTED RESOURCES – PRIORITY TABLE

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$498,567	\$0	\$50,000	\$548,567	\$1,994,268	CDBG funds will be used to carry out activities related to acquisition, administration and planning, housing, economic development, public facility improvements, and public services.

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

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

ANNUAL GOALS AND OBJECTIVES

AP-20 ANNUAL GOALS AND OBJECTIVES

Goals Summary Information

TABLE 56 – GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expanded Affordable Housing Supply	2019	2023	Affordable Housing Public Housing Non-Housing Community Development	Citywide	Housing Affordability Infrastructure and Public Facility Improvements	CDBG: \$150,000	Public facility or infrastructure activity: XXX LMI households benefitted
2	Homeowner Housing Rehabilitation	2019	2023	Affordable Housing Non-Homeless Special Needs	Citywide	Housing Affordability	CDBG: \$30,000	Homeowner housing rehabilitated: 3
3	Improved Public Facilities and Infrastructure	2019	2023	Non-Housing Community Development	Citywide	Infrastructure and Public Facility Improvements Neighborhood Revitalization	CDBG: \$218,854	Public facility or infrastructure activity: XXX LMI persons or households benefitted
4	Demolition and Acquisition	2019	2023	Affordable Housing Non-Housing Community Development	Citywide	Housing Affordability Neighborhood Revitalization Economic Development	CDBG: \$50,000	Buildings demolished: XX
5	General Program Administration	2019	2023	Non-Housing Community Development	Citywide	Program Administration Fair Housing	CDBG: \$498,000	Not applicable

Goal Descriptions

TABLE 57 – GOALS DESCRIPTIONS

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

PROJECTS

AP-35 PROJECTS – 91.220(D)

Introduction

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

Projects

TABLE 58 – PROJECT LIST

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

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

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

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

AP-38 PROJECT SUMMARY

Project Summary Information

TABLE 59 – PROJECT INFORMATION

1	Project Name	Tower Heights Infrastructure and Site Development
	Target Area	Citywide
	Goals Supported	Expanded Affordable Housing Supply
	Needs Addressed	Housing Affordability, Infrastructure and Public Facility Improvements
	Funding	\$150,000
	Description	Infrastructure improvements and site development work to support redevelopment of the Tower Heights Apartments by the Gainesville Housing Authority and Walton Communities
	Target Date	06/30/2022
	Estimate the number and type of persons that will benefit from the proposed activity	XXX LMI households benefitted
	Location Description	Tower Heights Road and Jones Street
	Planned Activities	Infrastructure improvements and site development work
2	Project Name	Wood Avenue Infrastructure Improvements
	Target Area	Citywide
	Goals Supported	Improved Public Facilities and Infrastructure, Neighborhood Revitalization
	Needs Addressed	Housing Affordability
	Funding	\$218,854

	Description	Description
	Target Date	06/30/2020
	Estimate the number and type of persons that will benefit from the proposed activity	XXX LMI persons or households benefitted from public facility or infrastructure activity
	Location Description	Wood Avenue
	Planned Activities	Planned activities
3	Project Name	Demolition and Acquisition
	Target Area	Citywide
	Goals Supported	Demolition and Acquisition
	Needs Addressed	Housing Affordability, Neighborhood Revitalization
	Funding	\$50,000
	Description	Description
	Target Date	06/30/2020
	Estimate the number and type of persons that will benefit from the proposed activity	XX buildings demolished
	Location Description	Citywide in income-eligible census tracts
	Planned Activities	Description
4	Project Name	Housing Rehabilitation and Emergency Repairs
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation and Repair

	Needs Addressed	Housing Affordability
	Funding	CDBG: \$30,000
	Description	Housing rehabilitation and emergency repair funding of up to \$10,000 for income-eligible homeowners
	Target Date	06/30/2020
	Estimate the number and type of persons that will benefit from the proposed activity	3 low- and moderate-income homeowners
	Location Description	Citywide
	Planned Activities	Housing rehabilitation and emergency repair funding of up to \$10,000 for income-eligible homeowners
5	Project Name	General Program Administration
	Target Area	Citywide
	Goals Supported	General Program Administration
	Needs Addressed	Program Administration, Fair Housing
	Funding	CDBG: \$99,713
	Description	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant program.
	Target Date	06/30/2020
	Estimate the number and type of persons that will benefit from the proposed activity	Not applicable
	Location Description	Citywide
	Planned Activities	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant program. Provide fair housing education to Gainesville residents.
CDBG Total		\$548,567

AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

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

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

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

Geographic Distribution

Rationale for the Priorities for Allocating Investments Geographically

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

AFFORDABLE HOUSING

AP-55 AFFORDABLE HOUSING – 91.220(G)

Introduction

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

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

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

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

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

AP-60 PUBLIC HOUSING – 91.220(H)

Introduction

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

direct them toward those opportunities. Grant funds from the City of Gainesville down-payment assistance program have been made available to assist residents with purchasing a new home. Such actions will help housing authority residents become more independent and make units available for families with affordable housing needs.

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

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

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

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

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

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

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

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

Introduction

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

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

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

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

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

Several local organizations address the emergency and transitional housing needs of homeless persons. In addition, emergency and transitional housing needs may be addressed through grant funding opportunities, such as the competitive Continuum of Care process, or through other state or local funding streams.

3. Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

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

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

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

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

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

Discussion

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

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

Introduction

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

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

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

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

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

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

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

AP-85 OTHER ACTIONS – 91.220(K)

Introduction

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

Actions Planned to Address Obstacles to Meeting Underserved Needs

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

Actions Planned to Foster and Maintain Affordable Housing

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

Actions Planned to Reduce Lead-Based Paint Hazards

An important initiative emanating from HUD in the last decade is the reduction of lead-based paint hazards, and many jurisdictions around the country have focused on reaching this goal. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the

law covering lead-based paint in federally funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development (24 CFR part 35) protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

In property rehabilitation projects involving the City of Gainesville, the City will assess whether lead-based paint might be present and, if so, follow the guidelines set forth in the Residential Lead-Based Paint Hazard Reduction Act of 1992.

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

Actions Planned to Reduce the Number of Poverty-Level Families

The City of Gainesville's anti-poverty strategy focuses on helping all low-income households improve their economic status and remain above poverty levels. This may include, but is not limited to, job training, education, healthcare services, and emergency assistance. Current programs to reduce poverty through access to education and jobs are provided by through WorkSource Georgia Mountains and Lanier Technical College. Emergency assistance is also provided by several nonprofit housing and service agencies in Gainesville and Hall County. Additionally, City of Gainesville's housing programs and activities that support development of affordable housing inherently address poverty by creating housing opportunities for low-income households. Without these housing opportunities, many low-income households would not be able to afford housing rehabilitation costs or to purchase a home.

Actions Planned to Develop Institutional Structure

The City of Gainesville will continue to work closely with the United Way, Gainesville Housing Authority, state and local agencies and governments, and other service providers to coordinate delivery of services to city residents. The City has representatives on many nonprofit boards and advisory committees, and the Community and Economic Development Department will continue to consult with various housing, social service, elderly and disability resource agencies to gather data and identify service gaps. While there are unmet needs within the City of Gainesville, we have not identified any significant gaps in the service delivery system provided by the institutions within the city.

Actions Planned to Enhance Coordination between Public and Private Housing and Social Service Agencies

Public housing in the city of Gainesville is managed by the Gainesville Housing Authority. The quasi-governmental authority is governed by its board of commissioners which are appointed by the City. According to HUD's PIC (the HUD Office of Public & Indian Housing Information Center) data, there are 468 public housing units in Gainesville. The GHA receives federal funds to modernize and repair those units. The City of Gainesville Community and Economic Development Department will continue to work closely with the GHA to offer financial literacy classes to public housing residents and other citizens.

Efforts will be made to identify residents that may be ready for homeownership and direct them toward those opportunities. Grant funds from the City of Gainesville downpayment assistance program will be made available to assist residents with purchasing a new home. Such actions will help housing authority residents become more independent and make units available for families with greater needs.

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

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

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

PROGRAM SPECIFIC REQUIREMENTS

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

Introduction

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

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall benefit – A consecutive period of one, two, or three years may be used to determine that a minimum of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90% 2019, 2020

EXHIBIT B

2019 Analysis of Impediments to Fair Housing Choice

DRAFT – April 2019

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

For Program Years 2019 to 2023

CITY OF GAINESVILLE, GEORGIA

Community Development Department

DRAFT – April 2019

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



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CHAPTER I.

INTRODUCTION

AFFIRMATIVELY FURTHERING FAIR HOUSING

Equal access to housing choice is crucial to America's commitment to equality and opportunity for all. Title VIII of the United States Civil Rights Act of 1968, more commonly known as the Fair Housing Act, provides housing opportunity protection by prohibiting discrimination in the sale or rental of housing on the basis of race, color, religion, sex, and national origin. The Act was amended in 1988 to provide stiffer penalties, establish an administrative enforcement mechanism and to expand its coverage to prohibit discrimination on the basis of familial status and disability. The U.S. Department of Housing and Urban Development (HUD), specifically HUD's Office of Fair Housing and Equal Opportunity (FHEO), is responsible for the administration and enforcement of the Fair Housing Act and other civil rights laws.

Provisions to affirmatively further fair housing (AFFH) are basic long-standing components of HUD's housing and community development programs. The AFFH requirements are derived from Section 808(e) (5) of the Fair Housing Act which requires the Secretary of HUD to administer the Department's housing and urban development programs in a manner to affirmatively further fair housing.¹

In 2015, HUD published a final rule on Affirmatively Furthering Fair Housing, which outlines procedures that jurisdictions and public housing authorities who participate in HUD programs must take to promote access to fair housing and equal opportunity. This rule stipulates that grantees and housing authorities take meaningful actions to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected class characteristics. Under HUD's final rule, grantees must take actions to:

- Address disparities in housing need;
- Replace segregated living patterns with integrated and balanced living patterns;
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity; and
- Foster and maintain compliance with civil rights and fair housing laws.

To assist grantees and housing authorities affirmatively further fair housing, HUD provides publicly-available data, maps, and an assessment tool to use to evaluate the state of fair housing within their communities and set locally-determined priorities and goals. HUD's final rule mandated that most grantees begin submitting to HUD an assessment developed using this tool in 2017; however, a 2018 HUD notice extended that deadline until at least October 2020. The notice further required that grantees instead prepare and keep on file a current "Analysis of Impediments to Fair Housing Choice" (AI).

¹ U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity. *Fair Housing Planning Guide: Volume 1 (Chapter 1: Fair Housing Planning Historical Overview, Page 13)*. March 1996.

In an AI, local communities that receive HUD entitlement grant funds evaluate barriers to fair housing choice and develop and implement strategies and actions to overcome any identified impediments based on their individual histories, circumstances, and experiences. Through this process, local entitlement communities promote fair housing choices for all persons, including classes protected under the Fair Housing Act, and provide opportunities for racially and ethnically inclusive patterns of housing occupancy, identify structural and systemic barriers to fair housing choice, and promote housing that is physically accessible and usable by persons with disabilities.

HUD will presume that the grantee is meeting its obligation and certification to affirmatively further fair housing by taking actions that address the impediments, including:

- Analyzing and eliminating housing discrimination within the jurisdiction;
- Promoting fair housing choice for all persons;
- Providing opportunities for racially and ethnically inclusive patterns of housing occupancy;
- Promoting housing that is physically accessible to all persons to include those persons with disabilities; and
- Fostering compliance with the nondiscrimination provisions of the Fair Housing Act.

Through its Community Planning and Development (CPD) programs, HUD's goal is to expand mobility and widen a person's freedom of choice. The Department also requires Community Development Block Grant (CDBG) program grantees to document AFFH actions in the annual performance reports that are submitted to HUD.

Mosaic Community Planning assisted the City of Gainesville with the preparation of this Analysis of Impediments to Fair Housing Choice. This AI follows the requirements in HUD's *Fair Housing Planning Guide* but is also fully compliant with the regulations and assessment tool established in HUD's 2015 final rule. In several chapters, it incorporates the maps and data developed by HUD for use by grantees as part of the Affirmatively Furthering Fair Housing final rule.

DEFINITIONS

Affirmatively Further Fair Housing – In keeping with the latest proposed guidance from HUD, to Affirmatively Further Fair Housing Choice (AFFH) is to comply with “the 1968 Fair Housing Act’s obligation for state and local governments to improve and achieve more meaningful outcomes from fair housing policies, so that every American has the right to fair housing, regardless of their race, color, national origin, religion, sex, disability or familial status.”²

Fair Housing Choice - In carrying out this Analysis of Impediments to Fair Housing Choice, the City of Gainesville used the following definition of “Fair Housing Choice”:

- The ability of persons of similar income levels to have available to them the same housing choices regardless of race, color, religion, sex, national origin, familial status, or handicap.

² U.S. Department of Housing and Urban Development. “HUD Publishes New Proposed Rule on Affirmatively Furthering Fair Housing Choice.” Press Release No. 13-110. July 19, 2013.

Impediments to Fair Housing Choice - As adapted from the HUD *Fair Housing Planning Guide*, impediments to fair housing choice are understood to include:³

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices.
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

Protected Classes – The following definition of federally protected classes is used in this document:

- Title VIII of the Civil Rights Act of 1968 prohibits housing discrimination based on race, color, national origin or ancestry, sex, or religion. The 1988 Fair Housing Amendments Act added familial status and mental and physical handicap as protected classes.

Affordable – Though local definitions of the term may vary, the definition used throughout this analysis is congruent with HUD’s definition:

- HUD defines as "affordable" housing that costs no more than 30% of a household's total monthly gross income. For rental housing, the 30% amount would be inclusive of any tenant-paid utility costs.
- For homeowners, the 30% amount would include the mortgage payment, property taxes, homeowners insurance, and any homeowners’ association fees.

DATA SOURCES

Decennial Census Data – Data collected by the Decennial Census for 2010 and 2000 is used in this Assessment (older Census data is only used in conjunction with more recent data in order to illustrate trends). The Decennial Census data is used by the U.S. Census Bureau to create several different datasets:

- 2010 and 2000 Census Summary File 1 (SF 1) – This dataset contains what is known as “100% data,” meaning that it contains the data collected from every household that participated in the Census and is not based on a representative sample of the population. Though this dataset is very broad in terms of coverage of the total population, it is limited in the depth of the information collected. Basic characteristics such as age, sex, and race are collected, but not more detailed information such as disability status, occupation, and income. The statistics are available for a variety of geographic levels with most tables obtainable down to the census tract or block group level.
- 2000 Census Summary File 3 (SF 3) – Containing sample data from approximately one in every six U.S. households, this dataset is compiled from respondents who received the “long form”

³ U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity. *Fair Housing Planning Guide: Volume 1 (Chapter 2: Preparing for Fair Housing Planning, Page 2-17)*. March 1996.

Census survey. This comprehensive and highly detailed dataset contains information on such topics as ancestry, level of education, occupation, commute time to work, and home value. The SF 3 dataset was discontinued for the 2010 Census, but many of the variables from SF 3 are included in the American Community Survey.

American Community Survey (ACS) – The American Community Survey is an ongoing statistical survey that samples a small percentage of the U.S. population every year, thus providing communities with more current population and housing data throughout the 10 years between censuses. This approach trades the accuracy of the Decennial Census Data for the relative immediacy of continuously polled data from every year. ACS data is compiled from an annual sample of approximately 3 million addresses rather than an actual count (like the Decennial Census’s SF 1 data) and therefore is susceptible to sampling errors. This data is released in two different formats: single-year estimates and multi-year estimates.

- ACS Multi-Year Estimates – More current than Census 2010 data, this dataset is one of the most frequently used. Because sampling error is reduced when estimates are collected over a longer period of time, 5-year estimates will be more accurate (but less recent) than 3-year estimates. ACS datasets are published for geographic areas with populations of 20,000 or greater. The 2012-2016 ACS 5-year estimates are used most often in this assessment.

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T) – HUD’s AFFH Data and Mapping Tool provides a series of online, interactive maps and data tables to assist grantees in preparing fair housing analyses. Topics covered include demographics and demographic trends; racial and ethnic segregation; housing problems, affordability, and tenure; locations of subsidized housing and Housing Choice Voucher use; and access to educational, employment, and transportation opportunities. This report uses HUD’s latest data and maps, AFFHT0004, which was released in November 2017. HUD’s source data includes the American Community Survey (ACS), Decennial Census / Brown Longitudinal Tract Database (BLTD), Comprehensive Housing Affordability Strategy (CHAS), Longitudinal Employer-Household Dynamics (LEHD), HUD’s Inventory Management System (IMS) / Public and Indian Housing (PIH) Information Center (PIC), and others. For a complete list of data sources, please see HUD’s Affirmatively Furthering Fair Housing Data and Mapping Tool Data Documentation appended to this report or available online at <https://www.hudexchange.info/resources/documents/AFFH-T-Data-Documentation-AFFHT0004-November-2017.pdf>.

Previous Works of Research – This AI is supported by, and in some cases builds upon, previous local plans and works of research conducted for and by the City of Gainesville, including:

- City of Gainesville *2014-2018 Consolidated Plan for HUD Programs*
- City of Gainesville *Annual Action Plans* for Program Years 2014 through 2018
- City of Gainesville *Consolidated Annual Performance and Evaluation Reports (CAPERs)* for Program Years 2012 through 2017
- *Accessible Housing: An Analysis of Impediments to Fair Housing Choice in Gainesville, 2011*
- City of Gainesville *2040 Comprehensive Plan, 2017*
- Georgia Mountains Regional Commission *2017-2022 Comprehensive Economic Development Strategy and Regional Plan, 2017*

- *Downtown Gainesville Renaissance Strategic Vision & Plan, 2015*
- *City of Gainesville Westside TAD Redevelopment Plan, 2018*
- *City of Gainesville Midtown Gainesville Redevelopment Plan & Tax Allocation District, 2010*
- *City of Gainesville Bradford-Ridgewood NPU Vision, Goals & Objectives Statement, 2010*
- *City of Gainesville Fair Street NPU Vision, Goals & Objectives Statement, 2008*
- *United Way of Hall County Community Game Plan, 2018*

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CHAPTER 2.

COMMUNITY PARTICIPATION PROCESS

COMMUNITY ENGAGEMENT OVERVIEW

An important component of the research process for this Analysis of Impediments to Fair Housing Choice involved gathering input regarding fair and affordable housing conditions, perceptions, and needs in Gainesville. The City used a variety of approaches to achieve meaningful public engagement with residents and other stakeholders, including three public meetings, four focus groups, stakeholder interviews, and a communitywide survey.

Public Meetings

Three meetings open to the general public were held to inform the community about and gather information for the Analysis of Impediments to Fair Housing Choice. Each meeting began with a short presentation providing an overview of the AI followed by an interactive discussion of fair housing, neighborhood conditions, and community resources in the region. Spanish interpretation was provided at all three meetings. A total of 23 members of the public attended one of the three meetings. Meeting dates, times, and locations are shown below:

Public Meeting #1

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

Public Meeting #2

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

Public Meeting #3

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

Focus Groups

In addition to public meetings, focus groups were also conducted with key stakeholder groups representing viewpoints relevant to the development of the Analysis of Impediments to Fair Housing Choice. Like the public meetings, the focus groups began with an overview of the Analysis of Impediments to Fair Housing Choice and then moved into a facilitated discussion of fair and affordable housing needs, neighborhood conditions, and community resources in Gainesville. A total of twenty-seven (27) people participated in a focus group. Meeting dates, times, and locations are shown below:

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

Wednesday, January 9, 2019

9 AM

Gainesville-Hall County Senior Life Center
434 Prior Street, Gainesville, GA 30501

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

Wednesday, January 9, 2019

11:30 AM

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

Focus Group #3**Gainesville Nonprofit Development
Foundation Board**

Wednesday, January 9, 2019

3:30 PM

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

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

Wednesday, January 16, 2019

11 AM

United Way of Hall County
527 Oak Street, Gainesville, GA 30501

Stakeholder Interviews

During the January and February 2019, individual stakeholder interviews were held at the City's Community and Economic Development Department and by telephone. Stakeholders were identified by City of Gainesville Special Projects Division staff, and represented a variety of viewpoints, including fair housing/legal advocacy, housing, affordable housing, real estate and mortgage lending, community development and planning, transportation, education, homelessness, civic organizations, services for low-income households, people with disabilities, seniors, and domestic violence victims, and others.

Interview invitations were made to more than 60 representatives, of whom 25 participated in interviews. Several invitees participated in other manners, such as by attending a public meeting or participating in a focus group. Organizations from which one or more representatives participated in development of this AI include:

- City of Gainesville City Council
- City of Gainesville City Management
- City of Gainesville Code Enforcement Division
- City of Gainesville Planning Division
- Community Service Center
- Disability Resource Center
- Family Promise of Hall County
- Gainesville City School System
- Gainesville-Hall County Senior Life Center Advisory Board
- Gainesville High School
- Gainesville Housing Authority
- Gainesville Nonprofit Development Foundation
- Gateway Domestic Violence Center
- Georgia Legal Services
- Georgia Mountains Regional Commission
- Hispanic Alliance Georgia
- Habitat for Humanity for Hall County
- Hall County Grants Division
- Keller Williams Realty
- My Sister's Place
- The Norton Agency
- One Gainesville United
- Purdy Real Estate
- United Way of Hall County
- Vision 2030 Wisdom Keepers

Community Survey

The fourth method of obtaining community input was a 24-question survey available to the general public, including residents and other stakeholders. The survey was available online and in hard copy in English and Spanish from January 23 through March 1, 2019. Paper copies were available at the public meetings and focus groups, through local service providers, and at the City of Gainesville Community and Economic Development Department. A total of 38 survey responses were received.

Public Comment Period and Hearing

The City of Gainesville will hold a 30-day public comment period to receive comments on the draft Analysis of Impediments to Fair Housing Choice beginning in May 2019. During this time, copies of the draft report will be available for public inspection and residents and stakeholders can provide written comments to the Community and Economic Development Department. A public hearing to present key findings and receive comments will also be held in May.

Publicity for Community Engagement Activities

A variety of approaches were used to advertise the AI planning process and related participation opportunities to as broad an audience as possible, including the general public, as well as nonprofits, service providers, housing providers, and others working with low and moderate income households and special needs populations. Notice was given to residents through an announcement in English and Spanish in the *Gainesville Times*, through press releases to local news outlets, and through flyers placed in public places. The *Times* ran two stories about the AI public meetings and provided a link to the online survey. English and Spanish flyers were emailed to more than 60 local housing and service providers and community development practitioners, both as outreach to these stakeholders and for distribution to their clients. Spanish interpretation was available at all meetings and was advertised on the meeting flyers. Meeting advertisements also noted that accommodations (including translation, interpretation, or accessibility needs) were available if needed; no requests for accommodations were received.

COMMUNITY ENGAGEMENT RESULTS

A total of 113 people participated in the community engagement process used to develop this AI. Twenty-five participated in interviews, 50 attended a public meeting or focus group, and 38 responded to the survey.

For the community participation process, the consulting team developed a standard question set for use in the public meeting and in stakeholder interviews. Listed below are the summarized comments from interview participants and meeting attendees, as well as a summary of survey results. All input was considered in development of this AI, and no comments or surveys were not accepted. Note that these comments do not necessarily reflect the views of the City of Gainesville or Mosaic Community Planning.

Public Meetings and Focus Groups

1. What are the greatest housing needs in the community?

- A need for truly affordable rental housing. Most places rent for \$800-\$1,000 per month and developers think that's affordable; there are no options at \$400-\$500. LIHTC developments are good, but aren't reaching lowest income groups.
- Affordable rental housing for seniors living on Social Security benefits and smaller units (1 bedrooms) that would be more affordable for seniors.
- There are plenty of options for middle and upper-middle class seniors, but no affordable options for lower income groups.
- Housing quality is an issue, but more so in the county. The City has stricter building codes.
- Housing quality and overcrowding is an issue in the city, especially for rental units. Continued code enforcement is needed in city neighborhoods.
- The City builds nice-looking houses that sell for around \$130,000, but only about 4-5 per year which doesn't answer the need; Habitat builds homes too, but not enough.
- Vacant and developable residential land. Have to look at areas that can be annexed in to the city or infill development opportunities.
- Areas where housing is needed: White Sulphur Road, Midtown redevelopment area, mill villages, near poultry factories
- Infrastructure to support affordable housing development / reduce development costs.
- Landlords refuse to accept vouchers – they “don't want that type.”
- Landlords with open minds about renting to felons.
- Just need more housing: rental and homeowner, 2-3 bedrooms.
- Mix of housing types, housing prices/rents, and uses.
- More accessory dwelling units.
- Down payment assistance and case management to help new homeowners keep and maintain their homes. Homeownership rate in the city is relatively low. There is a need for affordable and middle-market housing for homeownership.
- Education about the housing process – getting into housing (fees, credit scores, etc.) and staying housed (budgeting, bill paying, avoiding predatory lending, etc.)
- Homeownership assistance to help seniors and others maintain and rehab their homes and avoid deterioration of the housing stock. A clearinghouse of available assistance is needed.
- Physically accessible affordable housing for people with disabilities (interior and exterior accessibility of the housing units, accessibility of the property and neighborhood).
- As neighborhood revitalization occurs, gentrification is a potential issue.
- Hall County Schools estimate they serve 230 homeless students.
- Homelessness outreach, prevention, housing options. People stay in extended stay hotels, which can be crime hotspots.
- Homeless shelter/emergency housing and support for organizations that are providing homeless housing and services.

2. What do you believe are Gainesville's greatest community, economic development, or public service needs?
- Food deserts – access to quality food and grocery stores is needed in Downtown and Westside neighborhoods.
 - Ward 3 (southeast quadrant of the city) needs grocery store, pharmacy, and shopping centers but also needs more housing to support commercial development.
 - Sidewalks. Possible partnership between city and county to ensure continuity of sidewalks in areas that cross in and out of city limits.
 - Pocket parks.
 - Poor families need education and resources related to nutrition – this is foundational for health, school, success, and much more.
 - Existing recreation centers need more programming and the programming should be free.
 - Senior volunteer program. Volunteers program for safe walks to school.
 - Youth activities and mentoring programs.
 - There are more programs for young children, but not enough for those 13+.
 - Aftercare after HeadStart. Kids get out of the program while parents are still at work and there is no transportation provided.
 - An apprenticeship program that keeps kids in their neighborhood and teaches them the skills to fix up houses there.
 - Mentoring programs for people getting their GED or doing other adult/continuing education programs. There are a lot of adult education and employment resources here but people often have trouble seeking out these resources or completing programs.
 - Transportation assistance – there are several options for transportation assistance but they all have some drawbacks (fees that may be prohibitive for lower-income seniors, limited service area, limited schedules).
 - Improved transportation between residential areas and major employers, including nights. Transit to non-traditional schools (ex: Lanier Tech evening classes).
3. What recent housing, community development, and/or economic development initiatives have been successful in Gainesville? What made them successful? Are there uses of HUD grant funds you think Gainesville should consider?
- The City already has a program building small (1,000 sq. ft.) craftsman-style homes. This is a good idea.
 - Tiny houses should be explored.
 - Creative, higher-density developments (ex: The Enclave). Incentives for housing density.
 - Walton Summit redevelopment.
 - Northwestern Cottages.
 - Redevelopment incentives in target areas. There are existing TADs and Opportunity Zones in the city.
 - Use of CDBG for utilities and infrastructure in redevelopment areas.
 - Athens Street – downpayment assistance, affordable housing development, housing rehab in unincorporated Hall County

- The City of Chicago has a book out with plans for whole communities of small homes that could be a model.
 - Partnership with a nonprofit development corporation to focus on affordable housing development in key neighborhoods (ex: Rome, GA).
 - Some people need help building their credit. Homebuyer classes occasionally sponsored by a councilmember have had some success, but maybe try offering them through churches, places people feel comfortable going.
 - Neighborhood sweeps by City's Code Enforcement Division.
 - The Fair Street Neighborhood Center was a good use of funds.
 - Senior Life Center redevelopment.
 - Parks, greenspace, Highlands to Islands trail network, Butler Park.
 - Possibility of developing a smaller, community-oriented market in areas that lack access to food.
 - United Way's game plan – *One Hall*
 - Partnership between different agencies because everyone has different funding sources. Need to look for opportunities to work together.
 - Tenant education and fair housing education.
4. What parts of Gainesville are generally seen as areas of opportunity? What makes them attractive places to live? What barriers might someone face in moving to one of these high opportunity areas?
- New Holland and Dawsonville Highway are growth areas with commercial development.
 - Westside is not a growth area in terms of commercial development.
 - Southeast part of the city and Highway 129 is anticipated to see growth and development.
5. Do residents of similar incomes generally have the same range of housing options? Are there any barriers other than income/savings that might impact housing choices?
- Race would impact housing options.
 - People may have different options from one another. It depends on the neighborhood.
 - Available housing choices are the same, but what is available to each person depends on money.
 - On the south side of the city (south of Jesse Jewell) landlords would be more picky about who they rent to than sellers would about who they sell to.
 - A single mom would have different options. Her landlord would likely set a higher rent amount and because of her childcare expenses, she could afford less than a comparable household without children.
 - Language barriers may impact housing options. People with limited English proficiency are less likely to report issues for several reasons (fear of retaliation, language barriers, immigration status, etc.).
 - Accessibility will impact options for people with physical and other disabilities; there are not many accessible properties here.
6. Are you aware of any housing discrimination? What are some things that can be done to overcome discrimination?

- Housing discrimination may be happening but is subtle. Someone may not know why they were turned down for an apartment.
 - There is redlining in Gainesville. People went to banks with good ideas, but couldn't get loans because of who the ideas came from.
 - We have to face racism in this community – it can be solved if we talk about it.
 - Not aware of housing discrimination here.
7. Are people in the area segregated in where they live? What causes this segregation to occur?
- Yes, there is economic and cultural segregation.
 - Yes, there is segregation along Jesse Jewell Parkway and Highway 129 / E.E. Butler Parkway. Most Latino residents live south of Highway 129.
 - Twenty years ago when the Hispanic population started to grow, rents exploded and African Americans were forced out toward the edges of the city.
 - The Hispanic population is branching out. As they accumulate wealth, they will move into other neighborhoods. Native African American residents have lived here longer and can have very deep roots in a neighborhood that make it feel like home.
 - No, people live all over town.
 - People live where they can afford and where they feel comfortable.
8. What types of fair housing services (education, complaint investigation, testing, etc.) are offered in the area? How well are they coordinated with the work of other organizations in the community?
- Georgia Legal Services
 - Metro Fair Housing
 - HUD
 - Legacy Link
 - Maybe Legal Aid or the Housing Authority provide this education.
 - If someone had a fair housing issue, there are several agencies in the community that may be able to refer them to the correct organization.
 - Fair housing brochures are available.
 - There have been fair housing events, but education needs to be more widespread.
 - In addition to fair housing education, there is need for education about predatory lending and for-profit schools.
9. Are public resources (e.g., parks, schools, roads, police and fire services, etc.) available evenly throughout all neighborhoods?
- Police and fire protection are evenly provided. Will need to keep up with growth in the city.
 - The “swiss cheese” city limits make it difficult for sidewalk continuity. Some areas don't have sidewalks, but it may just be because it's an unincorporated pocket within the city. Different levels of resources between city and county areas.
 - Public transportation improvements are needed, including possible partnerships with major employers.

- Walkability needs to be improved – crosswalks, sidewalks, ADA accessibility, safe crossings on Jesse Jewell.
- Public space in some neighborhoods could be improved.
- Infrastructure (water, sewer, stormwater) availability can be a barrier to development.
- Schools are well spread out and they are all considered pretty good.
- School choice policy allows students to attend any school as long as it is not full and bus transportation is available.
- Southeast Gainesville has less resources, particularly grocery stores. There have been unsuccessful efforts to attract a grocery store there.
- There is a perception based on historical data that resources are not equitably distributed, but in reality it is probably equal. City tries to touch on each neighborhood evenly, although not all improvements can be done at once.
- Community policing is helpful.

10. Is there anything we haven't discussed that you feel is important to our research?

- Hispanic residents will sometimes pool their resources and buy a home for someone in their community who has papers and a good job and then move that family out later and a newer family into the house. Some Indian and Asian families do this too.
- Black residents' cultural roots are not as deep. They often have to rediscover and reclaim their heritage – food, art, clothing, etc. Hispanic residents are more likely to remain connected to their culture.
- Has integration actually worked? Kids' classrooms are diverse and kids of all colors are graduating, but that diversity isn't present among those governing.

Stakeholder Interviews

1. What types of housing needs are there in Gainesville? Are there parts of the city where the need is greater than others?
 - There are affordable apartments in the \$900-\$1,000 range that may be affordable to police officers and teachers, but anything affordable to minimum wage workers or people transitioning out of homelessness is likely in very poor condition, almost not livable.
 - Lack of available housing has driven rent increases of about \$100/month every year. In the \$600-\$700/month range, housing conditions are terrible and landlords won't correct them because an unhappy tenant has nowhere else to go.
 - Affordable housing at multiple strata is needed – both public housing but also modest housing provided by the private market at a price affordable to Brenau faculty and public safety workers.
 - There are no longer any \$500/month rentals in the private market. The Housing Authority is a great partner, but their waiting list is long and closed. Walton Summit is beautiful but not an option for people transitioning from homelessness.
 - There can be pushback/NIMBYism from some neighborhoods about multifamily trying to develop there, especially in the county.
 - Gainesville Housing Authority's longest waiting list is for 1-bedroom units.

- Families can get housing vouchers but cannot find a place to use them. Rentals may be expensive even with the voucher or landlord may not accept vouchers.
 - African American community reports problems using housing vouchers. The market is tight so landlords lack incentive to work with voucher holders or bureaucratic programs when they can easily rent the same unit to someone else without a voucher.
 - Affordable workforce housing that is within city limits in a walkable area with good access to resources.
 - Workforce housing that is in the city and close to jobs.
 - Pre- and post-purchase counseling and budgeting classes to help homeowners be successful.
 - Many Spanish-speakers have the income to qualify for a mortgage but don't have access to the process because it's not in their language.
 - Housing with low/reduced maintenance costs is helpful for seniors, first time homebuyers.
 - Lots of people come to Gainesville for employment, but wages don't cover housing costs.
 - Even people with industrial jobs who are paid relatively well have problems finding housing. Houses that are available are old, in poor condition, or in trailer parks.
 - Can be difficult to find people who want to invest in older properties, especially if they are in a historic district where rehab may be more costly.
 - There is a lack of available affordable housing for local workers from the chicken plants.
 - Large immigrant population working in poultry plants and many live in hotels because deposits are hard to accumulate.
 - Eviction history is "like a scarlet letter" that can make it difficult to ever find decent housing.
 - Legal services can help tenants facing eviction negotiate better outcomes.
 - Housing is needed for low/mod income seniors.
 - Community and group housing for seniors with shared kitchen facilities should be considered.
 - Housing that is accessible, affordable, and near transit is crucial for people with disabilities. Long wait list (2 years) for affordable accessible units.
 - There is a need for transitional housing for inmates returning to the community with integrated supports to help them re-enter the workforce.
 - A coordinated shelter program with programs or tracks for both men and women is needed.
 - Inclusionary zoning would help create more affordable housing; the County's partnership could be important in implementation.
 - Housing developments should include a mix of price points, sizes, and unit types.
 - Expanded infrastructure to vacant lots could get developers interested and help increase density/reduce housing costs.
 - Price control is needed, not necessarily more subsidies.
2. What do you believe are Gainesville's greatest community, economic development, or public service needs?
- Transportation is a big need. Public transportation is very limited, usually only one bus per hour and doesn't serve schools. Must use taxis.
 - Public transportation is poor, so if you have to take taxi or walk a long distance to a park, you are unlikely to use it often. They need to be close to the residents who will use them.

- Transportation is a huge issue. There is no weekend service and weekday bus service ends at 6:00 p.m. The cost is reasonable, but the service doesn't meet needs.
 - Need for better transit connections between residential areas and major employers, especially in Hall County.
 - If transportation were improved, some existing services would be used more frequently.
 - Sidewalks are needed along Atlanta Highway – this is where the work is and also where the Hispanic community gathers.
 - Grocery store in Newtown and Downtown neighborhoods.
 - Need more parks and playgrounds off Atlanta Highway; amenities for older kids like basketball courts. Large community center with recreation activities, sports facilities.
 - Youth programming especially in low-income communities.
 - Students and families who do not speak English are a challenge for the local school systems.
 - Affordable, quality daycare.
 - Childcare is a big need. A single mom can lose her job within a week just because her child gets sick and can't go to school. There need to be 24-hour options for those working odd shifts and hours.
 - The City could improve on senior services, especially support for homebound seniors.
 - The city has too many low-paying jobs: chicken processing, factories. Need job training for employment opportunities that pay a living wage. More information/publicity about available workforce development options.
 - There is no local gym or fitness facility that is free to use.
 - A second health center in South Hall would be helpful. Not that the existing center is overcrowded, but it's inaccessible – people with transportation challenges have a difficult time getting there.
3. What recent housing, community development, and/or economic development initiatives have been successful in Gainesville? What made them successful? Are there uses of HUD grant funds you think Gainesville should consider?
- The United Way's One Hall Initiative has successfully pulled together stakeholders around a set of core principles and goals for what the community wants to be. The ongoing effort should continue to be supported by the wider community.
 - Chamber is providing internships, job training. Need to get the information out.
 - Lanier Tech's partnership on an adult literacy program has been successful.
 - The City's code enforcement program has done a good job of cleaning up blight. It should continue to be supported.
 - Encourage more landlords to accept Section 8. Consider possible additional incentives or support that could be provided to landlords who participate.
 - More concentrated community development investment would make a bigger impact.
 - More CDBG funding should be devoted to construction of new housing. The annual amount Gainesville receives may not seem like much, but could build a lot of tiny homes over five years.
 - Possibility of rental housing redevelopment; ex: group of investors who purchased shuttered rental housing and rehabilitated it, then reopened as non-subsidized affordable housing.

- Wish the City would devote more funding to the construction of affordable housing.
 - The City/County Land Bank has been a successful collaboration leading to redevelopment activity on Athens Street.
 - Gainesville is a Georgia Initiative for Community Housing (GICH) community, which has been helpful for resource coordination and development.
 - Continue to seek additional grant funds and support for housing (ex: CHIP, HOME funds)
 - Walton Summit is a great example of what affordable housing can be – need more projects like it.
 - Cottage housing being developed by Frank Norton is a good model. Other possible creative models for smaller units. Locations should be walkable and near grocery.
 - Possibility of building communities of tiny homes as employee housing near the chicken plants.
 - Build a park or playground.
 - Neighborhood/community grocer.
 - Stormwater, street, and sidewalk improvements should be considered in low-income neighborhoods. You have to have the basics before prioritizing anything else.
 - The problem in Gainesville isn't food. Everyone wants food drives and food banks, but the homeless need medical care, job training, and housing.
 - Recognize and celebrate Gainesville's neighborhoods.
4. What parts of Gainesville and Hall County are generally seen as areas of opportunity? What makes them attractive places to live? Are there barriers someone might face in moving to one of these areas?
- Opportunity is good within the city limits except for transportation. The parents have school choice. Jobs are available but pay is not always adequate.
 - Good options throughout the city. Where someone lives depends on what they're looking for and costs.
 - Gainesville is an attractive place to live but there are areas with wealthy residents and areas with higher poverty.
 - The barrier to areas with good opportunity is transportation. Even though its available in Gainesville, service is so poor, it's not really an asset. And you can't use it to get to work anywhere outside the city.
 - North and west parts of the city are generally more attractive to people, where newer development has been. North side of the city is more affluent.
 - Around Enota School, because there is a bus line, grocery store, and services.
 - Live/work developments have been discussed for Midtown, but they're not there yet and won't be affordable when they do come online. Would be great if there was better/safer pedestrian connectivity to Midtown across Jesse Jewell.
 - Hottest part of Gainesville is Downtown and surround areas because people like the square and renovated older homes. Cost is a barrier to living there.
 - Midtown and Ivy Terrace are close to downtown Gainesville with good access to parks and trails.
 - The lake – people like the location; it is desirable, but not really convenient to anything.

- There are opportunities in the southern and eastern parts of Gainesville. It will be important that redevelopment there is compatible with existing neighborhoods.
 - New Holland area.
 - North part of the county has good jobs and school options but is not diverse.
 - Immediately outside Gainesville city limits is affluent. North County schools are the best and crime rates are low, but the area is further out, so transportation is more difficult.
 - Toward Flowery Branch and Oakwood are areas with good access to industrial jobs and new housing development, but there is no transit available. NIMBYism in Flowery Branch related to rental housing, less expensive developments.
 - Oakwood is more mixed than Gainesville in terms of racial and ethnic composition because Gainesville has public housing, which concentrates people of color.
 - An area of opportunity is anywhere there's an affordable apartment available.
5. Do residents of similar incomes generally have the same range of housing options? Are there any barriers other than income/savings that might impact housing choices? Are you aware of any housing discrimination?
- No, people do not have the same housing options because of differences in the supports available to them. Being able to count on a network of neighbors plays a big role in housing choice.
 - A "hard no" as to whether residents have equal housing opportunities. It's not uncommon to see newspaper ads that say "no children". Color is less a factor in discrimination than "Spanish-speaking" and if a resident does not have legal status, there's no way they're going to HUD to file a complaint.
 - Yes, people may be treated differently based on protected class at some ends of the market. More of an issue with landlords of small rental buildings than in larger, professionally-managed properties.
 - Race and ethnicity may play a factor.
 - There are a lot of areas in Gainesville such as North Hall and Green Street where people of color are not prohibited from living but are not invited to live there either or may not feel welcome.
 - It's possible that some protected class characteristics could influence housing options. Neighborhoods that don't want rental housing could influence housing choice.
 - Not aware of blatant housing discrimination, although there was a case several years ago.
 - It may exist. Not seen personally. Don't think it happens with housing authority, possibly in private sector.
 - People have the same range of choices – have not seen any differences.
 - Any disparities in choice would be due to income. Fair housing is not a problem – it's all economics.
 - People may have different options because they belong to different groups and choose to live in different areas.
 - Black families have been displaced from public housing and those residents are now mostly Hispanic.

- For people with disabilities, there are definitely not the same choices. The barrier is physical accessibility of units. The supply is too low and wait lists are long.
6. Are people in the area segregated in where they live? What causes this segregation to occur?
- Southeast Gainesville is primarily Black, the Southwest is low-income white, the North is upper income white and some affluent Black families. Most of the city's rental units are occupied by Hispanic families and they are scattered all over the city.
 - Yes, segregated economically. Apartment complexes more racially balanced but poor neighborhoods are segregated. No mobile homes in city limits, only in the county. There is an African-American part and a mostly white part.
 - Yes, there are parts of the city with more Black, Latino, white population than others. School system is more diverse.
 - City is segregated by race and economics and has been historically as the city developed.
 - Segregation occurs but is based on economics, not based on race.
 - Yes, there is segregation and it is reinforced due to generational poverty.
 - Segregation persists because of housing costs. New homes at a \$350,000 price point attracts a certain demographic and excludes others.
 - There is segregation but not as much as in some other places.
 - Building housing that is all similar price/rent in one location reinforces economic segregation. Mixed income communities are needed.
 - There is some tension between the white, Black, and Hispanic communities within the area.
7. What types of fair housing services (education, complaint investigation, testing, etc.) are offered in the area? How well are they coordinated with the work of other organizations in the community?
- The average Gainesville resident wouldn't know where to go to for fair housing assistance. Education efforts through local organizations, churches, etc. would be one way to get information out. Education efforts should target most vulnerable communities.
 - Don't know of anyone who does this. Maybe Georgia Legal Aid.
 - Not sure. No one comes to mind.
 - Metro Fair Housing is a referral point for fair housing issues.
 - Metro Fair Housing used to have an office in Gainesville, but the City no longer funds them so it closed about 10 years ago.
 - Georgia Legal Services may do some work in this area, but they have a small staff and can't do much.
 - Georgia Legal Services is fabulous and has two dedicated housing workers and informal partnerships within the community to help with eviction prevention.
 - Gainesville Housing Authority provides some education; the Community Service Center used to do some.
 - Education around fair housing isn't available in Gainesville, but would be far-reaching. There is a fear among tenants, especially those living in single-family homes, of reporting a problem because the landlord will know exactly who to retaliate against.

- Difficult to navigate. School social workers work with nonprofits on housing. Needs to be someone to help finding housing and following up once housing is found, budgeting, advocacy.
8. Are public resources (e.g. parks, schools, roads, police & fire services, etc.) available evenly throughout all neighborhoods?
- Need for more parks and recreation opportunities in certain areas. Within city limits, more options in close and fewer farther away. Areas where more sidewalks are needed, even some routes to schools. More activities needed in neighborhoods.
 - The pool on Green Street was just renovated while people in the poor part of town don't even have a basketball court. Parks are definitely disproportionate but City seems to be working on that.
 - Some disinvestment and blight in the poorer parts of the city. Could probably use more attention.
 - Work in the Fair Street neighborhood has been good.
 - Opportunity factors and amenities in Gainesville are based not on what the community needs, but on what a white person thinks the needs may be. When 40% of the community is Hispanic, there needs to be more effort to include and reach out to Spanish-speakers.
 - The quality of the City's upkeep in minority neighborhoods is poorer. "The only thing we get more of is police."
 - Some areas (Lula, East Hall, Gainesville's outskirts) get less than their share.
 - Nothing will be equitable as long as the school system's budget is based on property taxes.
 - Access to public resources is generally good; schools in Gainesville seem great.
 - The City does a good job with resources; Hall County is very different, and poorer.
 - Police and fire departments do a great job, are very caring and establish strong community relationships.
 - Resources are evenly distributed and facilities are evenly upgraded. No one should feel left out.
 - It is hard to get equitable shares of investment anywhere, but Gainesville does as good a job as anyplace else.
 - Transit could be more
 - efficient, but this is an issue citywide.
9. Is there anything we haven't discussed that you feel is important to our research?
- Someone may have an eviction but if they're employed, having an advocate/someone to help them get into housing would be very helpful, assistance with lump sum of deposit, etc. People living in hotels are less visible, difficult to call attention to the problem.
 - The City's anti-panhandling ordinance criminalizes homelessness, but the shelters are all full and the housing authority's waiting list is closed. How are the homeless expected to get by?
 - Prisoner re-entry is also a housing issue. They tried to hold a landlord education event related to this and no one came.
 - A "housing first" model is important. Getting people into housing helps correct or avoid a lot of other issues.

- In Gainesville, you either live “on the lake” or in substandard housing. It’s a case of haves and have-nots with a small middle class.
- Gainesville has a good section of town, but not a bad section – there are little pockets of blight everywhere.
- There is a gap between the African American and Latino community caused by certain misunderstandings and cultural differences. “Minorities” are often all lumped together, but their needs are actually very different.
- Real estate practices such as how to build credit, close a home loan, and seek out programs and classes to help, are unfamiliar to many Hispanic residents.
- Simply translating written material into Spanish is not always the most culturally appropriate means of communicating with the Latino population. That said, the City’s website should exist in a Spanish version.
- The City should be more expressive of its commitment to diversity. A message along the lines of: “This is us. Our community is 40% Latino and we’re proud they’re here. Here is how Latino’s contribute to Gainesville...” would go a long way toward setting the tone.
- More activities that attract different racial and ethnic groups to socialize and enjoy cultural activities together would be beneficial (ex: music events/festivals, gastrointentional weekend)
- It may be beneficial to retain industry in Gainesville, but push it out of the center of the city; it should be at the edge of the city and adjacent to affordable housing so the city’s core can grow and redevelop.
- Economic development in Gainesville will dry up if there is no housing for the workforce. Need for workforce housing was key outcome from the recent economic development strategy. There needs to be more education about the importance of affordable housing.
- Gainesville’s building codes are more restrictive than elsewhere in North Georgia and all the features they require add to the eventual rent that will be charged to tenants.
- The City should waive water/sewer tap fees for affordable housing. These impact fees can run into the thousands.
- The City should look for ways to participate with developers to encourage mix of housing prices, unit types, unit sizes.
- Gainesville’s school board does not want any more multifamily housing and has written letters opposing such housing developments to City officials.
- Hall County doesn’t want to shoulder any of the challenges Gainesville faces as a urban area. The County isn’t interested in extending sewer because it will encourage development. The County’s lack of accommodation for growth is intentional.
- The younger generation has a different mindset about housing and the market will have to adapt. Many see a house as a home base, a place to sleep at night, but “home” is more likely to be a community space where social interactions occur. Smaller houses with fewer amenities may better suit these individuals.

Community Survey

The following includes a sample of questions and responses from the community survey. Complete results are provided as an appendix to this report.

Participant Demographics

- Of the 38 people who participated in the survey, 32 took the survey in English and 6 completed it in Spanish. Eight respondents regularly speak Spanish in their homes.
- Survey participants live throughout Gainesville, including in Downtown, Midtown, Newtown, the Bradford-Ridgewood area, the Fair Street area, and other areas in the city. Nine participants live outside Gainesville city limits.
- Respondents' ages are relatively evenly distributed. About 40% are between ages 25 and 44 and the remaining 60% of participants are roughly evenly split between the 45 to 61 and 62 and over age groups.
- About one-half of survey takers (47%) have incomes under \$50,000 and the other one-half (53%) have incomes above \$50,000. Five participants (14%) have very low incomes under \$25,000 and ten (28%) have incomes over \$100,000.
- Almost one-half of survey participants are white (49%) and nearly one-third are African American or Black (32%). Latino respondents make up 16% of the total.
- Six survey respondents (16%) have or live with someone who has a disability.
- Most participants (58%) own their homes, 39% rent, and 3% (one respondent) live with a relative. Two respondents live in public housing or use a Section 8 voucher.

Housing and Community Resources in Gainesville

- When asked to identify housing needs in Gainesville, 74% of respondents (26 people) said that there is a high need for grants to improve affordable rental housing; another 17% (6 people) identified it as a moderate need. Other popular responses include construction of new affordable housing, housing that accepts Section 8 vouchers, and family housing, all of which were identified as a high need by at least 60% of survey takers and as a moderate need by at about 20-30%. Senior housing and energy efficiency improvements were also frequently identified as needs.
- When asked about needs related to homelessness, permanent housing and access to emergency shelter were top selections, each identified as a high need by about 70% of respondents (or 24-26 people). Each of the other selections – homelessness prevention, outreach to homeless people, and transitional/supportive housing programs – were also identified as a high need by at least half of survey takers, indicating that resources to address homeless are a key need in Gainesville.
- Thinking about the availability of community resources in Gainesville, more than two-thirds of respondents (or more than 22 people) report that fire and police protection, garbage collection, and schools are evenly provided throughout the city. Responses regarding bus service, banking and lending, and parks and trails were more evenly divided. Three resources were generally thought of as not being equally provided throughout Gainesville: grocery stores and other shopping (identified

as unequally provided by 77% of participants), roads and sidewalks (identified by 71%), and property maintenance (identified by 63%).

Fair Housing in Gainesville

- Relatively large shares of survey participants report knowing or somewhat knowing their fair housing rights (46% and 34%, respectively). However, about one-fifth of people do not know their fair housing rights (20%) and three times that number (60%) would not know where to file a fair housing discrimination complaint.
- Five participants experienced housing discrimination while living in Gainesville, two by a city or county staff person, one by a mortgage lender, one by a landlord or property manager, and one by a nonprofit housing development agency. Bases for discrimination included race, ethnicity, and gender.
- Of the five respondents who experienced discrimination, none filed a report of it. Reasons for not reporting include not realizing it was a violation, not knowing what good it would do, not knowing where to file, fear of retaliation, and inaccessibility of the filing process due to a disability.
- Survey participants were asked whether they think housing discrimination is an issue in Gainesville. About 38% answered yes and 28% said it was somewhat of an issue. About 13% said now, and the remaining 22% didn't know.
- Asked to select any factors that are barriers to fair housing in Gainesville, respondents most commonly identified the following impediments:
 - Not enough affordable housing for families (selected by 77% of respondents);
 - Not enough affordable housing for individuals (selected by 71%);
 - Not enough affordable housing for seniors (selected by 71%);
 - Displacement of residents due to rising housing costs (selected by 68%); and
 - Neighborhoods that need revitalization and new investment (selected by 65%).

CHAPTER 3.

SOCIOECONOMIC PROFILE

DEMOGRAPHIC PROFILE

According to U.S. Census data, the total population of the city of Gainesville is 33,812, which accounts for 18.8% of the population of Hall County (179,684). From 1990 to 2010, the population of Gainesville increased significantly (57.8%), while Hall County increased at an even greater rate, nearly doubling (88.3%).

Race/Ethnicity

The population of the city of Gainesville is racially and ethnically diverse. No single racial/ethnic group has a majority share of the population. White non-Hispanic residents are the largest group, making up 46.1% of the population. Hispanic residents are the next largest group, with 38.6% of the population, followed by African-Americans (11.6%), Asians (2.2%), and people of two or more races (1.2%).

From 1990 to 2010, the city's population increased rapidly, but at the same time the white, non-Hispanic population fell from 16,603 to 15,572. Though the absolute decrease is modest, because all other groups' populations grew during this time, the white non-Hispanic share of the population fell from 77.2% to 46.1%. The other most noticeable trend is the rise in the Hispanic population from 1,677 in 1990 (7.8%) to 13,054 in 2010 (38.6%). The African-American population increased, but because Hispanic population increased much more rapidly, the African-American share of the population decreased from 13.8% to 12.3%.

National Origin

Foreign-born residents of the city of Gainesville make up a significant share (22.3%) of the total population. The foreign-born population increased greatly from 1990 to 2000 and then more slowly between 2000 and 2010. The most common origins of the foreign-born population are from Mexico (18.2%) and El Salvador (3.2%). Other common countries of origin include Vietnam (1.7%) and Honduras (1.4%). Residents from Colombia, India, Germany, Cuba, and Nicaragua each account for less than 1% of the population. Within Hall County, the countries of origin are almost identical.

LEP

Population dynamics for people with limited English proficiency (LEP) often resemble those of foreign-born residents in a community. This is generally true for the city of Gainesville, but there are some slight variations worth exploring. In 1990, the LEP population (5.5%) was slightly less than the foreign-born population. In 2000, both the LEP and foreign-born population rose substantially but the foreign-born population increased at a greater rate. However, in 2010, while the rate of increase of the foreign-born population had slowed and its share of the total population decreased, the LEP population increased

more rapidly and its share of the population increased. By 2010 the LEP population and foreign-born populations were nearly identical again.

The breakdown of languages spoken by the LEP population is consistent with the national origins of foreign-born residents. Spanish is by far the most common language (23.2%) and Vietnamese the next most common (1.5%). Other languages are spoken by less than 0.5% of the population.

Disability

According to the data provided by the American Community Survey, 10.7% of the total population in the city of Gainesville reported having a disability. Ambulatory disabilities are the most common type in the city and county, affecting 6% of each. Cognitive disabilities are the next most common in both areas, followed by independent living; hearing, self-care, and vision difficulties are the three least common disabilities in the city and county. Disabilities that require extensive assistance such as difficulties with independent living or self-care make up 36.4% and 21.3% of the disabled population, respectively.

Age

The population of Gainesville is generally young. The largest segment of the population (60.4%) is between the ages of 18 and 64. The population under the age of 18 (28.7%) is significantly larger than the population that is 65 and over (11.0%). Between 1990 and 2010, the younger segment of the population increased in both absolute numbers and as a share of the population, while the middle and older segments of the population increased in terms of absolute numbers but decreased as a share of the population. These same trends are evident in Hall County.

Sex

The gender distribution of the city of Gainesville is proportional between males and females. The female population is the slight majority and comprises 50.9% of the population. Hall County is even closer to proportional with females a slim 50.1% majority.

Family Type

The number of families with children decreased in Gainesville from 1990 to 2000 in both absolute numbers and as a percentage of total families (from 45% to 44.6%). However, from 2000 to 2010, the number of families with children increased significantly in both absolute numbers and as a percentage of total families (from 44.6% to 51.1%). Again, these patterns are very similar in Hall County.

TABLE 1 – DEMOGRAPHIC OVERVIEW OF THE CITY OF GAINESVILLE AND HALL COUNTY

Demographic Indicator	City of Gainesville		Hall County			
	#	%	#	%		
Race/Ethnicity						
Non-Hispanic						
White	15,572	46.1%	114,300	63.6%		
Black	3,922	11.6%	12,757	7.1%		
Asian or Pacific Islander	750	2.2%	3,238	1.8%		
Native American	59	0.2%	372	0.2%		
Two or More Races	409	1.2%	1,862	1.0%		
Other	47	0.1%	249	0.1%		
Hispanic	13,054	38.6%	46,906	26.1%		
National Origin						
#1 country of origin	Mexico	5,595	18.2%	Mexico	17,572	10.4%
#2 country of origin	El Salvador	990	3.2%	El Salvador	2,337	1.4%
#3 country of origin	Vietnam	521	1.7%	Vietnam	1,205	0.7%
#4 country of origin	Honduras	414	1.4%	Honduras	1,072	0.6%
#5 country of origin	Guatemala	288	1.0%	Guatemala	930	0.6%
#6 country of origin	Colombia	96	0.3%	Colombia	859	0.5%
#7 country of origin	India	96	0.3%	India	401	0.2%
#8 country of origin	Germany	81	0.3%	Germany	325	0.2%
#9 country of origin	Cuba	80	0.3%	Canada	287	0.2%
#10 country of origin	Nicaragua	73	0.2%	Philippines	276	0.2%
Limited English Proficiency (LEP) Language						
#1 LEP Language	Spanish	7,121	23.2%	Spanish	20,884	12.4%
#2 LEP Language	Vietnamese	460	1.5%	Vietnamese	834	0.5%
#3 LEP Language	German	58	0.2%	German	155	0.1%

TABLE 1 – DEMOGRAPHIC OVERVIEW OF THE CITY OF GAINESVILLE AND HALL COUNTY (CONTINUED)

Demographic Indicator	City of Gainesville		Hall County			
	#	%	#	%		
Limited English Proficiency (LEP) Language (continued)						
#4 LEP Language	Chinese	46	0.2%	Chinese	123	0.1%
#5 LEP Language	African	24	0.1%	Gujarati	69	<0.1%
Disability Type						
Hearing difficulty		818	2.7%		4,983	3.0%
Vision difficulty		867	2.9%		3,236	1.9%
Cognitive difficulty		1,441	4.8%		7,286	4.4%
Ambulatory difficulty		1,799	6.0%		10,742	6.5%
Self-care difficulty		784	2.6%		3,756	2.3%
Independent living difficulty		1,238	4.1%		6,890	4.1%
Sex						
Male		16,612	49.1%		89,601	49.9%
Female		17,200	50.9%		90,083	50.1%
Age						
Under 18		9,700	28.7%		50,166	27.9%
18-64		20,404	60.4%		109,508	60.9%
65+		3,708	11.0%		20,010	11.1%
Family Type						
Families with children		3,898	51.1%		21,650	47.8%

Note: All % represent a share of the total population within the jurisdiction, except family type, which is out of total families. The most populous places of birth and languages at the city and county levels may not be the same, and are thus labeled separately.

Data Sources: Decennial Census; ACS

TABLE 2 – DEMOGRAPHIC TRENDS FOR THE CITY OF GAINESVILLE AND HALL COUNTY

Demographic Indicator	City of Gainesville							
	1990		2000		2010		Current	
	#	%	#	%	#	%	#	%
Race/Ethnicity								
White, Non-Hispanic	16,603	77.2%	16,125	55.3%	15,572	46.1%	15,572	46.1%
Black, Non-Hispanic	2,970	13.8%	3,111	10.7%	4,159	12.3%	3,922	11.6%
Hispanic	1,677	7.8%	9,103	31.2%	13,054	38.6%	13,054	38.6%
Asian or Pacific Islander, Non-Hispanic	207	1.0%	660	2.3%	829	2.5%	750	2.2%
Native American, Non-Hispanic	20	0.1%	107	0.4%	145	0.4%	59	0.2%
National Origin								
Foreign-born	1,570	7.3%	7,761	26.6%	8,076	23.9%	7,535	22.3%
LEP								
Limited English proficiency	1,170	5.5%	6,096	20.9%	7,486	22.1%	6,772	20.0%
Sex								
Male	10,182	47.5%	14,773	50.7%	16,612	49.1%	16,612	49.1%
Female	11,250	52.5%	14,387	49.3%	17,200	50.9%	17,200	50.9%
Age								
Under 18	4,982	23.3%	7,565	25.9%	9,700	28.7%	9,700	28.7%
18-64	13,451	62.8%	18,142	62.2%	20,404	60.4%	20,404	60.4%
65+	2,999	14.0%	3,454	11.8%	3,708	11.0%	3,708	11.0%
Family Type								
Families with children	2,584	45.0%	1,892	44.6%	3,898	51.1%	3,898	51.1%

TABLE 2 – DEMOGRAPHIC TRENDS FOR THE CITY OF GAINESVILLE AND HALL COUNTY (CONTINUED)

Demographic Indicator	Hall County							
	1990		2000		2010		Current	
	#	%	#	%	#	%	#	%
Race/Ethnicity								
White, Non-Hispanic	81,859	85.8%	98,955	71.0%	114,300	63.6%	114,300	63.6%
Black, Non-Hispanic	8,155	8.5%	10,174	7.3%	13,653	7.6%	12,757	7.1%
Hispanic	4,541	4.8%	27,229	19.5%	46,906	26.1%	46,906	26.1%
Asian or Pacific Islander, Non-Hispanic	592	0.6%	2,020	1.5%	3,616	2.0%	3,238	1.8%
Native American, Non-Hispanic	160	0.2%	673	0.5%	906	0.5%	372	0.2%
National Origin								
Foreign-born	4,387	4.6%	22,504	16.2%	28,335	15.8%	28,151	15.7%
LEP								
Limited English proficiency	3,458	3.6%	17,599	12.6%	24,379	13.6%	22,442	12.5%
Sex								
Male	46,894	49.1%	70,568	50.7%	89,601	49.9%	89,601	49.9%
Female	48,554	50.9%	68,740	49.3%	90,083	50.1%	90,083	50.1%
Age								
Under 18	24,520	25.7%	38,579	27.7%	50,166	27.9%	50,166	27.9%
18-64	60,706	63.6%	87,661	62.9%	109,508	60.9%	109,508	60.9%
65+	10,221	10.7%	13,068	9.4%	20,010	11.1%	20,010	11.1%
Family Type								
Families with children	12,862	48.2%	9,398	47.8%	21,650	47.8%	21,650	47.8%

Note: All % represent a share of the total population within the jurisdiction for that year, except family type, which is out of total families.

Data Sources: Decennial Census; ACS

RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY

This study uses a methodology developed by HUD that combines demographic and economic indicators to identify racially or ethnically concentrated areas of poverty (RECAPs). These areas are defined as census tracts that have an individual poverty rate of 40% or more (or an individual poverty rate that is at least 3 times that of the tract average for the metropolitan area, whichever is lower) and a non-white population of 50% or more. Using a metric that combines demographic and economic indicators helps to identify a jurisdiction's most vulnerable communities.

The racial and ethnic composition of neighborhoods with concentrations of poverty is disproportionate relative to the U.S. population overall. According to the U.S. Department of Health and Human Services, Black and Hispanic populations comprise nearly 80% of the population living in areas of concentrated poverty in metropolitan areas, but only account for 42.6% of the total poverty population in the U.S.⁴ Overrepresentation of these groups in areas of concentrated poverty can exacerbate disparities related to safety, employment, access to jobs and quality education, and conditions that lead to poor health.

Identification of RECAPs is significant in determining priority areas for reinvestment and services to ameliorate conditions that negatively impact RECAP residents and the larger region. Since 2000, the prevalence of concentrated poverty has expanded throughout the United States by nearly 75% in both population and number of neighborhoods. The majority of concentration of poverty is within the largest metro areas, but suburban regions have experienced the fastest growth rate.⁵

There is one RECAP tract in Gainesville (Tract 11.01), as shown on the map that follows. This tract, which includes Downtown, Midtown, and parts of the Westside neighborhood, covers areas in both Gainesville and unincorporated Hall County. It is roughly bounded by These tracts are roughly bounded by E.E. Butler Parkway to the north, SW Industrial Boulevard and Atlanta Highway to the east, Hilton Drive to the south, and SW Jesse Jewell Parkway on the west.

Table 3 provides an overview of demographic characteristics in this tract, showing that the majority of its population is Latino (84.1%). More than one-third of residents (35.4%) are Mexican immigrants; residents from Guatemala, El Salvador, and Honduras are also common.

Housing needs related to affordability and overcrowding are also common in this census tract. About 71% of households here spend more than 30% of their income on housing, are overcrowded, or lack complete kitchens or plumbing in their homes.

While housing needs are elevated in this area, there are many community assets in these neighborhoods, including Downtown, Myrtle Street Park, and the Midtown Greenway. Both the Midtown and Westside neighborhoods have Tax Allocation Districts intended to help spur redevelopment.

⁴ United States, Department of Health and Human Services, Office of the Assistant Secretary for Planning and Evaluation. "Overview of Community Characteristics in Areas with Concentrated Poverty." ASPE Issue Brief, May 2014, https://aspe.hhs.gov/system/files/pdf/40651/rb_concentratedpoverty.pdf.

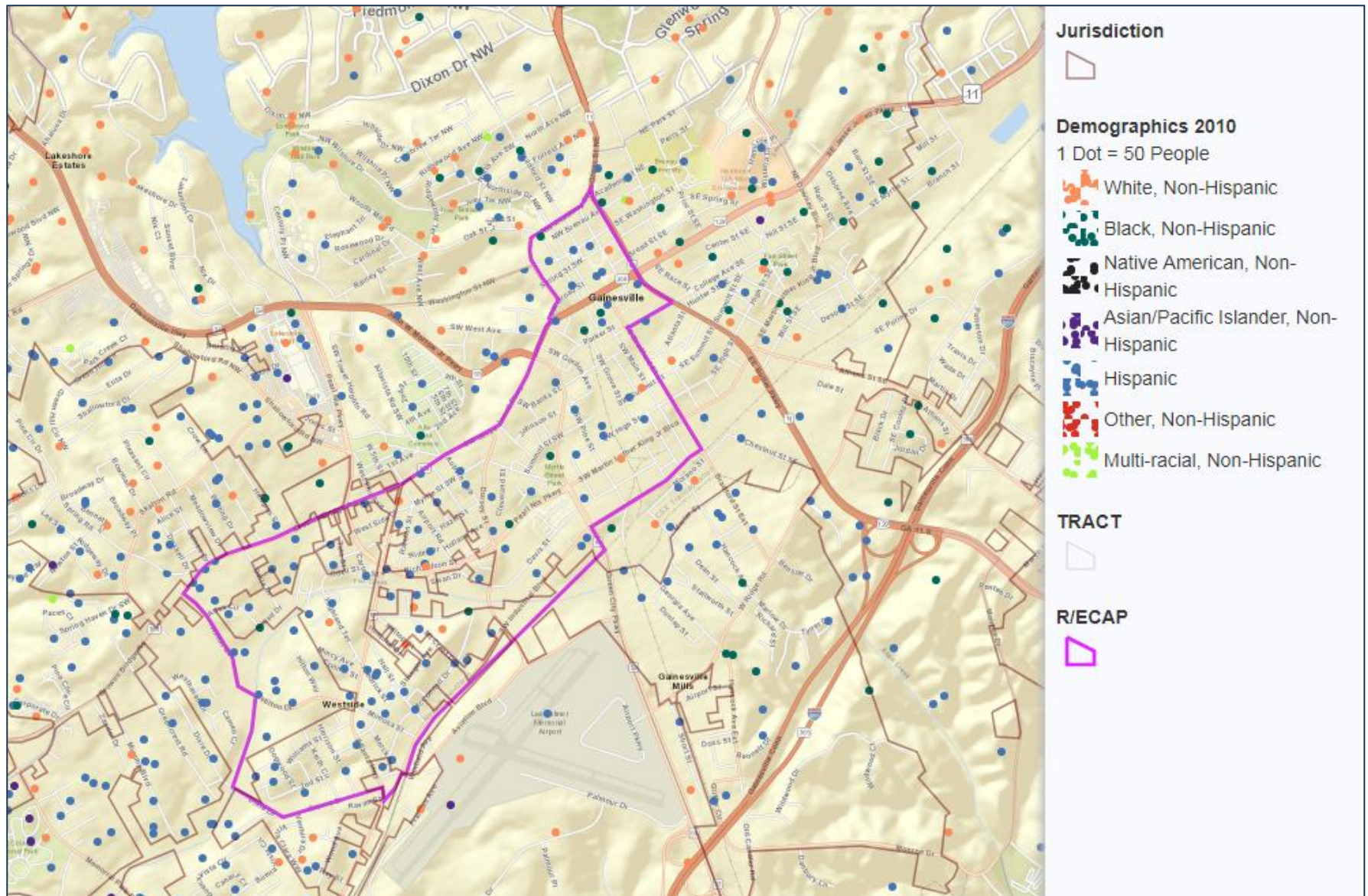
⁵ Kneebone, Elizabeth. "The Growth and Spread of Concentrated Poverty, 2000 to 2008-2012." *The Brookings Institution*, 29 July 2016, www.brookings.edu/interactives/the-growth-and-spread-of-concentrated-poverty-2000-to-2008-2012/.

TABLE 3. RECAP DEMOGRAPHIC PROFILE

Demographic Indicator	Gainesville RECAP Census Tract		Hall County RECAP Census Tract	
	#	%	#	%
Race/Ethnicity				
Total Population in RECAPs	2,404	-	5,249	-
White, Non-Hispanic	202	8.4%	441	8.4%
Black, Non-Hispanic	144	6.0%	315	6.0%
Hispanic	2,022	84.1%	4,415	84.1%
Asian or Pacific Islander, Non-Hispanic	17	0.7%	37	0.7%
Native American, Non-Hispanic	3	0.1%	6	0.1%
Other, Non-Hispanic	4	0.2%	9	0.2%
National Origin				
Total Population in RECAPs	2,404	-	5,249	-
#1 country of origin	Mexico	850 35.4%	Mexico	1,856 35.4%
#2 country of origin	Guatemala	268 11.1%	Guatemala	585 11.1%
#3 country of origin	El Salvador	116 4.8%	El Salvador	253 4.8%
#4 country of origin	Honduras	80 3.3%	Honduras	174 3.3%
#5 country of origin	Nicaragua	6 0.3%	Nicaragua	13 0.3%
Family Type				
Total Families in RECAPs	426	-	930	-
Families with Children	295	69.3%	644	69.3%

Data Sources: Decennial Census; ACS

FIGURE 1 – RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY (RECAP) IN GAINESVILLE, 2010



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

CHAPTER 4.

SEGREGATION & INTEGRATION

Communities experience varying levels of segregation between different racial, ethnic, and socioeconomic groups. High levels of residential segregation often lead to conditions that exacerbate inequalities among population groups within a community. Increased concentrations of poverty and unequal access to jobs, education, and other services are some of the consequences of high residential segregation.⁶

Federal housing policies and discriminatory mortgage lending practices prior to the Fair Housing Act of 1968 not only encouraged segregation, but mandated restrictions based on race in specific neighborhoods. The Fair Housing Act of 1968 outlawed discriminatory housing practices, but did little to address the existing segregation and inequalities. Other federal housing policies and programs, like Section 8 and HOPE VI, have been implemented in an effort to ameliorate the negative effects of residential segregation and reduce concentrations of poverty. Despite these efforts, the repercussions of the discriminatory policies and practices continue to have a significant impact on residential patterns today.

RACE AND ETHNICITY

As shown in Figure 2, the most densely populated neighborhoods in the city of Gainesville are located in the southwest region of the city. However, segments of densely populated neighborhoods are located in unincorporated areas outside city limits. There are strong visual indications of segregation by race and ethnicity according to the spatial distribution data shown in Figure 2. The racial composition of densely populated areas in southwest Gainesville are predominantly Hispanic. The Black population is more integrated throughout the city compared to the Hispanic population, however, there are visible concentrations in neighborhoods along Jesse Jewell Parkway. The majority of the population residing in neighborhoods north of John W. Morrow Junior Parkway and west of Park Hill Drive is comprised of white residents. The population in outlying sections of the city east of Interstate 985 are predominantly Hispanic and noticeably less dense.

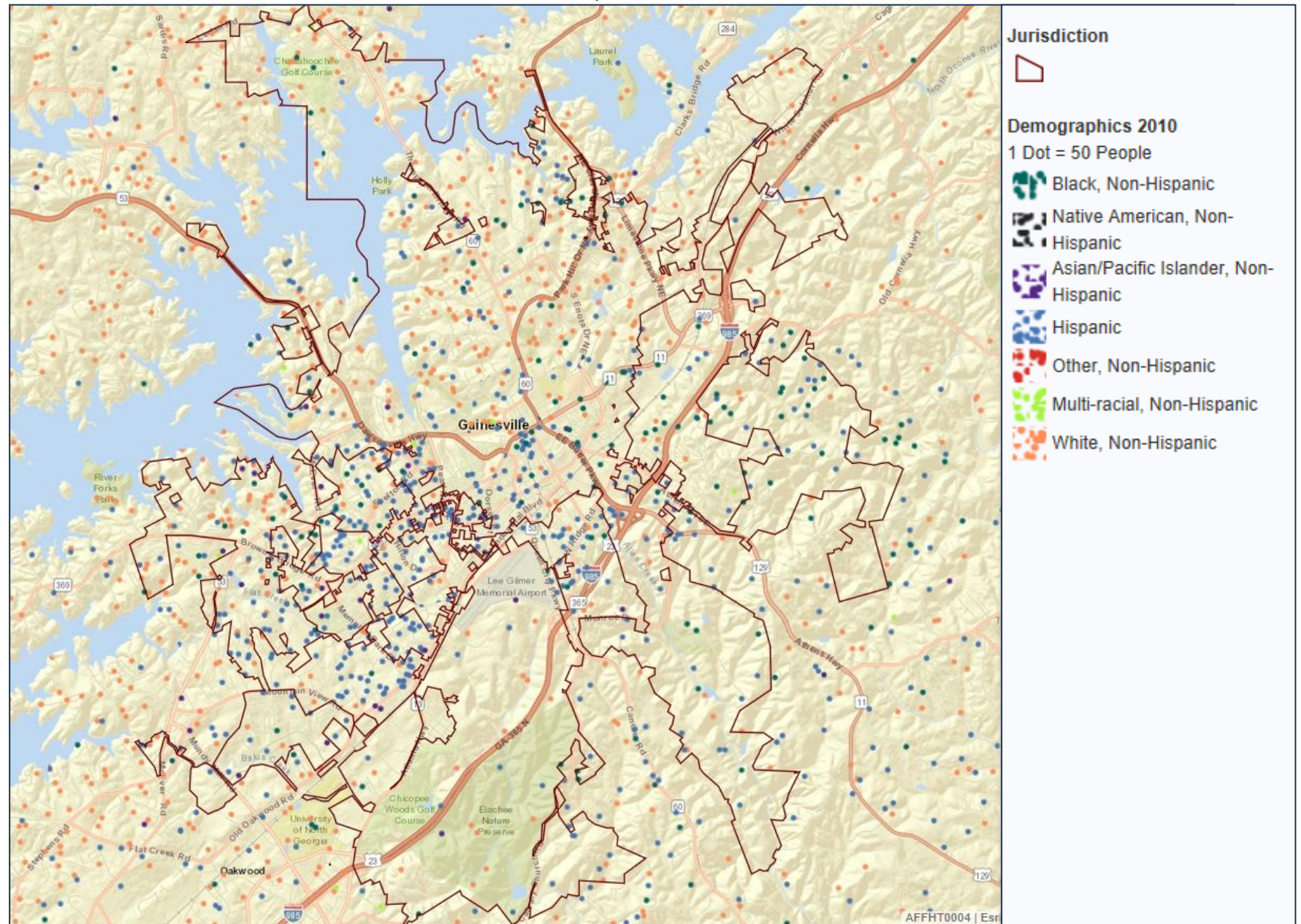
Drastic shifts in racial and ethnic composition have occurred since 1990. Population distribution patterns in 1990 indicate a much smaller Hispanic population and stark residential segregation between white and Black populations. Figure 3 shows the explosive growth and integration of the Hispanic population throughout most parts of the city in 2000. The significant influx of Hispanic residents between 1990 and 2010 coincided with increased racial and ethnic integration throughout the city, however, Figure 2 shows an increasingly homogeneous concentration of Hispanic residents in the southwest region of the city.

⁶ Massey, D. (1990). American Apartheid: Segregation and the Making of the Underclass. *American Journal of Sociology*, 96(2), 329-357. Retrieved from <http://www.jstor.org/stable/2781105>

Population distribution patterns in Hall County show a similar racial and ethnic composition to that of the city of Gainesville. The majority of the county's Hispanic population reside south of Lake Lanier with heavy concentrations present in the city and neighborhoods southeast of the city. Spatial distribution patterns in Figure 5 also indicate the majority of the Black residents in Hall County reside either within or in close proximity to the city of Gainesville. Conversely, neighborhoods north of Lake Lanier are less densely populated and predominantly white.

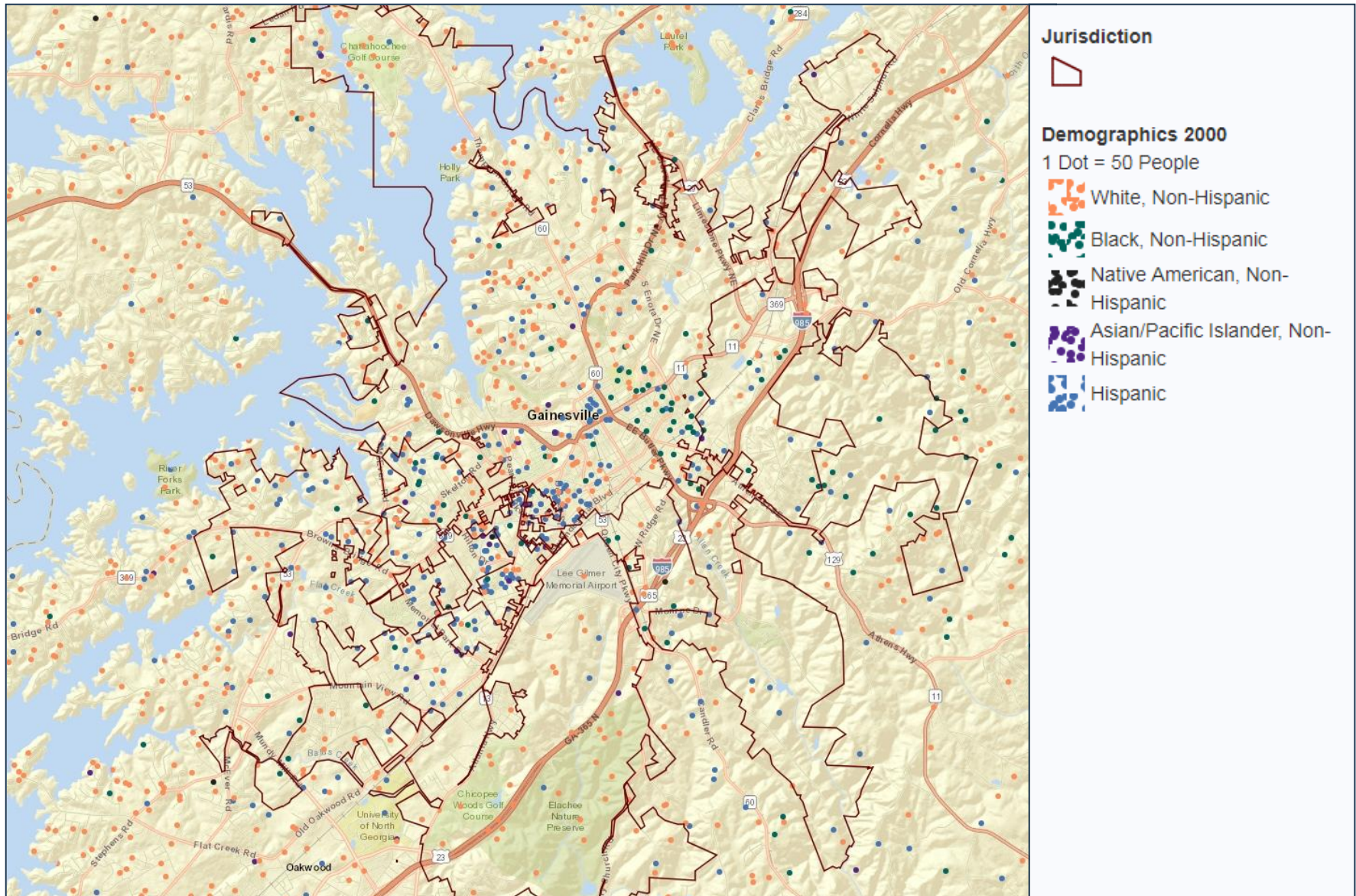
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FIGURE 2 – POPULATION BY RACE AND ETHNICITY IN THE CITY OF GAINESVILLE, 2010



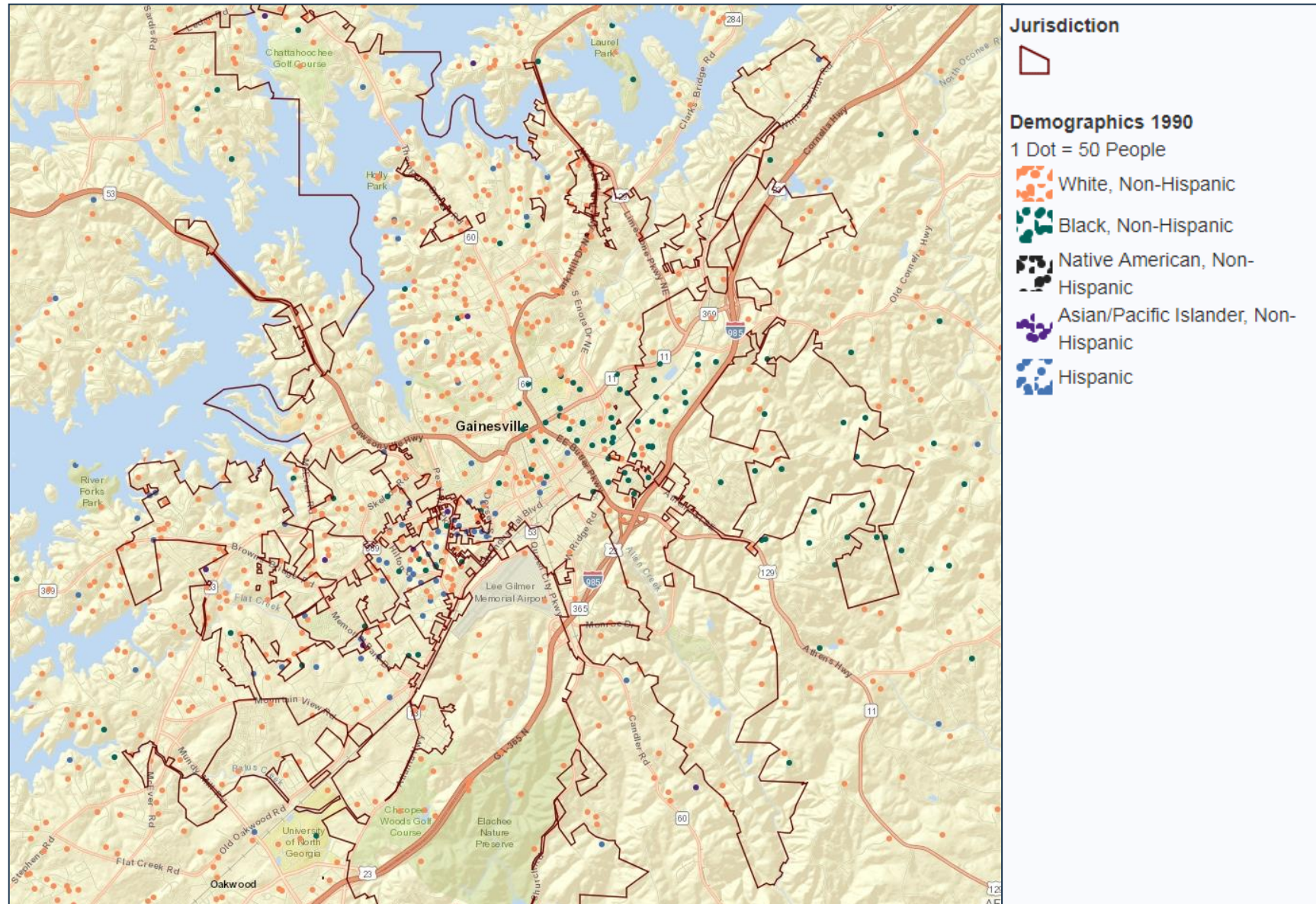
Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, <https://egis.hud.gov/affht/>

FIGURE 3 – POPULATION BY RACE AND ETHNICITY IN THE CITY OF GAINESVILLE, 2000



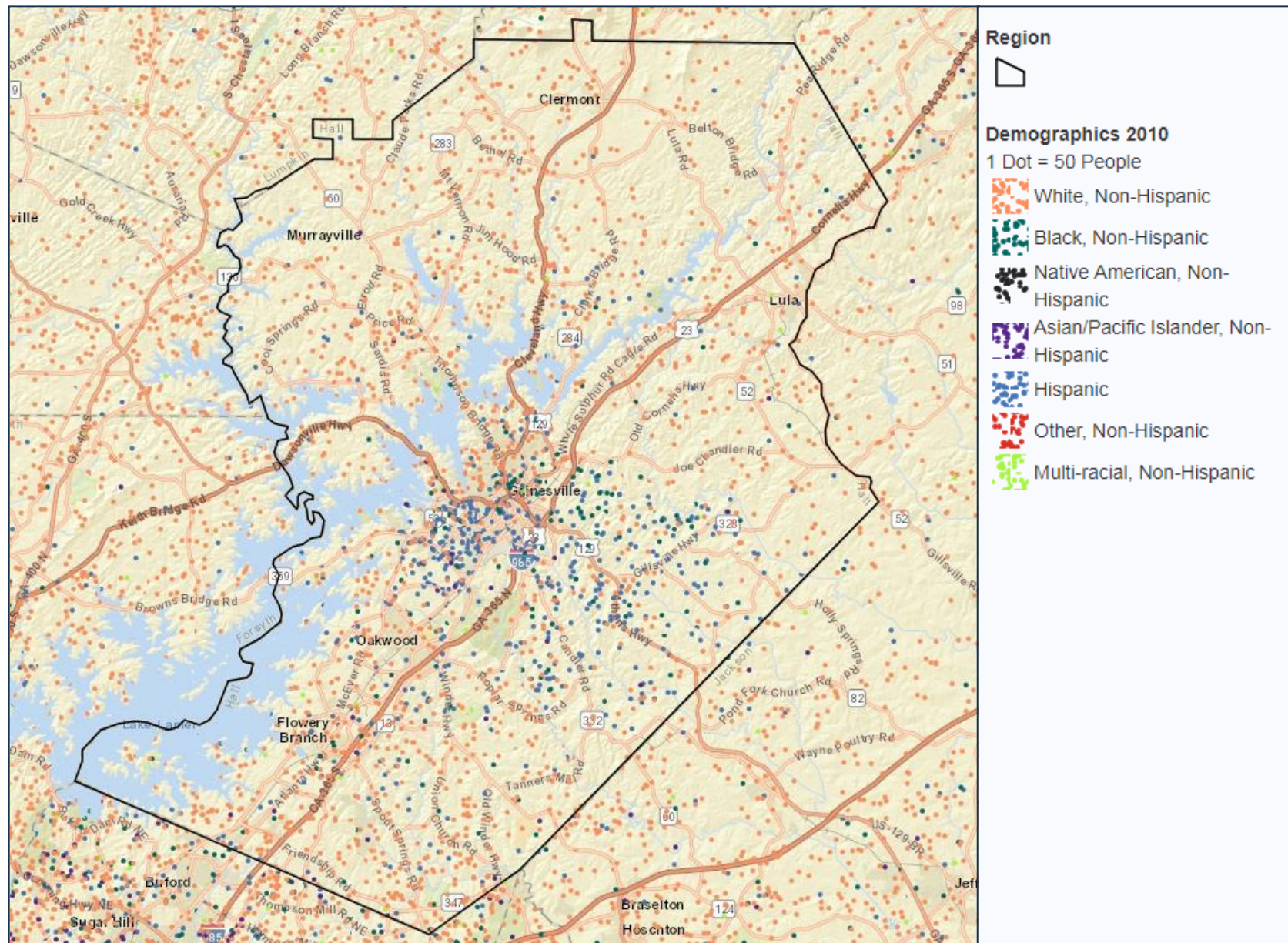
Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, <https://egis.hud.gov/affht/>

FIGURE 4 – POPULATION BY RACE AND ETHNICITY IN THE CITY OF GAINESVILLE, 1990



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

FIGURE 5 – POPULATION BY RACE AND ETHNICITY IN HALL COUNTY, 2010



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

SEGREGATION LEVELS

In addition to visualizing Gainesville's racial and ethnic composition with the preceding maps, this study also uses a statistical analysis – referred to as dissimilarity – to evaluate how residential patterns vary by race and ethnicity, and how these patterns have changed since 1990. The Dissimilarity Index (DI) indicates the degree to which a minority group is segregated from a majority group residing in the same area because the two groups are not evenly distributed geographically. The DI methodology uses a pair-wise calculation between the racial and ethnic groups in the region. Evenness, and the DI, are maximized and segregation minimized when all small areas have the same proportion of minority and majority members as the larger area in which they live. Evenness is not measured in an absolute sense, but is scaled relative to the other group. The DI ranges from 0 (complete integration) to 100 (complete segregation). HUD identifies a DI value below 40 as low segregation, a value between 40 and 54 as moderate segregation, and a value of 55 or higher as high segregation.

The proportion of the minority population group can be small and still not segregated if evenly spread among tracts or block groups. Segregation is maximized when no minority and majority members occupy a common area. When calculated from population data broken down by race or ethnicity, the DI represents the proportion of minority members that would have to change their area of residence to match the distribution of the majority, or vice versa.

The table below shares the dissimilarity indices for four pairings in Gainesville and Hall County. This table presents values for 1990, 2000, and 2010, all calculated using census tracts as the area of measurement. The “current” figure is calculated using block groups. Because block groups are typically smaller geographies, they measure segregation at a finer grain than analyses that use census tracts and, as a result, often indicate slightly higher levels of segregation than tract-level calculations.⁷ This assessment begins with a discussion of segregation at the tract-level from 1990 through 2010, and then examines the “current” figures calculated using block groups.

The Dissimilarity Indices calculated for each pairing in 2010 show moderate levels of segregation for all pairings except Asian or Pacific Islander/white in the city of Gainesville. The highest DI value of 51.92 was calculated for the Hispanic/white pairing. The Asian or Pacific Islander/white pairing resulted in a DI of 32.23, the lowest of all pairings. DI for non-white/white and Black/white pairings declined from 1990 to 2010. Conversely, DI for Hispanic/white and Asian or Pacific Islander/white pairings increased during the same period. DI values for the Hispanic/white pairing dropped to near low segregation levels between 1990 and 2000 before increasing to a value of over 50 in 2010. The Black/white pairing is the only group to experience a consistent trend between the years of 1990 and 2010. Current figures show similar levels of segregation across all groups in 2010 with the largest discrepancies found among figures

⁷ Iceland, John and Erika Steinmetz. 2003. *The Effects of Using Block Groups Instead of Census Tracts When Examining Residential Housing Patterns*. U.S. Census Bureau, Washington DC: US. Accessed via https://www.census.gov/hhes/www/housing/resseg/pdf/unit_of_analysis.pdf.

This study of the effect of using census block groups instead of tracts to examine housing pattern in 331 metropolitan areas throughout the U.S. indicated that index scores were modestly higher when using block groups, by an average of 3.3 points for all metro area dissimilarity scores.

for Black/white and Asian or Pacific Islander/white pairings that show higher levels of segregation at the block group level.

Segregation levels for all pairings except Asians or Pacific Islanders and whites were slightly higher within the moderate segregation range in Hall County compared to the city in 2010. DI values for all pairings in the county follow similar trends found among the same pairings in the city between 1990 and 2010. Current figures in Hall County show the Hispanic/white pairing breaches the threshold for high segregation levels with a DI value of 55.81. Current figures also indicate significantly higher levels of segregation among Black/white pairings in the county compared to the city and figures from tract-level calculations.

TABLE 4 – RACIAL / ETHNIC DISSIMILARITY TRENDS

Race/Ethnicity	City of Gainesville				Hall County			
	Trends			Current (2010)	Trends			Current (2010)
	1990	2000	2010		1990	2000	2010	
Non-White/White	51.0	43.8	47.8	47.5	51.8	48.1	48.2	52.0
Black/White	61.0	51.6	41.5	44.0	60.1	52.6	43.6	51.0
Hispanic/White	45.9	42.1	51.9	51.6	49.4	49.2	52.9	55.8
Asian or Pacific Islander/White	27.2	36.6	32.2	36.1	36.7	41.1	30.7	38.0

Data Sources: Decennial Census

NATIONAL ORIGIN AND LIMITED ENGLISH PROFICIENCY POPULATION

Settlement patterns of immigrants significantly impact the composition and landscape of communities across the United States. Large central cities have the largest population of foreign-born residents, but suburban areas are experiencing rapid growth of foreign-born populations recently.⁸ Clusters of immigrants of the same ethnicity form for a variety of reasons. Social capital in the form of kinship ties, social network connections, and shared cultural experiences often draw new immigrants to existing communities. Settling in neighborhoods with an abundance of social capital is less financially burdensome for immigrants and provides opportunities to accumulate financial capital through employment and other resources that would otherwise be unattainable.⁹

Populations with limited English proficiency (LEP) are typically composed of foreign-born residents that originate from countries where English is not the primary language, however, a substantial portion (19%) of the national LEP population is born in the United States. Nationally, the LEP population has lower levels of education and is more likely to live in poverty compared to the English proficient population.¹⁰ Recent studies have also found that areas with high concentrations of LEP residents have lower rates of homeownership.¹¹

Communities of people sharing the same ethnicity and informal networks are able to provide some resources and opportunities, but numerous barriers and limited financial capital influence residential patterns of foreign-born and LEP populations.

The majority of foreign-born population in the city of Gainesville reside in the southwest regions of the city. The distribution pattern of the largest foreign-born population, residents originating from Mexico, are consistent with population density throughout the city of Gainesville. Residents originating from El Salvador, Vietnam, Honduras, and Guatemala comprise the other largest foreign-born population groups and almost exclusively reside in the southwest regions of the city. There are only small populations of residents from El Salvador, Vietnam, and Honduras scattered in neighborhoods along the northern boundaries.

The geographic distribution of residents with limited English proficiency (LEP) is nearly identical with the residential patterns of the foreign-born population with a heavy concentration found in neighborhoods in the southwest. The LEP population in the city of Gainesville is overwhelmingly Spanish-speaking with Vietnamese-speaking residents comprising the second largest LEP group. German and Chinese-speaking residents comprise a very small percentage of the population, but are the third and fourth largest LEP groups, respectively.

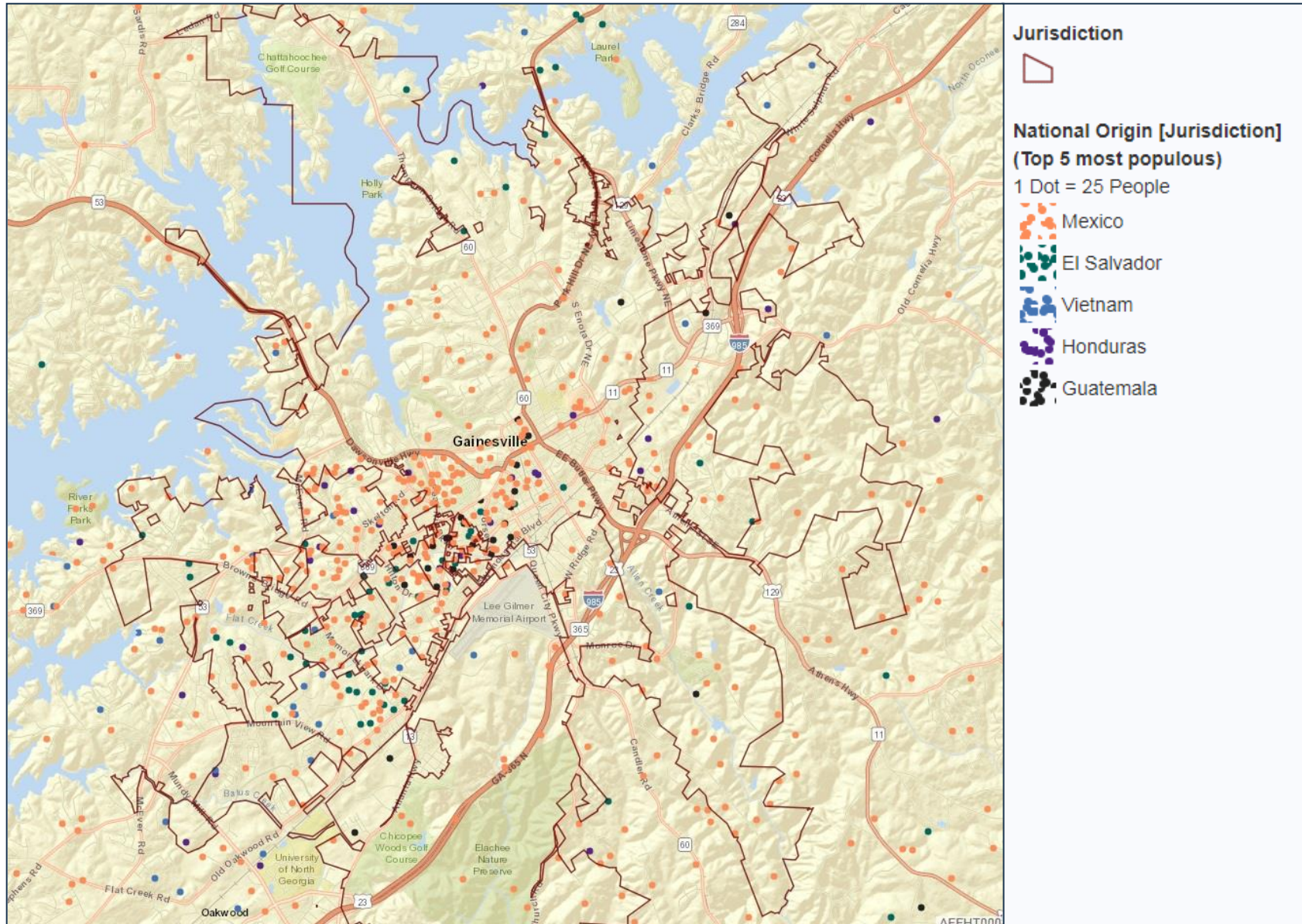
⁸ James, F., Romine, J., & Zwanig, P. (1998). The Effects of Immigration on Urban Communities. *Cityscape*, 3(3), 171-192.

⁹ Massey, D. (1999). Why Does Immigration Occur?: A Theoretical Synthesis. In Hirschman C., Kasinitz P., & DeWind J. (Eds.), *Handbook of International Migration, The: The American Experience* (pp. 34-52). Russell Sage Foundation.

¹⁰ Zong, J. & Batalova, J. (2015). "The Limited English Proficient Population in the United States" *Migration Information Source*. Retrieved: <http://www.migrationpolicy.org/article/limited-english-proficient-population-united-states>

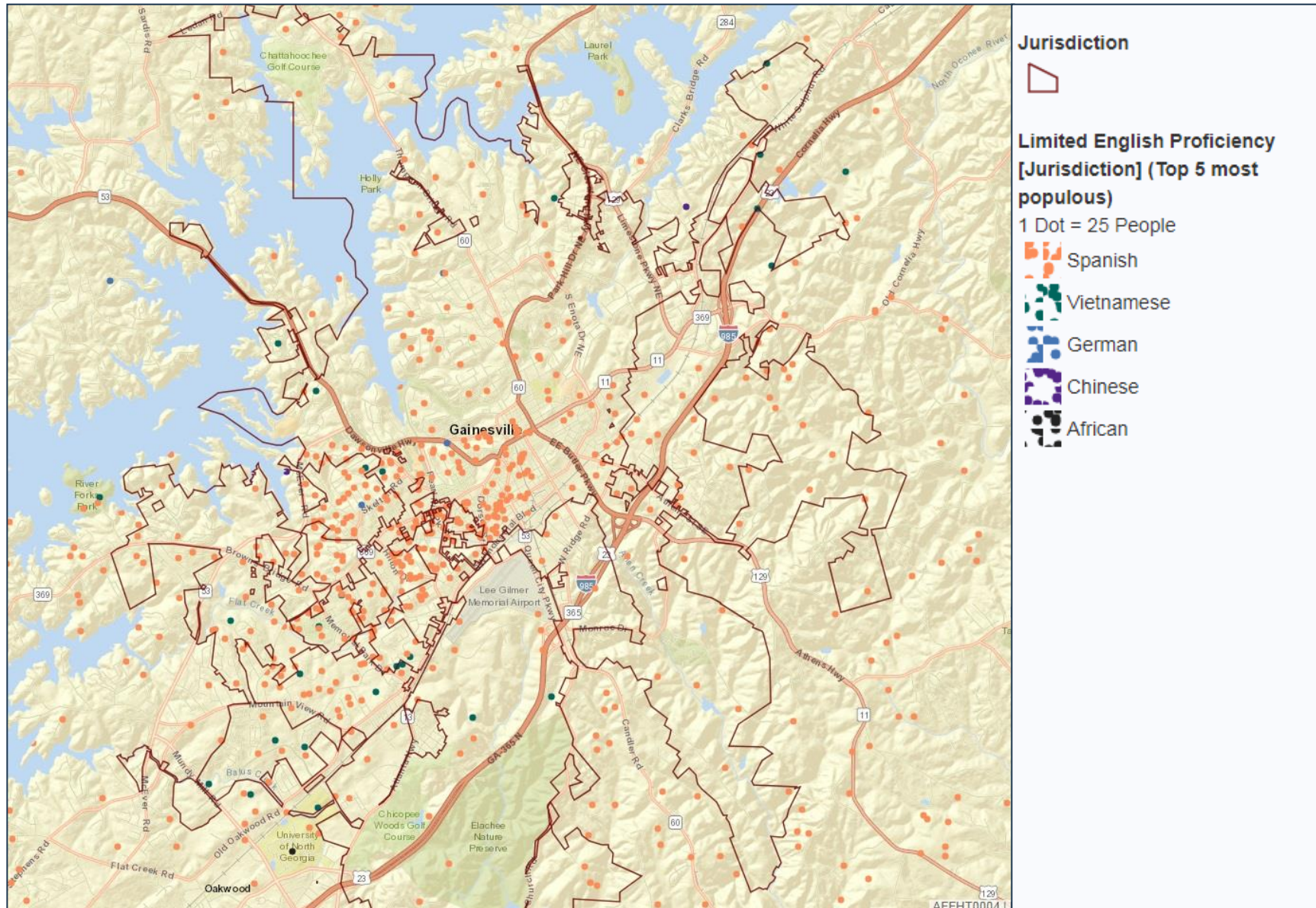
¹¹ Golding, E., Goodman, L., & Strohach, S. (2018). "Is Limited English Proficiency a Barrier to Homeownership." Urban Institute. Retrieved: <https://www.urban.org/research/publication/limited-english-proficiency-barrier-homeownership>

FIGURE 6 – FOREIGN-BORN POPULATION BY NATIONALITY IN THE CITY OF GAINESVILLE



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

FIGURE 7 – POPULATION WITH LIMITED ENGLISH PROFICIENCY IN THE CITY OF GAINESVILLE



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

CHAPTER 5.

ACCESS TO OPPORTUNITY

Housing discrimination and residential segregation have limited access to opportunity for specific population groups and communities. It is important to understand opportunity, as used in this context, as a subjective quality. Typically, it refers to access to resources like employment, quality education, healthcare, childcare, and other services that allow individuals and communities to achieve a high quality of life. However, researchers who interviewed residents of Baltimore, Maryland on this subject found perceptions of opportunity follow similar themes but are prioritized differently by different groups. Racial and ethnic minorities, low-income groups, and residents of distressed neighborhoods identified job access, employment, and training as important opportunities while whites, higher income groups, and residents of wealthier neighborhoods more often identified sense of community, social connections among neighbors, freedom of choice, education, and retirement savings.¹²

Proximity is often used to indicate levels of access to opportunity, however, it would be remiss to consider proximity as the only factor in determining level of access. Access to opportunity is also influenced by social, economic, and cultural factors, thus making it difficult to accurately identify and measure. HUD conducted research regarding Moving to Opportunity for Fair Housing (MTO) to understand the impact of increased access to opportunity. Researchers found residents who moved to lower-poverty neighborhoods experienced safer neighborhoods and better health outcomes, but there was no significant change in educational outcomes, employment, or income.¹³ However, recent studies show the long-term effects of MTO on the educational attainment of children who were under the age of 13 are overwhelmingly positive with improved college attendance rates and higher incomes. On the other hand, children who were over the age of 13 show negative long-term impacts from MTO.¹⁴

The strategy to improve access to opportunities has been two-pronged with different housing and community development programs. Tenant-based housing vouchers allow mobility of recipients to locate in lower-poverty areas while programs like the Community Development Block Grant and Choice Neighborhoods Initiative provide funds to increase opportunities in disadvantaged neighborhoods.

¹² Lung-Amam, Willow S., et al. "Opportunity for Whom? The Diverse Definitions of Neighborhood Opportunity in Baltimore." *City and Community*, vol. 17, no. 3, 27 Sept. 2018, pp. 636-657, doi:10.1111/cico.12318.

¹³ *Moving to Opportunity for Fair Housing Demonstration Program: Final Impacts Evaluation*. U.S. Department of Housing and Urban Development, Office of Policy Development and Research, www.huduser.gov/portal/publications/pdf/MTOFHD_fullreport_v2.pdf.

¹⁴ Chetty, Raj, Nathaniel Hendren, and Lawrence F. Katz. 2016. "The Effects of Exposure to Better Neighborhoods on Children: New Evidence from the Moving to Opportunity Experiment." *American Economic Review*, 106 (4): 855-902. https://scholar.harvard.edu/files/hendren/files/mto_paper.pdf

OVERVIEW OF HUD-DEFINED OPPORTUNITY FACTORS

Among the many factors that drive housing choice for individuals and families are neighborhood factors including access to quality schools, jobs, and transit. To measure economic and educational conditions at a neighborhood level, HUD developed a methodology to quantify the degree to which a neighborhood provides such opportunities. For each block group in the U.S., HUD provides a score on several “opportunity dimensions,” including school proficiency, poverty, labor market engagement, jobs proximity, transportation costs, transit trips, and environmental health. For each block group, a value is calculated for each index and results are then standardized on a scale of 0 to 100 based on relative ranking within the metro area. For each opportunity dimension, a higher index score indicates more favorable neighborhood characteristics.

Average index values by race and ethnicity for the city and county are provided in Table 5 for the total population and the population living below the federal poverty line. These values can be used to assess whether some population subgroups tend to live in higher opportunity areas than others, and will be discussed in more detail by opportunity dimension throughout the remainder of this chapter. The Opportunity Index Disparity measures the difference between the scores for the white non-Hispanic group and other groups. A negative score indicates that the particular subgroup has a lower score on that dimension than the white non-Hispanic group. A positive score indicates that the subgroup has a higher score than the white non-Hispanic Group.

Figures 8-17 map each of the opportunity dimensions along with demographic information such as race and ethnicity.

TABLE 5 – DISPARITY IN ACCESS TO NEIGHBORHOOD OPPORTUNITY

Opportunity Dimension	Race / Ethnicity					Opportunity Index Disparity between White Non-Hispanic and Other Groups			
	Non-Hispanic				Hispanic	Black	Asian	Native American	Hispanic
	White	Black	Asian or Pacific Islander	Native American					
City of Gainesville – Total Population									
School Proficiency Index	23.9	24.6	23.8	23.6	22.0	0.7	-0.1	-0.3	-1.9
Jobs Proximity Index	68.7	70.3	74.0	73.3	72.7	1.6	5.4	4.7	4.0
Labor Market Index	50.8	37.5	35.9	46.5	43.7	-13.3	-14.8	-4.3	-7.0
Transit Index	69.2	73.0	68.9	66.0	70.6	3.8	-0.3	-3.2	1.4
Low Transportation Cost Index	33.2	36.4	38.7	34.4	36.6	3.2	5.4	1.2	3.4
Low Poverty Index	21.2	15.0	12.6	20.2	17.6	-6.2	-8.6	-1.0	-3.6
Environmental Health Index	46.6	39.1	34.8	41.8	40.2	-7.5	-11.8	-4.8	-6.4
City of Gainesville – Population Below Federal Poverty Line									
School Proficiency Index	26.5	25.6	23.8	20.5	20.0	-0.9	-2.7	-5.9	-6.5
Jobs Proximity Index	67.4	70.5	68.7	73.8	83.4	3.2	1.3	6.4	16.1
Labor Market Index	43.2	41.5	37.1	34.5	14.0	-1.6	-6.0	-8.7	-29.2
Transit Index	70.1	74.6	70.5	69.4	80.0	4.5	0.4	-0.7	9.9
Low Transportation Cost Index	35.3	39.7	36.9	44.1	40.0	4.5	1.6	8.9	4.7
Low Poverty Index	17.4	17.8	12.4	11.6	6.0	0.4	-4.9	-5.8	-11.4
Environmental Health Index	43.8	38.1	35.9	27.8	21.0	-5.8	-7.9	-16.0	-22.8

TABLE 5 – DISPARITY IN ACCESS TO NEIGHBORHOOD OPPORTUNITY (CONTINUED)

Opportunity Dimension	Race / Ethnicity					Opportunity Index Disparity between White Non-Hispanic and Other Groups			
	Non-Hispanic				Hispanic				
	White	Black	Asian or Pacific Islander	Native American		Black	Asian	Native American	Hispanic
Hall County – Total Population									
Low Poverty Index	44.5	27.8	24.9	37.5	42.4	-16.8	-19.6	-7.0	-2.1
School Proficiency Index	44.0	33.9	33.8	36.9	42.4	-10.2	-10.3	-7.2	-1.6
Labor Market Index	51.3	39.2	35.7	48.8	46.8	-12.1	-15.6	-2.5	-4.5
Transit Index	50.2	63.7	61.6	56.3	51.6	13.5	11.4	6.0	1.4
Low Transportation Cost Index	18.2	27.4	28.5	23.4	19.9	9.2	10.3	5.2	1.7
Jobs Proximity Index	71.5	68.5	73.8	76.0	74.2	-3.0	2.3	4.5	2.7
Environmental Health Index	56.3	46.6	44.0	48.8	54.3	-9.6	-12.3	-7.5	-1.9
Hall County – Population Below Federal Poverty Line									
Low Poverty Index	40.0	24.2	23.8	29.9	51.6	-15.9	-16.2	-10.2	11.6
School Proficiency Index	40.8	30.7	30.7	33.4	54.7	-10.1	-10.1	-7.4	13.9
Labor Market Index	45.9	41.2	37.2	45.8	64.9	-4.7	-8.6	-0.1	19.0
Transit Index	53.0	67.1	62.5	59.9	55.5	14.1	9.5	6.9	2.5
Low Transportation Cost Index	21.0	31.9	29.2	24.8	12.8	10.9	8.3	3.8	-8.2
Jobs Proximity Index	51.0	59.0	58.2	60.2	52.4	7.9	7.2	9.1	1.3
Environmental Health Index	54.9	43.7	44.2	46.1	46.4	-11.2	-10.8	-8.8	-8.5

Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

EDUCATION

School proficiency is an indication of the quality of education that is available to residents of an area. High quality education is a vital community resource that can lead to more opportunities and improve quality of life. HUD's school proficiency index is calculated based on performance of 4th grade students on state reading and math exams. For each block group, the index is calculated using test results in up to the three closest schools within 1.5 miles.

The map on the following page shows HUD-provided opportunity scores related to education for the city of Gainesville's block groups, along with the demographic indicators of race/ethnicity. In each map, lighter shading indicates areas of lower opportunity and darker shading indicates higher opportunity.

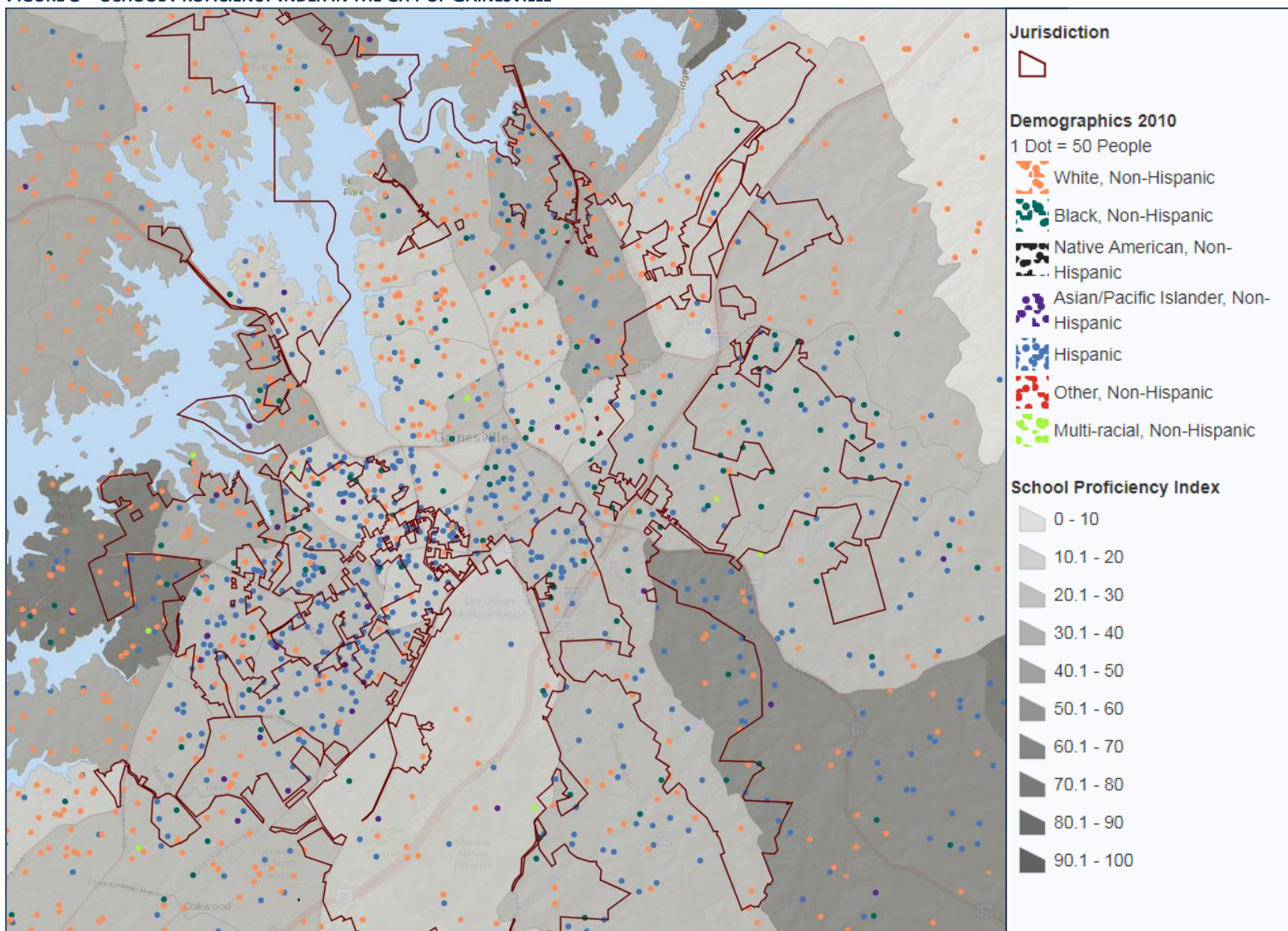
The variation in levels of access to proficient schools among block groups is relatively low for most block groups in the city of Gainesville. School proficiency index scores of block groups within city boundaries fall within the range of 11 to 65. Only a small portion of the highest scoring block group is located within city boundaries along the westernmost tip. The next highest scoring block groups are located in the Woodlake neighborhood and scored significantly lower in school proficiency with a score of 33. The majority of the lowest scoring block groups are centrally located, however, the level of school proficiency in the southernmost block group is also one of the lowest in the city.

There is some visual evidence shown in Figure 8 to indicate disproportionate representation of specific racial and ethnic groups at the block group level. The most noticeable spatial pattern shows the residential population of the lowest scoring block groups in the city appear to be predominantly white, however, some of the highest scoring block groups also appear to have a higher percentage of white residents. It is difficult to determine any correlation between race, ethnicity, and access to proficient schools at the city level from exclusively examining the spatial distribution patterns in Figure 8.

The opportunity dimension scores in Table 5 indicate overall low levels, but little disparity in access to proficient schools among racial and ethnic groups in the city of Gainesville. Hispanic populations have the least access to proficient schools with a score of 22, while Black populations have the best access with a score of 24.6. The populations below the federal poverty line experience slightly higher disparities in levels of access to proficient school, but possess similar scores to the respective population groups above the poverty line.

Both school proficiency index scores and disparities are higher among the same groups in Hall County. Black, Asian and Native American populations have significantly less access to proficient schools compared to white and Hispanic populations in the county. Levels of disparity are similar for population groups below the poverty line, however, the Hispanic population below the poverty in Hall County have the best access to proficient schools regardless of poverty status.

FIGURE 8 – SCHOOL PROFICIENCY INDEX IN THE CITY OF GAINESVILLE



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

EMPLOYMENT

Neighborhoods with jobs in close proximity are often assumed to have good access to jobs. However, distance alone does not capture any other factor such as transportation options, the type of jobs available in the area, or the education and training necessary to obtain them. There may be concentrations of jobs and low-income neighborhoods in urban centers, but many of the jobs are unattainable for residents of low-income neighborhoods. Therefore, this section analyzes both the labor market engagement and jobs proximity indices which, when considered together, offer a better indication of how accessible jobs are for residents of a specific area.

The Jobs Proximity Index measures the physical distance between place of residence and job locations. The Labor Market Engagement Index is based on unemployment rate, labor force participation rate, and the percent of the population age 25 and over with a bachelor's degree or higher. Again, lighter shading indicates areas of lower opportunity and darker shading indicates higher opportunity.

The Jobs Proximity Index scores of block groups in the city of Gainesville are mapped in Figure 9, along with the population distribution by race and ethnicity. Most block groups in the city have high levels of access to jobs. There is no distinguishable spatial pattern of the lowest scoring block groups sporadically located along the northern and westernmost boundaries of the city. There are no visual indicators shown in Figure 9 to imply any correlation between distance to jobs, race, and ethnicity.

Overall high Jobs Proximity Index scores of all groups in the city of Gainesville indicate close proximity to jobs for all racial and ethnic groups. The Jobs Proximity Index scores by race and ethnicity listed in Table 5 indicate relatively minor disparities in distance to job locations among groups above the poverty line in the city of Gainesville. Asian populations reside closest to job locations compared to other groups scoring of 5.4 points higher than the white population, the lowest scoring group. With the exception of Hispanic populations below the poverty line, levels of access remain similar among population groups below the poverty line. Hispanic populations below the poverty reside closest to job locations regardless of poverty status with a Jobs Proximity Index score that is 16.1 points higher than the lowest scoring group.

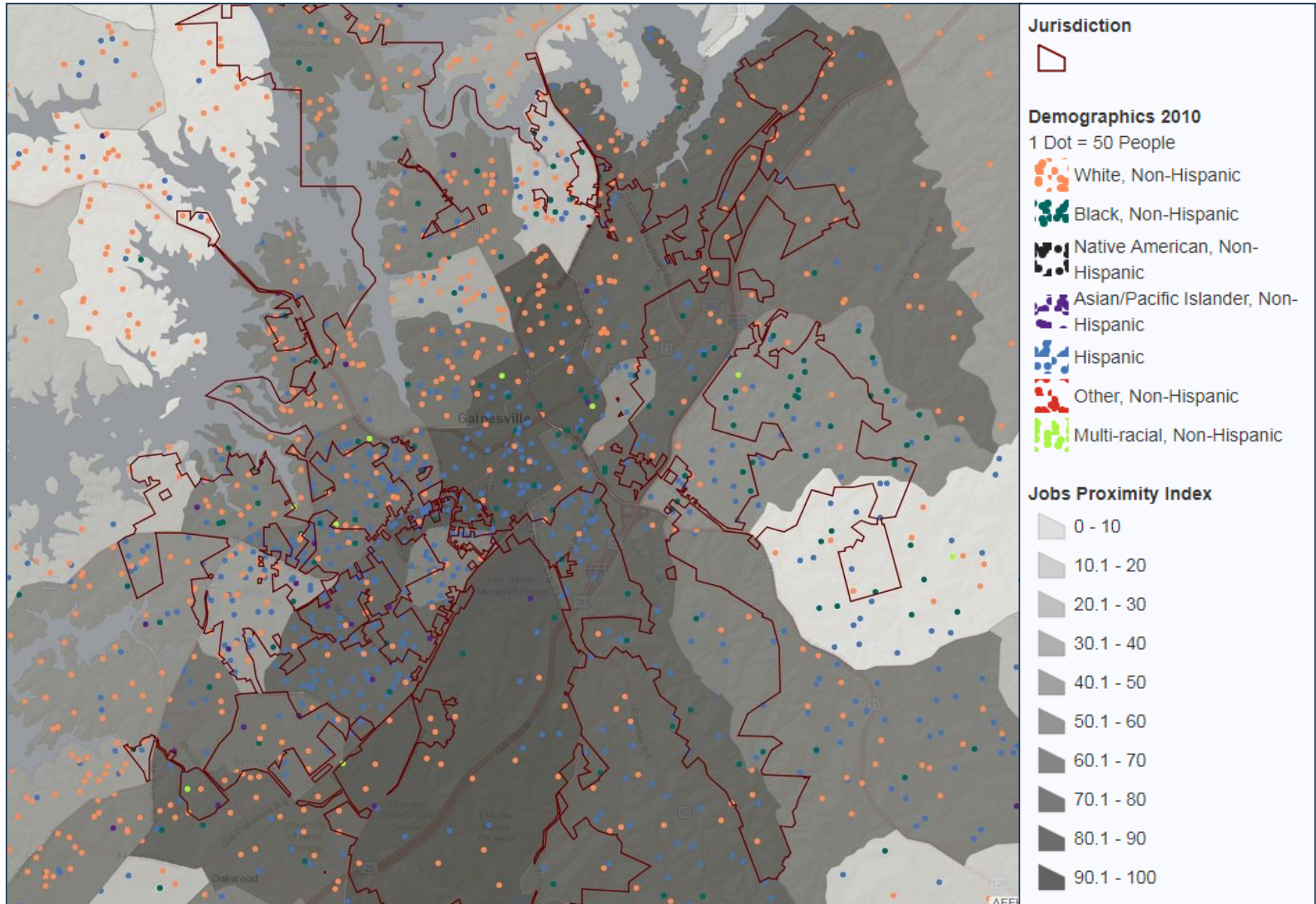
Jobs proximity by race and ethnicity in Hall County are similar to figures found in the city of Gainesville, however, index scores of population groups below the poverty line are generally lower compared to the city. Disparities in access to jobs among racial and ethnic groups below the poverty line in the county are also slightly greater with white populations below the poverty line scoring the lowest among all groups.

The variation in levels of labor market engagement among block groups is high in the city of Gainesville with school proficiency index scores ranging from the lowest score of 6 to the highest score of 64. Block groups with the highest and lowest labor market engagement are both located in the southernmost block groups of the city. Although Figure 10 alone does not provide strong visual evidence that would imply correlation between race, ethnicity, and labor market engagement, the population of the higher scoring block groups in the north seem to be predominantly white.

Compared to the relatively minor disparities in job proximity, the Labor Market Index scores in Table 5 indicate significant disparities among racial and ethnic groups. The white population above the poverty line has highest level of engagement with the labor market among all groups. The greatest disparity in labor market engagement with a difference of 36.8 points is between the white population above the poverty line and the Hispanic population below the poverty line. Black and Asian populations above the poverty line also experience significantly less labor market engagement compared to the white population above the poverty line.

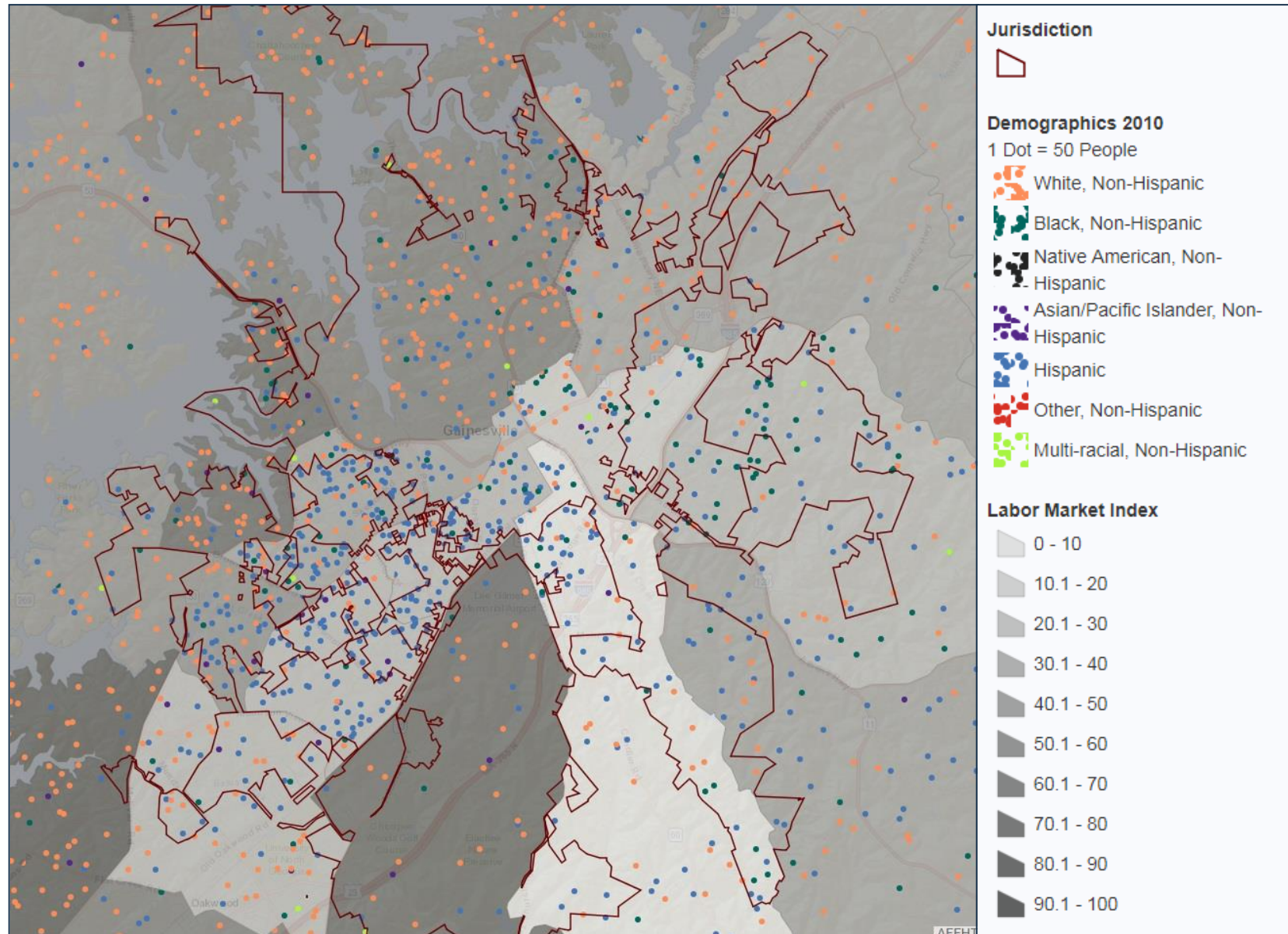
Labor Market Engagement Index scores and disparities among groups in Hall County closely reflect figures found in the city of Gainesville with the exception of one significant difference. The Hispanic population below the poverty line in the county scored the highest among all population groups regardless of poverty status in both the city and county. The point differential between the Hispanic population below the poverty line in the city and the county is over 50 points.

FIGURE 9 – JOBS PROXIMITY INDEX IN THE CITY OF GAINESVILLE



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

FIGURE 10 – LABOR MARKET INDEX IN THE CITY OF GAINESVILLE



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

TRANSPORTATION

The Transit Trip Index measures how often low-income families in a neighborhood use public transportation, while the Low Transportation Cost Index measures the cost of transport and proximity to public transportation by neighborhood. The higher the Low Transportation Cost Index, the lower the cost of transportation in that block group. Again, lighter shading indicates areas of lower opportunity and darker shading indicates higher opportunity.

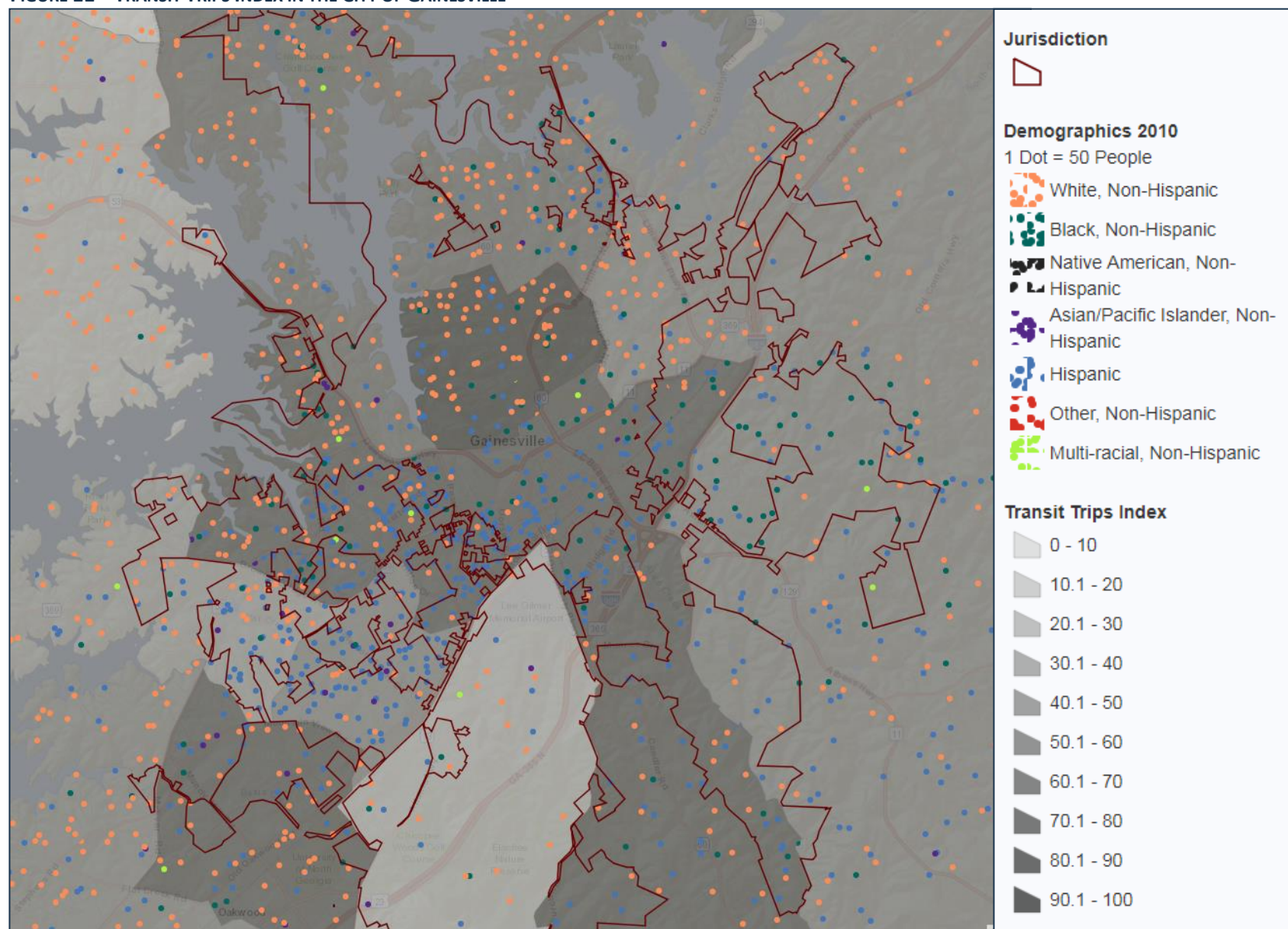
Transit usage is generally high and relatively uniform throughout most block groups in the city of Gainesville. The highest transit usage in the city occurs in centrally located block groups north of John W. Morrow Junior Parkway. The lowest scoring block group contains Lee Gilmer Memorial Airport and is the southernmost block group of the city.

Transit Trip Index scores indicate little disparity in levels of transit usage among racial and ethnic groups in the city of Gainesville. The Hispanic population below the poverty line have the highest levels of transit usage followed by Black populations both above and below the poverty line. Compared to populations above the poverty line, transit use increases slightly for all racial and ethnic groups below the poverty line.

Transit usage is generally lower for all groups in Hall County. Disparities among racial and ethnic groups are also greater in the county with a 16.9-point differential between the highest and lowest scoring groups. According to index scores, Black populations both above and below the poverty line use public transportation most frequently in the county. All non-white populations in Hall County have higher transit usage than white populations.

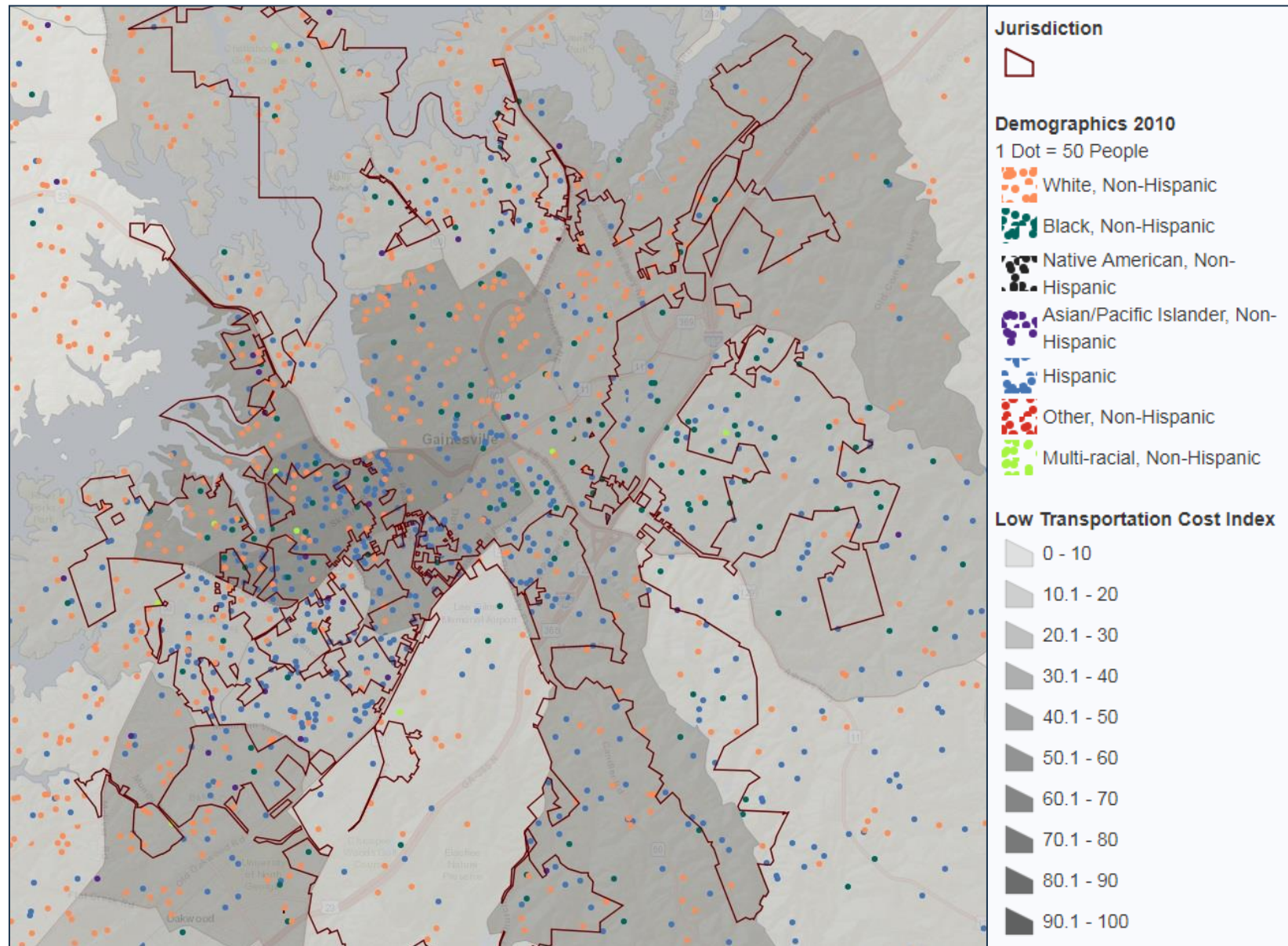
Figure 12 shows Low Transportation Cost scores are generally low and uniform throughout most block groups in the city of Gainesville. Low Transportation Cost scores deviate slightly from Transit Trip Index score patterns observed among racial and ethnic groups, however, disparities remain relatively minor between groups. Transportation costs are similar for populations both above and below the poverty line with the Native American population below the poverty line scoring the highest. All non-white populations in the city experience lower transportation costs and closer proximity to public transportation compared to white populations. Low Transportation Index scores are lower overall while disparities are higher among racial and ethnic groups in the county. The Hispanic population below the poverty line is the lowest scoring population group in the county by a significant margin.

FIGURE 11 – TRANSIT TRIPS INDEX IN THE CITY OF GAINESVILLE



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

FIGURE 12 – LOW TRANSPORTATION COST INDEX IN THE CITY OF GAINESVILLE

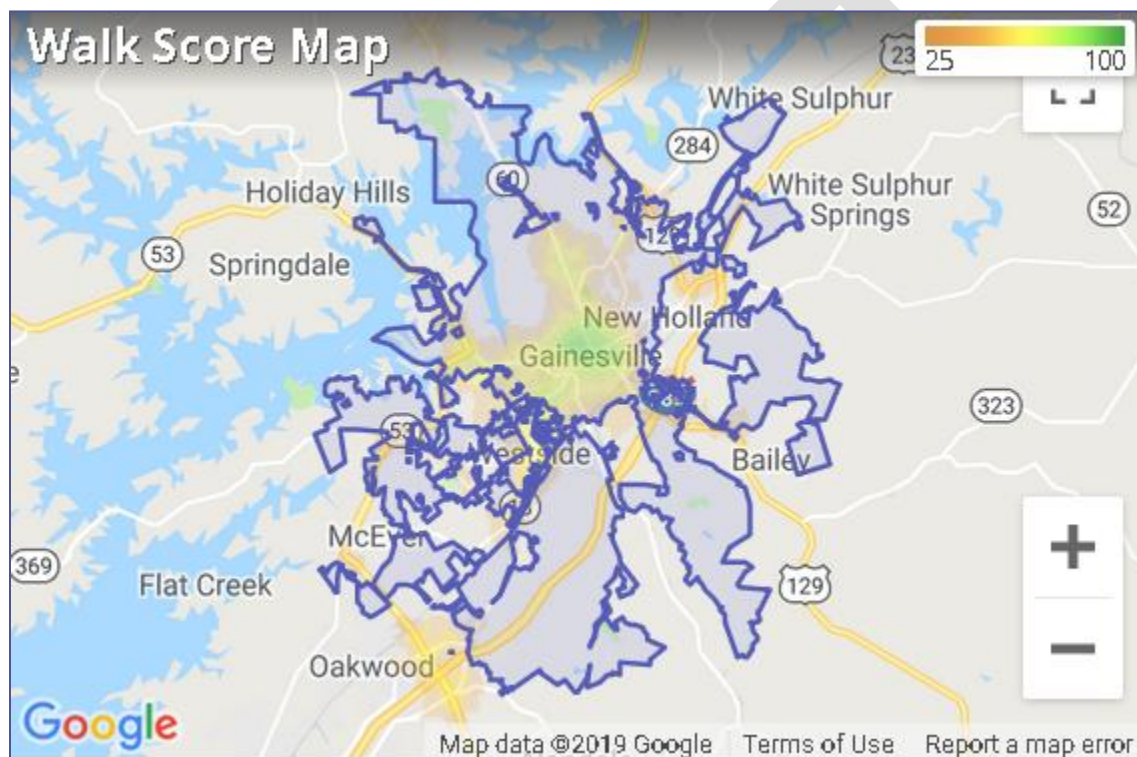


Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, <https://egis.hud.gov/affht/>

Walk Score measures the walkability of any address by analyzing hundreds of walking routes to nearby amenities using population density and road metrics such as block length and intersection density. Data sources include Google, Education.com, Open Street Map, the U.S. Census, Localeze, and places added by the Walk Score user community.

Points are awarded based on the distance to amenities in several categories including grocery stores, parks, restaurants, schools, and shopping. Not only is the measure useful for showing walkability but also access in general to critical facilities. The most walkable areas in the city of Gainesville are centrally located in the downtown and business district. Major thoroughfares throughout the city are also shown as somewhat conducive to walking.

FIGURE 13 – WALKABILITY IN THE CITY OF GAINESVILLE



Data Source: Walkscore, Retrieved from: <https://www.walkscore.com/GA/Gainesville>

POVERTY

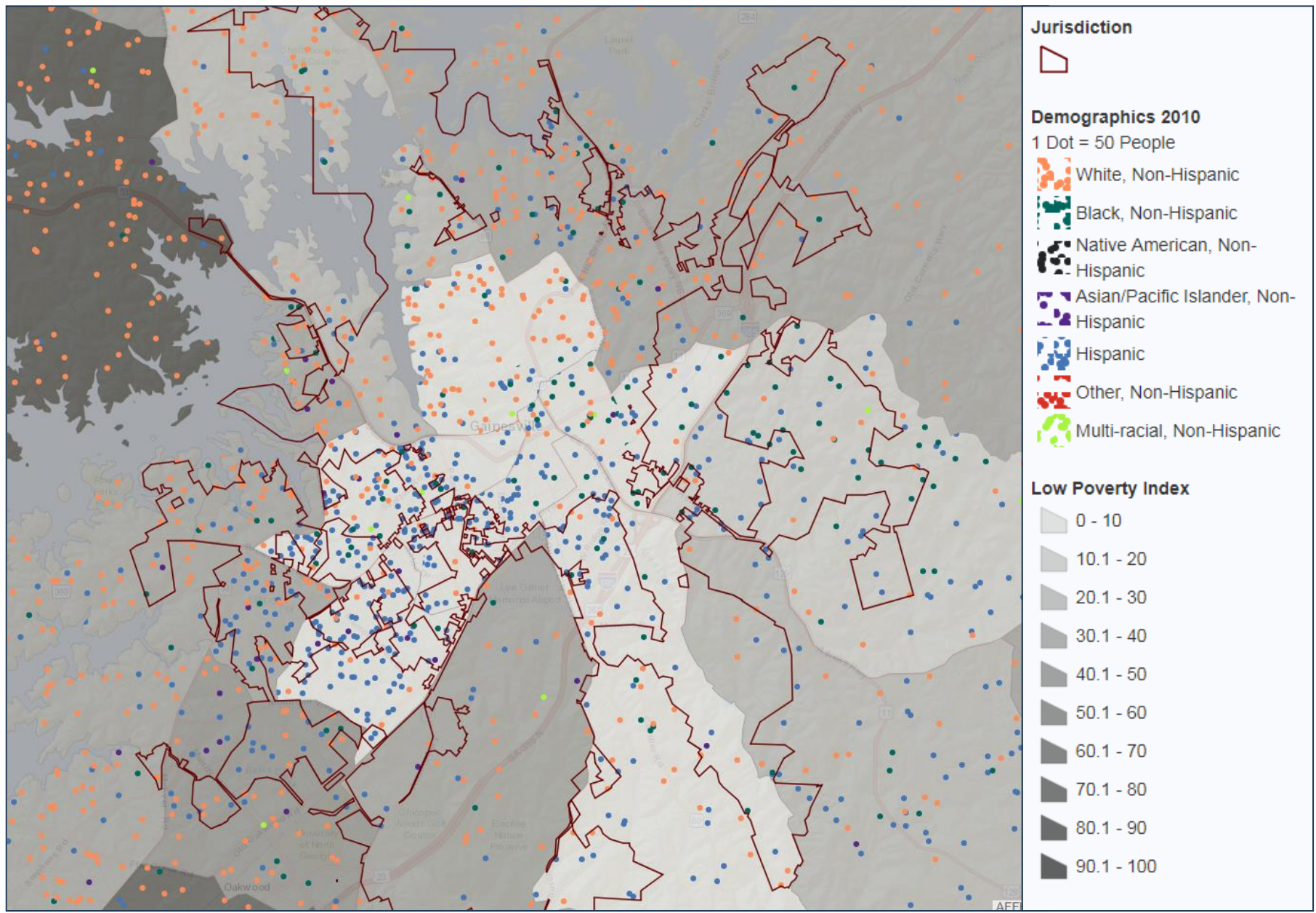
Residents in high poverty areas tend to have lower levels of access to opportunity due to the absence of critical resources and disinvestment in their communities. As poverty increases, disparities in access to opportunities often increase among population groups and disadvantaged communities become even more isolated. HUD's Low Poverty Index uses family poverty rates (based on the federal poverty line) to measure exposure to poverty by neighborhood. Lighter shading indicates areas of higher levels of poverty and darker shading indicates lower levels of poverty.

Figure 14 shows the concentrations of poverty by block group in the city of Gainesville. The majority of block groups in the city have Low Poverty Index scores below 10 which implies a large portion of the population are exposed to high levels of poverty. Compared to the rest of the block groups in the city, residents of neighborhoods in the southernmost block group have the least exposure to poverty. Block groups along the northern borders of the city also experience lower exposure to poverty, however, scores remain below 30 in these block groups.

Low Poverty Index scores in Table 5 show overall low scores and moderate disparities among racial and ethnic groups. The Asian population is exposed to the highest levels of poverty among population groups above the poverty line. The Hispanic population below the poverty line experience the greatest exposure to poverty among all populations in the city of Gainesville. The white population above the poverty line is the least exposed to poverty, however, a low score of 21.2 implies exposure to high levels of poverty.

Low Poverty Index scores of racial and ethnic groups in Hall County are significantly higher compared to the city, however, disparities between groups are also significantly greater there. White and Hispanic populations above the poverty line experience the lowest exposure to poverty in the county. Conversely, Black and Asian populations in the county are exposed to significantly higher levels of poverty.

FIGURE 14 – LOW POVERTY INDEX IN THE CITY OF GAINESVILLE



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

ENVIRONMENTAL HEALTH

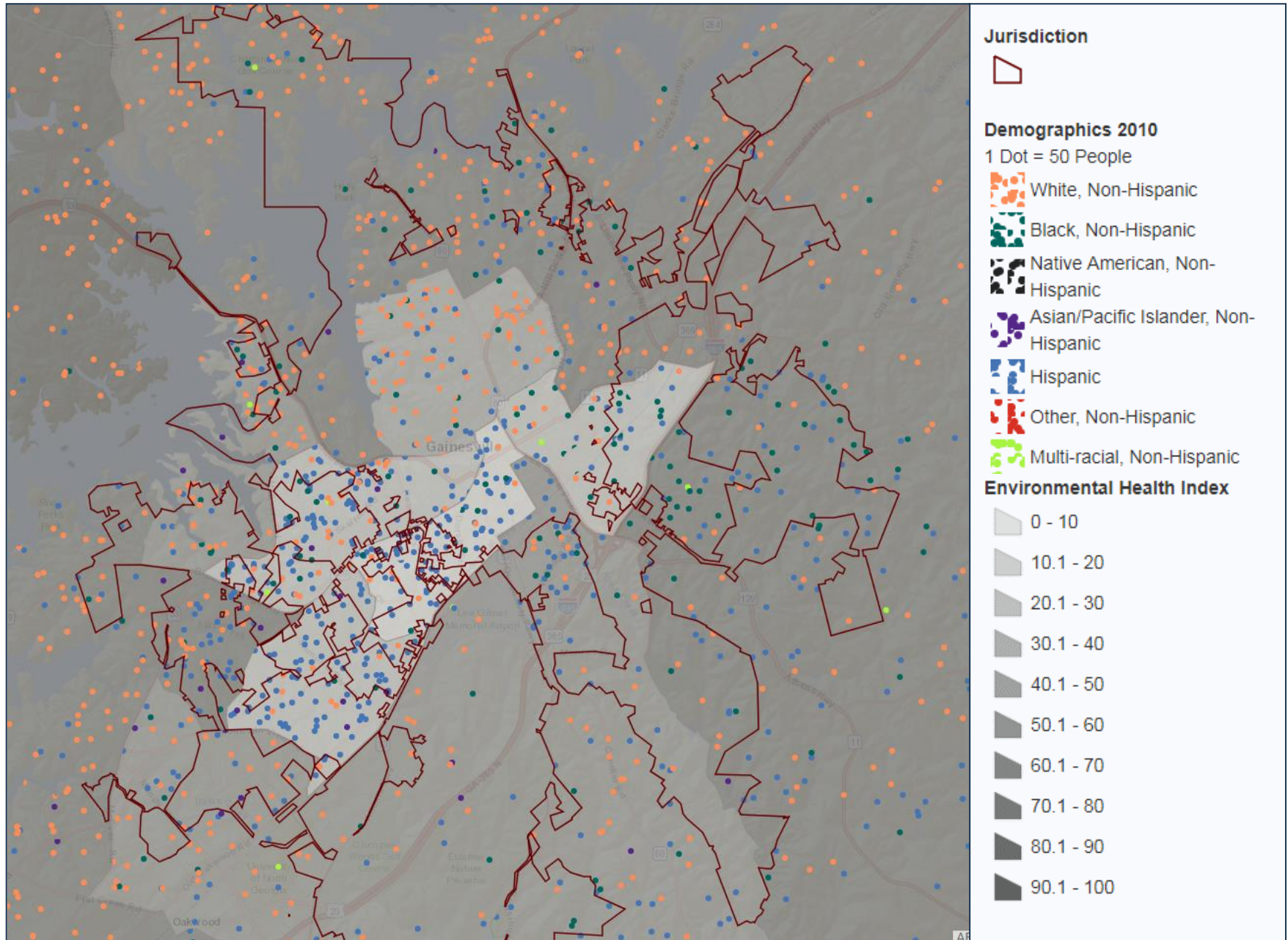
HUD's Environmental Health Index measures exposure based on EPA estimates of air quality (considering carcinogenic, respiratory, and neurological toxins) by neighborhood. The index only measures issues related to air quality and not other factors impacting environmental health. Lighter shading indicates areas of lower opportunity and darker shading indicates higher opportunity.

The worst air quality is found in block groups located near the center of the city. Spatial distribution patterns of racial and ethnic groups in Figure 15 appear to show an overrepresentation of Hispanic residents in the lowest scoring block groups, however, it is difficult to discern any other correlation between racial composition of block groups and air quality from the spatial data provided.

The Environmental Health Index scores in the city of Gainesville suggest moderate disparities in exposure to low air quality among racial and ethnic groups. The Hispanic population below the poverty line experiences the greatest exposure to low air quality by a significant margin of 25.6 points. All non-white populations regardless of poverty status in the city are exposed to lower air quality than white populations.

Air quality throughout Hall County is slightly better as evidenced by the higher scores, but moderate disparities among population groups similar to the city are also found in the county. All non-white populations in the county are exposed to lower air quality than white populations. Index scores suggest Black and Asian populations reside in areas in the county with the lowest air quality.

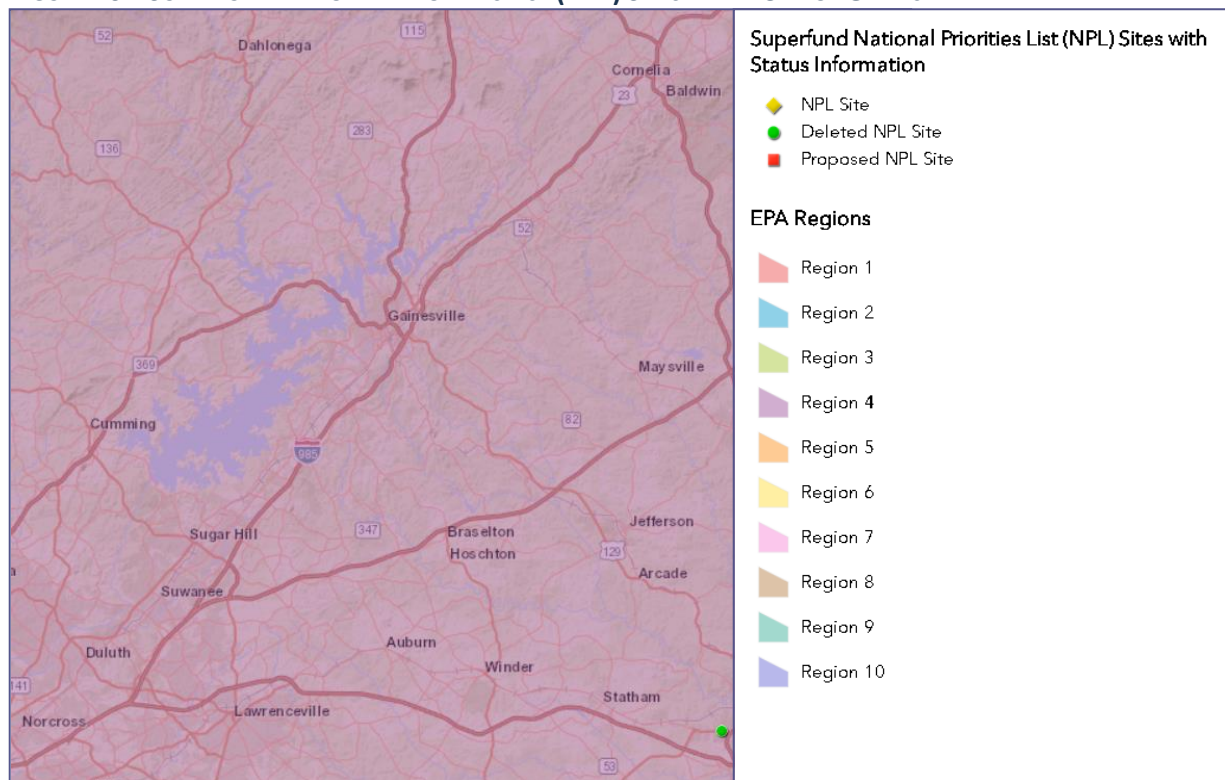
FIGURE 15 – ENVIRONMENTAL HEALTH INDEX IN THE CITY OF GAINESVILLE



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

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. These sites are placed on the National Priorities List (NPL). There are no Superfund sites in Gainesville or Hall County.

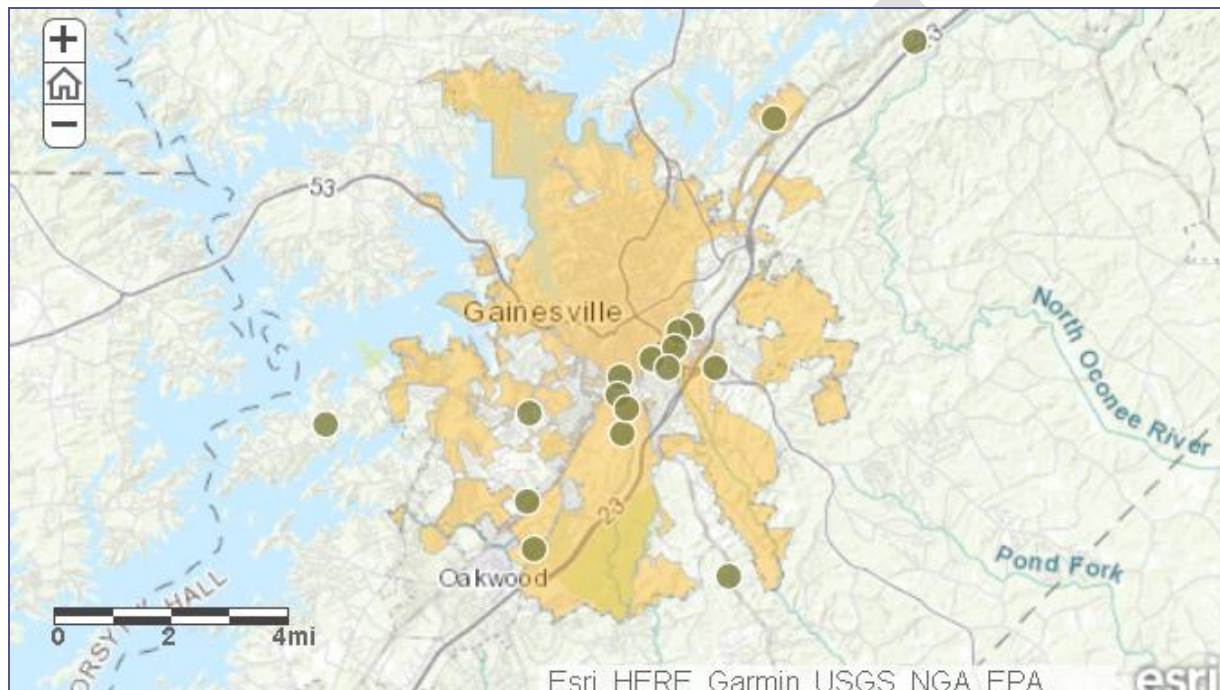
FIGURE 16 – SUPERFUND NATIONAL PRIORITIES LIST (NPL) SITES IN THE CITY OF GAINESVILLE AREA



Data Source: Environmental Protection Agency, Retrieved from: <https://www.epa.gov/superfund/search-superfund-sites-where-you-live>

The Toxics Release Inventory (TRI) tracks the management of certain toxic chemicals that may pose a threat to human health and the environment. Certain industrial facilities in the U.S. must report annually how much of each chemical is recycled, combusted for energy recovery, treated for destruction, and disposed of or otherwise released on- and off-site. This information is collectively referred to as production-related waste managed. There is a total of fourteen sites located either within or in close proximity to the boundaries of the city of Gainesville. Most of the sites are concentrated near the airport or along city borders south of Jesse Jewell Parkway.

FIGURE 17 – TOXIC RELEASE INVENTORY (TRI) IN THE CITY OF GAINESVILLE



Data Source: Environmental Protection Agency GIS Data, Retrieved from:
https://iaspub.epa.gov/triexplorer/tri_factsheet.factsheet?pstate=GA&pcity=gainesville&pyear=2017&pParent=TRI&pDataSet=TRIQ1

SUMMARY

Spatial patterns and index scores show moderate to significant disparities in labor market engagement, exposure to poverty, and air quality among racial and ethnic groups in the city of Gainesville. Conversely, spatial data and index scores suggest only minor disparities in access to proficient schools, jobs proximity, transit usage, and transportation costs.

The variation in levels of access to proficient schools among block groups is relatively low for most block groups in the city of Gainesville. There is some visual evidence to indicate disproportionate representation of specific racial and ethnic groups at the block group level, however, opportunity dimension scores indicate overall low levels, but little disparity in access to proficient schools among racial and ethnic groups at the city level. There is only a 2.6- point differential between the groups with the best and worst access to proficient schools.

Most block groups in the city of Gainesville have high levels of access to jobs. High Jobs Proximity Index scores of all groups in the city indicate close proximity to jobs for all racial and ethnic groups. Jobs Proximity Index scores by race and ethnicity indicate relatively minor disparities in distance to job locations among racial and ethnic groups with one exception. The Hispanic population below the poverty line scored 16.1 points higher than the lowest scoring group.

Compared to the relatively minor disparities in job proximity, Labor Market Index scores indicate significant disparities among racial and ethnic groups in labor market engagement. The white population above the poverty line has highest level of engagement with the labor market among all groups. The greatest disparity in labor market engagement with a difference of 36.8 points is between the white population above the poverty line and the Hispanic population below the poverty line.

Transit Trip Index scores indicate little disparity in levels of transit usage among racial and ethnic groups in the city of Gainesville. Compared to populations above the poverty line, transit use increases slightly for all racial and ethnic groups below the poverty line.

Low Transportation Cost scores are generally low and uniform throughout most block groups in the city and disparities are relatively minor between groups. All non-white populations in the city experience lower transportation costs and closer proximity to public transportation compared to white populations.

The majority of block groups in the city have Low Poverty Index scores below 10 which implies a large portion of the population are exposed to high levels of poverty. The Hispanic population below the poverty line experience the greatest exposure to poverty among all populations in the city. The white population above the poverty line is the least exposed to poverty, however, a low score of 21.2 implies exposure to high levels of poverty.

The worst air quality is found in block groups located near the center of the city. Environmental Health Index scores suggest moderate disparities in exposure to low air quality among racial and ethnic groups. The Hispanic population below the poverty line experiences the greatest exposure to low air quality by a significant margin of 25.6 points. All non-white populations regardless of poverty status in the city are exposed to lower air quality than white populations.

CHAPTER 6.

HOUSING PROFILE

The availability of quality affordable housing plays a vital role in ensuring housing opportunities are fairly accessible to all residents. On the surface, high housing costs in certain areas are exclusionary based solely on income. But the disproportionate representation of several protected class groups in low and middle income levels can lead to unequal access to housing options and neighborhood opportunity in high-cost housing markets. Black and Hispanic residents, immigrants, people with disabilities, and seniors often experience additional fair housing barriers when affordable housing is scarce.

Beyond providing fair housing options, the social, economic, and health benefits of providing quality affordable housing are well-documented. National studies have shown affordable housing encourages diverse, mixed-income communities, which result in many social benefits. Affordable housing also increases job accessibility for low and middle income populations and attracts a diverse labor force critical for industries that provide basic services for the community. Affordable housing is also linked to improvements in mental health, reduction of stress, and decreased cases of illnesses caused by poor-quality housing.¹⁵ Developing affordable housing is also a strategy used to prevent displacement of existing residents when housing costs increase due to economic or migratory shifts.

Conversely, a lack of affordable housing eliminates many of these benefits and increases socioeconomic segregation. High housing costs are linked to displacement of low-income households and an increased risk of homelessness.¹⁶ Often lacking the capital to relocate to better neighborhoods, displaced residents tend to move to socioeconomically disadvantaged neighborhoods where housing costs are most affordable.¹⁷

This section discusses the existing supply of housing in the city of Gainesville and Hall County. It also reviews housing costs, including affordability and other housing needs by householder income. Homeownership rates and access to lending for home purchases and mortgage refinancing are also assessed.

HOUSING SUPPLY SUMMARY

According to the 2013-2017 American Community Survey, there are 13,962 housing units in the city of Gainesville, an increase of 4,886 new units since 2000 or about 53.8%. Hall County added 19,831 units during that time period, or about 38.8%. Vacancy rates increased in the city by about 4.0 percentage points from 2000 to 2017. It is unclear from this data to what extent the increase was because of lack of

¹⁵ Maqbool, Nabihah, et al. "The Impacts of Affordable Housing on Health: A Research Summary." *Insights from Housing Policy Research*, Center for Housing Policy, www.rupco.org/wp-content/uploads/pdfs/The-Impacts-of-Affordable-Housing-on-Health-CenterforHousingPolicy-Maqbool.etal.pdf.

¹⁶ "State of the Nation's Housing 2015." Joint Center for Housing Studies of Harvard University, <http://www.jchs.harvard.edu/sites/default/files/jchs-sonhr-2015-full.pdf>

¹⁷ Deirdre Oakley & Keri Burchfield (2009) Out of the Projects, Still in the Hood: The Spatial Constraints on Public-Housing Residents' Relocation in Chicago." *Journal of Urban Affairs*, 31:5, 589-614.

absorption of new units or more vacancies in existing units as residents left them for the new units, or some other factor, possibly including second homes or short term rentals near the lake. The national average vacancy rate is 12.2%, so the city's 9.9% rate is not abnormally high. These rates, all calculated from ACS data, include housing that is available for sale or rent, housing that has been rented or sold but not yet occupied, seasonal housing, and other vacant units. Thus, the actual shares of rental and for-sale units that are available for occupancy are likely lower than these figures indicate.

TABLE 6 – HOUSING UNITS BY OCCUPANCY STATUS

	2000	2010	2013-2017	2000 to 2017 Change
City of Gainesville				
Total Housing Units	9,076	12,967	13,962	53.8%
Occupied Housing Units	8,537	11,273	12,582	47.4%
Vacant Housing Units	539	1,694	1,380	156.0%
Vacancy Rate	5.9%	13.1%	9.9%	+4.0 points
Hall County				
Total Housing Units	51,046	68,825	70,877	38.8%
Occupied Housing Units	47,381	60,691	63,095	33.2%
Vacant Housing Units	3,665	8,134	7,782	112.3%
Vacancy Rate	7.2%	11.8%	11.0%	+3.8 points

Data Source: U.S. Census 2000 SF1 Table H003 and 2010 SF1 Table H3 and 2013-2017 5-Year American Community Survey Table B25002

Variety in terms of housing structure type is important in providing housing options suitable to meet the needs of all residents, including different members of protected classes. Multifamily housing, including rental apartments, are often more affordable than single-family homes for low- and moderate-income households, who are disproportionately likely to be households of color. Multifamily units may also be the preference of some elderly and disabled householders who are unable or do not desire to maintain a single-family home.

The table that follows shows housing units by structure type in each area. In Gainesville, just under half of units (48.9%) are in either attached or detached single-family homes, about a third (36.7%) are in small multifamily properties (2 to 19 units) and about 14% are in larger multifamily properties (20 or more units per structure). The housing stock in Gainesville is more diverse than in Hall County overall, where over two-thirds of units are either attached or detached single-family homes (75.2%). Apartments of all types are more common in Gainesville than in Hall County. While development regulations and consumer preferences impact multifamily development, it can also be limited in rural areas due to the lack of sufficient infrastructure – specifically, water and sewer – to support higher density development. Mobile homes are much more common in the county than in Gainesville (10.7% compared to 1.6% in Gainesville).

TABLE 7 – HOUSING UNITS BY STRUCTURE TYPE

Units in Structure	City of Gainesville		Hall County	
	Number	Percent	Number	Percent
1, detached	6,069	43.5%	50,899	71.8%
1, attached	751	5.4%	2,440	3.4%
2 to 4	1,036	7.4%	2,227	3.1%
5 to 19	3,953	28.3%	5,019	7.1%
20 to 49	975	7.0%	1,253	1.8%
50 or more	954	6.8%	1,485	2.1%
Mobile home	224	1.6%	7,554	10.7%
Other (RV, boat, van, etc.)	0	0.0%	0	0.0%
Total	13,962	100.0%	70,877	100.0%

Data Source: 2013-2017 5-Year American Community Survey Table B25024

Availability of housing in a variety of sizes is important to meet the needs of different demographic groups. Neighborhoods with multi-bedroom detached, single-family homes will typically attract larger families, whereas dense residential developments with smaller unit sizes and fewer bedrooms often accommodate single-person households or small families. But market forces and affordability impact housing choice and the ability to obtain housing of a suitable size, and markets that do not offer a variety of housing sizes at different price points can lead to barriers for some groups. Rising housing costs can, for example, lead to overcrowding as large households with lower incomes are unable to afford pricier, larger homes and are forced to reside in smaller units. On the other hand, people with disabilities or seniors with fixed incomes may not require large units but can be limited by higher housing costs in densely populated areas where most studio or one-bedroom units are located.

As the table that follows shows, owner-occupied housing is typically larger than renter-occupied units. Units with two or fewer bedrooms make up only about 18% of owned housing in the city of Gainesville. In contrast, more than two-thirds (68.6%) of rental housing in Gainesville has two or fewer bedrooms. The trend is consistent in the county, with 13.7% of owner-occupied units having two or fewer bedrooms compared to over half (53.5%) of renter-occupied units.

TABLE 8 – HOUSING UNITS BY SIZE AND TENURE

Number of Bedrooms	City of Gainesville		Hall County	
	Number	Percent	Number	Percent
Owner Occupied				
Zero or one	55	1.2%	603	1.4%
Two	770	16.9%	5,252	12.3%
Three	2,092	45.8%	21,563	50.7%
Four or more	1,649	36.1%	15,154	35.6%
Total	4,566	100.0%	42,572	100.0%
Renter Occupied				
Zero or one	1,908	23.8%	3,144	15.3%
Two	3,590	44.8%	7,831	38.2%
Three	2,103	26.2%	7,384	36.0%
Four or more	415	5.2%	2,164	10.5%
Total	8,016	100.0%	20,523	100.0%

Data Source: 2013-2017 5-Year American Community Survey Table B25042

Table 9 provides information for households living in publicly supported housing, including unit size and presence of children by housing program type. Assuming households with children would need two-bedroom or larger units, comparing the number of two- and three-plus bedroom units with the number of households with children does not immediately indicate overcrowding in assisted housing. For example, the 216 households with children who live in public housing properties could theoretically be housed in the 276 units with two or more bedrooms. Likewise, there appear to be adequate units with two or more bedrooms for the 189 households with children living in project-based Section 8 units and the 33 that participate in the housing choice voucher program.

However, because data about households with children by household size is not available, precise conclusions regarding the suitability of the existing publicly supported housing stock cannot be drawn. There may be a mismatch between large family households and the availability of three bedroom or larger units, but such a situation is not discernible without information about household size. Additionally, smaller households may reside in units with more bedrooms (a 2-person household without children living in a 2-bedroom unit, for example), reducing the availability of larger units for households with children.

TABLE 9 – PUBLICLY SUPPORTED HOUSING BY PROGRAM CATEGORY: UNITS BY NUMBER OF BEDROOMS AND NUMBER OF CHILDREN IN THE CITY OF GAINESVILLE

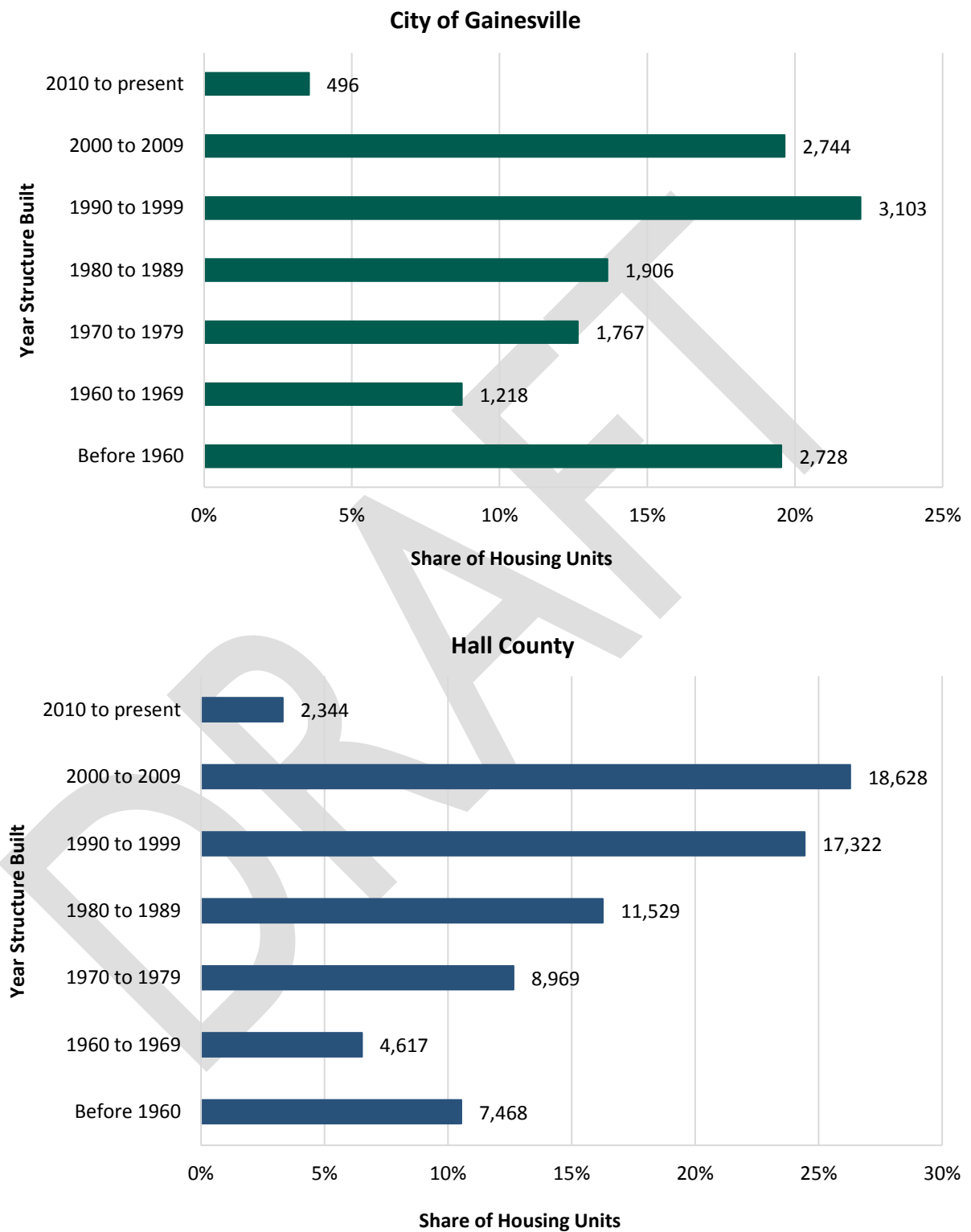
Housing Type	Households in 0-1 Bedroom Units		Households in 2 Bedroom Units		Households in 3+ Unit Bedrooms		Households with Children	
	#	%	#	%	#	%	#	%
Public Housing	79	21.9%	146	40.6%	130	36.1%	216	60.0%
Project-Based Section 8	111	30.3%	199	54.2%	55	15.0%	189	51.5%
Other Multifamily	75	100.0%	0	0.0%	0	0.0%	N/A	N/A
HCV Program	20	23.3%	36	41.9%	15	17.4%	33	38.4%

Data Source: APSH

Assessing housing conditions in an area can provide a basis for developing policies and programs to maintain and preserve the quality of the housing stock. The age of an area's housing can have substantial impact on housing conditions and costs. As housing ages, maintenance costs rise, which can present significant affordability issues for low- and moderate-income homeowners. Aging rental stock can lead to rental rate increases to address physical issues or deteriorating conditions if building owners defer or ignore maintenance needs. Deteriorating housing can also depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood. Additionally, homes built prior to 1978 present the potential for lead exposure risk due to lead-based paint.

Age of housing in the city of Gainesville and Hall County is shown on the following page. In Gainesville, the largest share of homes was built either over 50 years ago, prior to 1960 (19.5%), or much more recently, after 1990 (45.4%). Much less housing was built in the intervening years, 1960-1990. In the county, housing is generally newer, as a much smaller share was built before 1960 (10.5%) and an even larger share after 1990 (54.0%) than in the city.

FIGURE 18 – HOUSING UNITS BY AGE IN GAINESVILLE AND HALL COUNTY



Data Source: 2013-2017 American Community Survey Table B25034

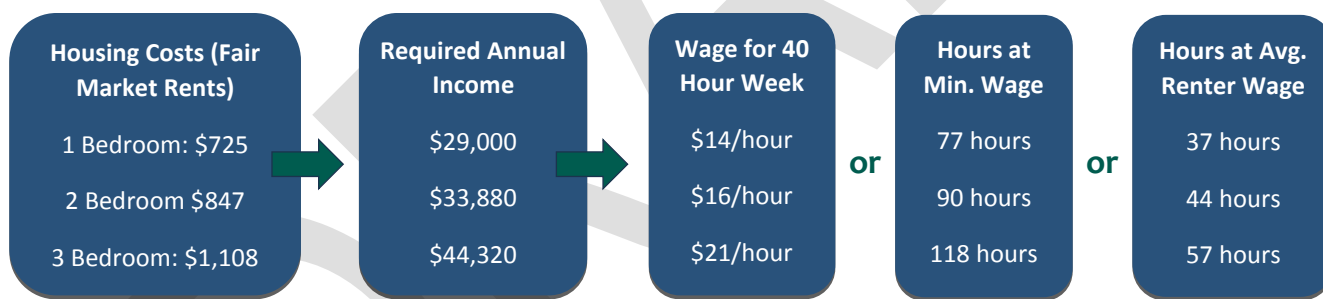
HOUSING COSTS AND AFFORDABILITY

The National Low Income Housing Coalition’s annual *Out of Reach* report examines rental housing rates relative to income levels for counties throughout the U.S. The figure on the next page shows annual household income and hourly wages needed to afford Fair Market Rents (FMRs) in Hall County for one, two, and three bedroom rental units.

To afford a one-bedroom rental unit at the Hall County Fair Market Rent (FMR) of \$725 without being cost burdened (i.e., spending more than 30% of income on housing) would require an annual income of at least \$29,000. This amount translates to a 40-hour work week at an hourly wage of \$14, or a 77-hour work week at the minimum wage of \$7.25. For people with incomes equal to Hall County’s average renter wage of \$16.28 an hour, a one-bedroom unit would be affordable with at least a 37-hour work week. Hall County’s two-bedroom FMR of \$847 translates to an hourly wage of \$16, a 90-hour work week at minimum wage, or a 44-hour work week at the average renter wage.

These figures indicate that housing in Hall County is challenging to afford for small households earning below the average renter wage. Other groups, such as minimum wage workers, other low-income households, and larger families needing more bedrooms face even greater difficulty affording housing. The next section looks in more detail at affordability in the city and county.

FIGURE 19 – INCOME AND WAGES NEEDED TO AFFORD FAIR MARKET RENTS IN HALL COUNTY



Note: Required income is the annual income needed to afford Fair Market Rents without spending more than 30% of household income on rent. Minimum wage in Hall County is \$7.25. Average renter wages are \$16.28 in Hall County.

Data Source: National Low Income Housing Coalition *Out of Reach* 2018, Accessed from <http://nlihc.org/oor/georgia>

HOUSING NEEDS

Housing cost and condition are key components to housing choice. Housing barriers may exist in a jurisdiction when some protected class groups have greater difficulty accessing housing in good condition and that they can afford. To assess affordability and other types of housing needs, HUD defines four housing problems:

1. A household is *cost burdened* if monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income.

2. A household is *overcrowded* if there is more than 1.0 people per room, not including kitchen or bathrooms.
3. A housing unit *lacks complete kitchen facilities* if it lacks one or more of the following: cooking facilities, a refrigerator, or a sink with piped water.
4. A housing unit *lacks complete plumbing facilities* if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.

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

To assess housing need, HUD receives a special tabulation of data from the U. S. Census Bureau's American Community Survey that is largely not available through standard Census products. This data, known as Comprehensive Housing Affordability Strategy (CHAS) data, counts the number of households that fit certain combination of HUD-specified criteria, such as housing needs by race and ethnicity. CHAS data for Gainesville and Hall County is provided in the tables that follow.

In the city, there are 5,165 households with at least one housing problem, making up 46.8% of households citywide. Over one-in-four households have a severe need (3,055 or 27.7%). Levels of need in the Gainesville region are lower; 35.7% of households have a housing problem and 18.9% have a severe housing problem.

Looking at need by householder race and ethnicity in the city of Gainesville shows that 34.0% of non-Latino white households have a housing problem and 17.6% have a severe housing problem. HUD defines a group as having a disproportionate need if its members experience housing needs at a rate that is ten percentage points or more above that of white households. In the city, African American (56.1%) and Hispanic households (66.7%) have disproportionate rates of needs. Looking at severe housing needs, all non-white groups showed disproportionate rates of needs, with Hispanic (46.8%), Native American (33.3%) and African American (27.6%) households showing highest rates of need, versus 17.6% for whites.

In Hall County, housing needs are lower overall but higher than in the city for Asian and Native American households. All racial and ethnic groups have disproportionate rates of housing need. Rates are highest for Native American and Hispanic households, among which more than half have one or more housing problems (59.0% and 57.6%, respectively), compared to 28.8% of white households.

Table 10 also compares housing need rates for households by size and familial status. In the city of Gainesville, large family households (5 or more people) have the highest rate of housing problems at 79.6%. Non-family households are the second highest at 47.1%, and 36.9% of small family households (2 to 4 people) have a housing problem.

A similar pattern exists in Hall County. The share of households with housing problems is lowest for small families at 28.1%, higher for non-family households (42.0%), and highest for large households (57.1%).

Table 11 examines only one dimension of housing need – severe cost burdens. In the city of Gainesville, 1,890 households (17.1%) spend more than half of their income on housing. Looking at severe cost burdens by householder race and ethnicity, only Native American households are disproportionately likely to have needs relative to whites, 33.3%, compared to 13.1% of white households. Housing cost burdens are less common overall in the county, but Native Americans have an even higher disproportionate need, 43.6% compared to 11.9% of white households.

Non-family households are most likely to spend more than 50% of their income on housing in the city and county with rates at 21.3 and 20.4% respectively. In Gainesville, small family households are more likely than large family households to have a severe cost burden (15.7% and 12.1% respectively).

Figures 20 and 21 map the prevalence of housing cost burdens in the city of Gainesville along with population by race, ethnicity, and national origin. The highest rates of housing needs are in the southwest portion of the city from downtown to Mountain View Road, bounded by Browns Bridge Road and Atlanta Road, which includes Westside. Over half of households in this area have one of the four housing problems. The rate is highest for the tract including downtown (70.9%). Neighborhoods in these areas have larger percentages of Hispanic residents than the city overall.

TABLE 10 – HOUSING NEEDS BY RACE AND ETHNICITY IN GAINESVILLE AND HALL COUNTY

Disproportionate Housing Needs	City of Gainesville			Hall County		
Households Experiencing any of the Four Housing Problems	# with problems	# of households	% with problems	# with problems	# of households	% with problems
Race and Ethnicity						
White, Non-Hispanic	1,970	5,789	34.0%	12,945	44,885	28.8%
Black, Non-Hispanic	969	1,726	56.1%	2,155	4,414	48.8%
Hispanic	2,075	3,109	66.7%	6,035	10,484	57.6%
Asian or Pacific Islander, Non-Hispanic	144	329	43.8%	425	910	46.7%
Native American, Non-Hispanic	15	45	33.3%	115	195	59.0%
Other, Non-Hispanic	0	45	0.0%	139	327	42.5%
Total	5,165	11,040	46.8%	21,825	61,220	35.7%
Household Type and Size						
Family households, <5 People	2,045	5,539	36.9%	10,405	37,065	28.1%
Family households, 5+ People	1,285	1,615	79.6%	4,845	8,499	57.0%
Non-family households	1,840	3,905	47.1%	6,580	15,670	42.0%
Households Experiencing any of the Four Severe Housing Problems	# with problems	# of households	% with Problems	# with problems	# of households	% with Problems
Race and Ethnicity						
White, Non-Hispanic	1,020	5,789	17.6%	6,040	44,885	13.5%
Black, Non-Hispanic	479	1,726	27.6%	1,045	4,414	23.7%
Hispanic	1,455	3,109	46.8%	4,055	10,484	38.7%
Asian or Pacific Islander, Non-Hispanic	90	329	27.4%	295	910	32.4%
Native American, Non-Hispanic	15	45	33.3%	95	195	48.7%
Other, Non-Hispanic	0	45	0.0%	44	327	13.5%
Total	3,055	11,040	27.7%	11,580	61,220	18.9%

Note: All % represent a share of the total population, except household type and size, which is out of total households.

Source: CHAS

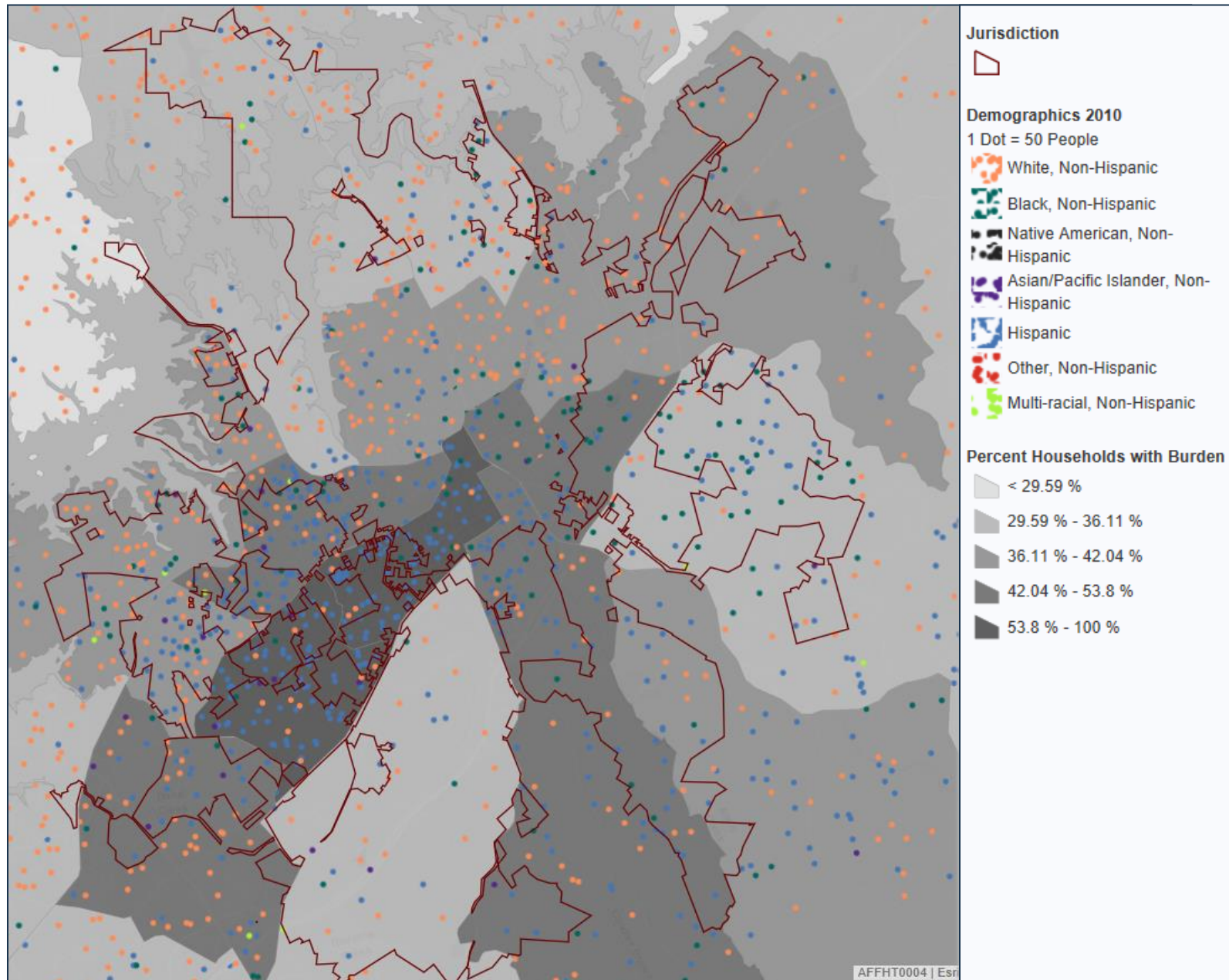
TABLE 11 – DEMOGRAPHICS OF HOUSEHOLDS WITH SEVERE HOUSING COST BURDENS

Households with Severe Cost Burdens	City of Gainesville			Hall County		
	# with problems	# of households	% with Problems	# with problems	# of households	% with problems
Race/Ethnicity						
White, Non-Hispanic	925	5,789	16.0%	5,345	44,885	11.9%
Black, Non-Hispanic	345	1,726	20.0%	815	4,414	18.5%
Hispanic	525	3,109	16.9%	2,080	10,484	19.8%
Asian or Pacific Islander, Non-Hispanic	80	329	24.3%	180	910	19.8%
Native American, Non-Hispanic	15	45	33.3%	85	195	43.6%
Other, Non-Hispanic	0	45	0.0%	55	327	16.8%
Total	1,890	11,040	17.1%	8,560	61,220	14.9%
Household Type and Size						
Family households, <5 People	870	5,539	15.7%	4,125	37,065	11.1%
Family households, 5+ People	195	1,615	12.1%	1,240	8,499	14.6%
Non-family households	830	3,905	21.3%	3,200	15,670	20.4%

Note: Severe housing cost burden is defined as greater than 50% of income. All % represent a share of the total population within the jurisdiction, except household type and size, which is out of total households. The # households is the denominator for the % with problems, and may differ from the # households for the table on severe housing problems.

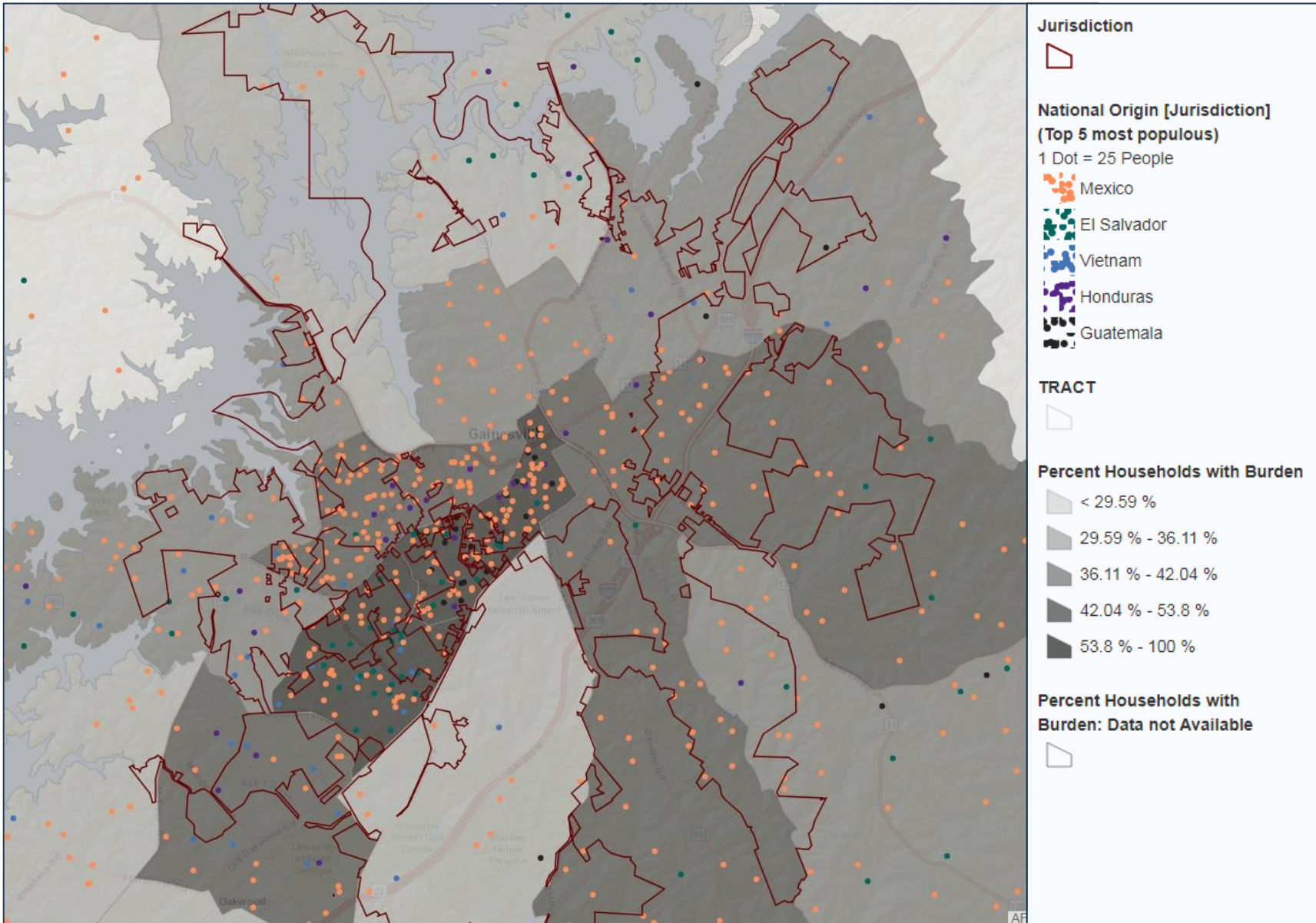
Source: CHAS

FIGURE 20 – HOUSING COST BURDENS AND RACE AND ETHNICITY IN THE CITY OF GAINESVILLE



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

FIGURE 21 – HOUSING COST BURDENS AND NATIONAL ORIGIN IN THE CITY OF GAINESVILLE



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

HOMEOWNERSHIP AND LENDING

Homeownership is vital to a community's economic well-being. It allows the opportunity to build wealth, is generally associated with higher levels of civic engagement,¹⁸ and is correlated with positive cognitive and behavioral outcomes among children.¹⁹

Federal housing policies and discriminatory mortgage lending practices prior to the Fair Housing Act of 1968, along with continuing impediments to access, have had significant impacts on the homeownership rates of racial and ethnic minorities, particularly Black and Hispanic populations. Nationally, the gap between the white and Black homeownership rate is the largest among racial and ethnic groups. In 2017, the U.S. Census Bureau reported a 21.6 percentage point gap in homeownership rate between white and Black households; just a 2.9 percentage point decrease since 1997.²⁰

Homeownership trends have changed in recent years because of significant events in the housing market and labor force. The homeownership rate for Millennials (the generation born between 1981 and 1997) is 8 percentage points lower than the two previous generations, controlling for age. This discrepancy can be attributed to a multitude of factors ranging from preference to urban areas, cost of education and associated debt, changes in marriage and childbearing patterns, rising housing costs, and the current supply of affordable houses.²¹

The table that follows shows the number of owner and renter households, as well as the homeownership rate, by race and ethnicity for the city of Gainesville and Hall County. In the city, 34% of households own their homes. White households have much higher homeownership rates than all other groups, even accounting for their larger share of the population (52.4% of households are white, while white households make up 75.5% of all homeowner households). Hispanic and Black households have homeownership rates that are below their share of total households. This trend is evident in Hall County as well. While homeownership gaps depend on race, ethnicity, and geography, overall, tenure data indicates that households of color (excluding Asian households) are less likely than white households to own their homes.

The maps that follow show the share of owners and renters by census tract in the city of Gainesville and the surrounding area. Renting is most common in the central city, with Downtown and the neighborhoods to the south and east containing 83% households who are renters. Just north of downtown, 57% of households are renters, and in the tract to the northeast, 59% are renters.

¹⁸ Manturuk K, Lindblad M, Quercia R. "Homeownership and civic engagement in low-income urban neighborhoods: a longitudinal analysis." *Urban Affairs Review*. 2012;48(5):731–60.

¹⁹ Haurin, Donald R. et al. "The Impact of Homeownership on Child Outcomes." *Low-Income Homeownership Working Paper Series*. Joint Center for Housing Studies of Harvard University. October 2001, <http://www.jchs.harvard.edu/sites/default/files/liho01-14.pdf>.

²⁰ U.S. Census Bureau. Homeownership Rates by Race and Ethnicity of Householder: 1994 to 2017.

²¹ Choi, Jung et al. "Millennial Homeownership: Why Is It So Low, and How Can We Increase It?" The Urban Institute. February 2000. https://www.urban.org/sites/default/files/publication/98729/millennial_homeownership_0.pdf

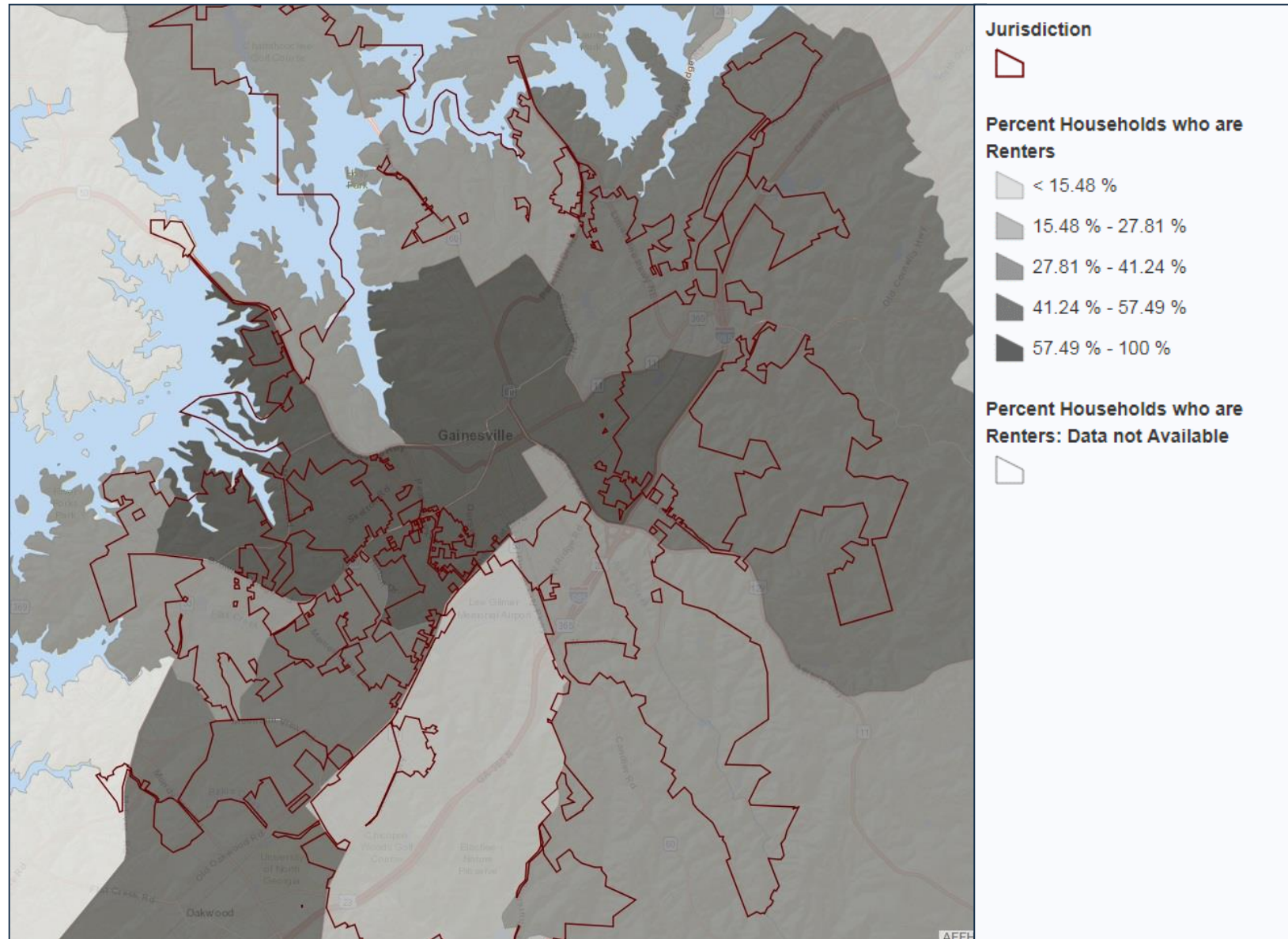
TABLE 12 – HOMEOWNERSHIP RATE BY RACE AND ETHNICITY IN CITY OF GAINESVILLE AND HALL COUNTY

Property Type	City of Gainesville			Hall County		
	Owners	Renters	Home Ownership Rate	Owners	Renters	Home Ownership Rate
Non-Hispanic						
White	2,745	3,035	47.5%	33,635	11,255	74.9%
Black	240	1,479	14.0%	2,065	2,345	46.8%
Asian	239	85	73.8%	635	270	70.2%
Native American	0	45	0.0%	80	110	42.1%
Other	0	45	0.0%	185	150	55.2%
Hispanic	555	2,560	17.8%	4,905	5,580	46.8%
Total	3,785	7,255	34.3%	41,510	19,710	67.8%

Note: Data presented are number of households, not individuals.

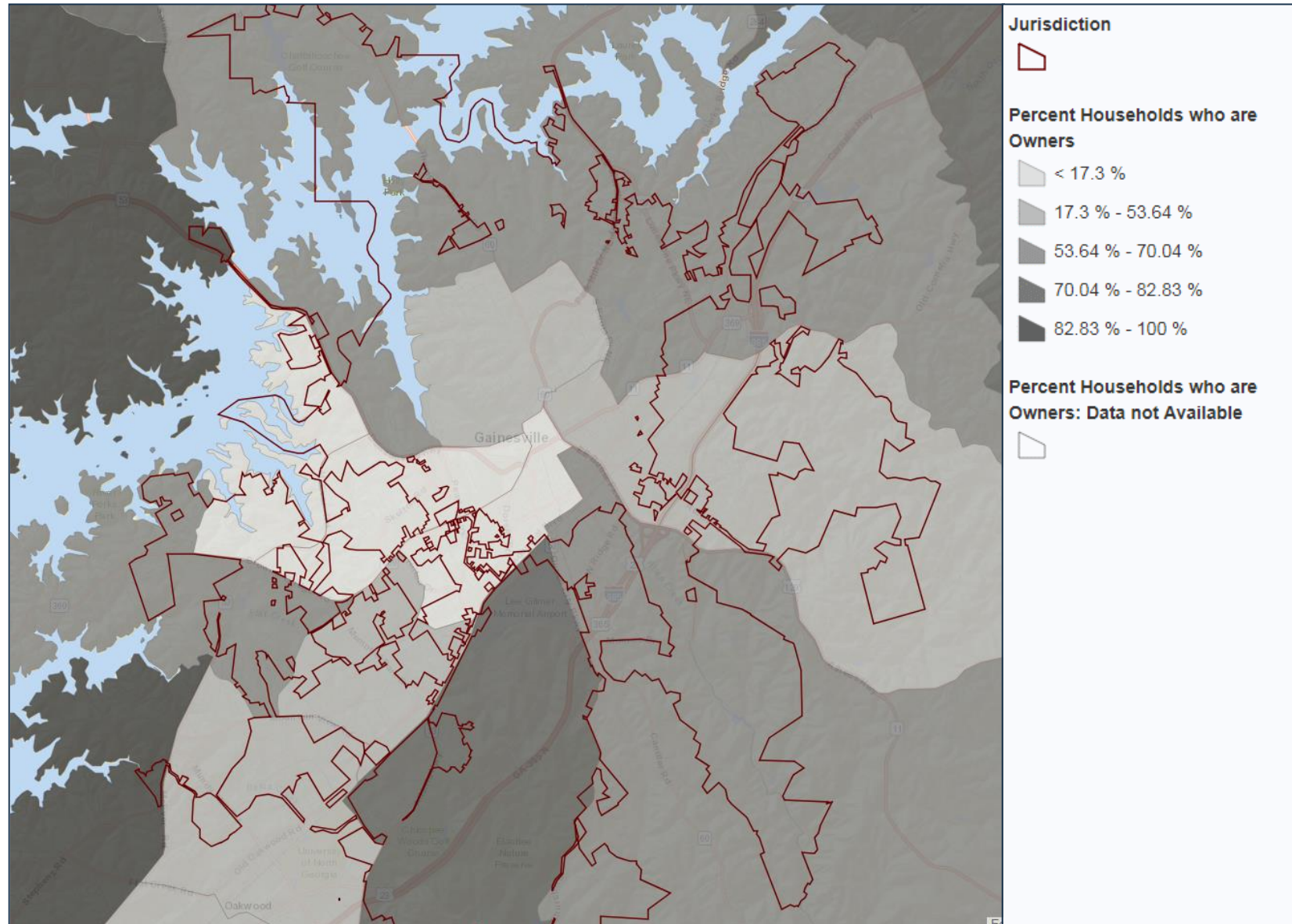
Data Sources: CHAS

FIGURE 22 – SHARE OF HOUSEHOLDS THAT ARE RENTERS IN THE CITY OF GAINESVILLE



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

FIGURE 23 – SHARE OF HOUSEHOLDS THAT ARE OWNERS IN THE CITY OF GAINESVILLE



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

Mortgage Lending

Prospective homebuyers need access to mortgage credit, and programs that offer homeownership should be available without discrimination. The proceeding data and analysis assesses the degree to which the housing needs of local residents are being met by home loan lenders.

The Home Mortgage Disclosure Act of 1975 (HMDA) requires most mortgage lending institutions to disclose detailed information about their home-lending activities annually. The objectives of the HMDA include ensuring that borrowers and loan applicants are receiving fair treatment in the home loan market.

The national 2017 HMDA data consists of information for 12.1 million home loan applications reported by 5,852 home lenders, including banks, savings associations, credit unions, and mortgage companies.²² HMDA data, which is provided by the Federal Financial Institutions Examination Council (FFIEC), includes the type, purpose, and characteristics of each home mortgage application that lenders receive during the calendar year. It also includes additional data related to those applications including loan pricing information, action taken, property location (by census tract), and information about loan applicants such as sex, race, ethnicity, and income.

The source for this analysis is tract-level HMDA data for census tracts that are wholly or partially within the city of Gainesville for the years 2013 through 2017, which includes a total of 6,699 home purchase loan application records and 6,322 mortgage refinance application records.²³ Within each record, some data variables are 100% reported: “Loan Type,” “Loan Amount,” and “Action Taken,” for example, but other data fields are less complete. According to the HMDA data, these records represent applications taken entirely by mail, Internet, or phone in which the applicant declined to identify their sex, race and/or ethnicity. Missing race, ethnicity, and sex data are potentially problematic for an assessment of discrimination. If the missing data are non-random there may be adverse impacts on the accuracy of the analysis. Ideally, any missing data for a specific data variable would affect a small proportion of the total number of loan records and therefore would have only a minimal effect on the results.

Of these applications, 2,188 or about 17%, were denied by the lending institution. There is no requirement for reporting reasons for a loan denial, and this information was not provided for about 36% of home purchase loan denials and 45% of refinance loan denials. Further, the HMDA data does not include a borrower’s total financial qualifications such as an actual credit score, property type and value, loan-to-value ratio, or loan product choices. Research has shown that differences in denial rates among racial or ethnic groups can arise from these credit-related factors not available in the HMDA data.²⁴ Despite these limitations, the HMDA data play an important role in fair lending enforcement. Bank

²² Consumer Financial Protection Bureau. “FFIEC Announces Availability of 2017 Data on Mortgage Lending.” May 7, 2018. <https://www.consumerfinance.gov/about-us/newsroom/ffiec-announces-availability-2017-data-mortgage-lending/>

²³ Includes applications for the purchase or refinance of one-to-four family dwellings in which the property is or will be occupied as the owner’s principal dwelling and in which the mortgage will be secured as first lien. Includes applications for conventional, FHA-insured, VA-guaranteed, and FSA/RHS-guaranteed loans.

²⁴ R. B. Avery, Bhutta N., Brevoort K.P., and Canne, G.B. 2012. “The Mortgage Market in 2011: Highlights from the Data Reported Under the Home Mortgage Disclosure Act.” Board of Governors of the Federal Reserve System. Federal Reserve Bulletin, Vol. 98, No. 6.

examiners frequently use HMDA data in conjunction with information from loan files to assess an institution's compliance with fair lending laws.

Complete information regarding applicant race, ethnicity, and income is available for 5,891 home purchase loan applications in the study area (88% of the total loan records). Non-Hispanic whites make up the largest group of applicants (65%), followed by Hispanic households (26%), African-Americans (5%), and Asians (3%). The table below shows loan approval rates for completed loan applications by race and ethnicity at various income levels.²⁵ Not included in these figures are applications that were withdrawn or closed due to incompleteness such that no decision was made regarding approval or denial.

At low incomes, loan denial rates differed noticeably by race and ethnicity, ranging from 13% for white and Latino applicants to over ten points higher for Black and Asian applicants (25% and 23% respectively). At middle incomes, disparities were less pronounced, with all groups showing denial rates around 10% except for African-Americans, who had a denial rate of 17%. At the highest income level, denial rates were again lowest for whites (8%), but significantly higher for African-Americans, Latinos, and Asians (16%, 17%, and 20% respectively). Overall, disregarding income, 10% of white applicants were denied a home loan compared to 15% of applicants of color. African American, Latino, and "other race" applicants had the greatest disparity in lending access, with overall home purchase loan denial rates of around 20%.

The table also provides data for home refinance loan applications. Information regarding race, ethnicity, and income is available for 4,467 refinance applications, or 71% of the total refinance applications in the area. This data also shows some disparity in denial rates by race and ethnicity. White and other race applicants had the lowest denial rates for low and middle income applicants, with African-Americans, Latinos and Asians having significantly higher rates. Among high income applicants, denial rates for other race applicants increase dramatically, and rates for white applicants were significantly lower than those of all other groups. Overall, applicants of color were denied refinance loans at a rate that was significantly higher than that of white applicants (44% versus 28%). Black applicants had the highest overall denial rates, 51%, followed by Latino and Asian applicants (42%).

²⁵ The low-income category includes applicants with a household income at or below 80% of area median family income (MFI). The middle income range includes applicants with household incomes from 81% to 120% MFI, and the upper income category consists of applicants with a household income above 120% MFI.

TABLE 13 – LOAN APPROVAL RATES BY RACE AND ETHNICITY IN GAINESVILLE CENSUS TRACTS, 2013 – 2017

Applicant Income		Applicant Race and Ethnicity					All Applicants
		Non-Latino				Latino	
		White	Black	Asian	Other		
Home Purchase Loans							
Low Income	Completed Applications	818	95	74	11	806	1,804
	Denial Rate	13.1%	25.3%	23.0%	36.4%	13.0%	14.2%
Middle Income	Completed Applications	831	92	34	10	236	1,203
	Denial Rate	10.1%	17.4%	11.8%	10.0%	8.9%	10.5%
High Income	Completed Applications	1,639	57	46	12	163	1,917
	Denial Rate	8.4%	15.8%	19.6%	8.3%	16.6%	9.5%
All Applicants	Completed Applications	3,288	244	154	33	1,205	4,924
	Denial Rate	10.0%	20.1%	19.5%	18.2%	12.7%	11.5%
Home Refinance Loans							
Low Income	Completed Applications	722	107	41	18	240	1,128
	Denial Rate	38.2%	53.3%	48.8%	33.3%	45.8%	41.6%
Middle Income	Completed Applications	617	54	21	5	98	795
	Denial Rate	28.5%	55.6%	38.1%	20.0%	35.7%	31.4%
High Income	Completed Applications	1,453	66	30	12	57	1,618
	Denial Rate	21.8%	42.4%	36.7%	50.0%	33.3%	23.5%
All Applicants	Completed Applications	2,792	227	92	35	395	3,541
	Denial Rate	27.5%	50.7%	42.4%	37.1%	41.5%	31.1%

Note: “Completed applications” includes applications that were approved but not accepted, denied, and approved with a loan originated. It does not include applications withdrawn by the applicant or closed for incompleteness.

Data Source: FFIEC 2013-2017 Home Mortgage Disclosure Act Data, Accessed via www.consumerfinance.gov/data-research/hmda

The table on the following page identifies reasons for denials by applicant race and ethnicity. Within this data, a reason was provided in about 64% of home purchase loan denials and 53% of refinance loan denials. For purchase loans, debt to income ratio, collateral, and credit history were the most common denial reasons. For refinance loans, these same factors but in a different order of prevalence (credit history, collateral, then debt to income ratio) were the most common reasons for denials regardless of applicant race and ethnicity. While data regarding reasons for loan denials may provide relevant data to help financial counseling agencies better serve first time homebuyers, it does not show strong differences by race and ethnicity.

TABLE 14 – REASONS FOR LOAN DENIAL BY APPLICANT RACE AND ETHNICITY IN GAINESVILLE CENSUS TRACTS, 2013-2017

Reason for Denial	Applicant Race and Ethnicity					All Applicants
	Non-Latino				Latino	
	White	Black	Asian	Other		
Home Purchase Loans						
Denial reason provided	63.3%	61.2%	63.3%	50.0%	67.5%	64.1%
Collateral	17.0%	10.3%	12.0%	0.0%	22.3%	17.5%
Credit application incomplete	14.3%	20.5%	16.0%	0.0%	6.2%	12.6%
Credit history	17.4%	17.9%	4.0%	66.7%	11.5%	15.4%
Debt to income ratio	23.4%	17.9%	28.0%	33.3%	30.8%	25.3%
Employment history	4.2%	2.6%	8.0%	0.0%	4.6%	4.3%
Insufficient cash	2.3%	5.1%	0.0%	0.0%	0.0%	1.7%
Mortgage insurance denied	6.0%	5.1%	4.0%	0.0%	12.3%	7.6%
Other	10.6%	15.4%	16.0%	0.0%	6.9%	10.2%
Unverifiable information	4.9%	5.1%	12.0%	0.0%	5.4%	5.4%
Reason not provided	36.7%	38.8%	36.7%	50.0%	32.5%	35.9%
Total Denials	335	49	30	6	157	577
Home Refinance Loans						
Denial reason provided	49.3%	52.2%	46.3%	21.4%	71.2%	52.6%
Collateral	21.9%	19.7%	20.0%	0.0%	8.4%	18.5%
Credit application incomplete	19.4%	19.7%	15.0%	0.0%	10.8%	17.3%
Credit history	20.2%	23.7%	10.0%	0.0%	26.3%	21.6%
Debt to income ratio	17.1%	9.2%	30.0%	33.3%	22.2%	17.9%
Employment history	0.2%	0.0%	0.0%	0.0%	1.2%	0.4%
Insufficient cash	4.1%	5.3%	5.0%	0.0%	4.8%	4.4%
Mortgage insurance denied	0.4%	0.0%	0.0%	0.0%	0.0%	0.3%
Other	11.2%	14.5%	10.0%	33.3%	18.6%	13.2%
Unverifiable information	5.4%	7.9%	10.0%	33.3%	7.8%	6.4%
Reason not provided	50.7%	47.8%	53.7%	78.6%	28.8%	47.4%
Total Denials	840	134	41	14	191	1,220

Note: Some applications were denied for multiple reasons; thus, the total number of denial reasons reported are greater than the total number of loans denied.

Data Source: FFIEC 2013-2017 Home Mortgage Disclosure Act Data, Accessed via www.consumerfinance.gov/data-research/hmda

ZONING, AFFORDABILITY, AND HOUSING CHOICE

Comprehensive land use planning is a critical process by which communities address a myriad of public policy issues such as housing, transportation, health, recreation, environmental protection, commercial and retail services, and land values, and address how the interconnection and complexity of these issues can ultimately impact the entire municipality. “The land use decisions made by a community shape its very character – what it’s like to walk through, what it’s like to drive through, who lives in it, what kinds of jobs and businesses exist in it, how well the natural environment survives, and whether the community is an attractive one or an ugly one.”²⁶ Likewise, decisions regarding land use and zoning have a direct and profound impact on affordable housing and fair housing choice, shaping a community or region’s potential diversity, growth, and opportunity for all. Zoning determines where housing can be built, the type of housing that is allowed, and the amount and density of housing that can be provided. Zoning also can directly or indirectly affect the cost of developing housing, making it harder or easier to accommodate affordable housing.

The following sections will explore how Georgia state law impacts local land use and zoning authority and also how the zoning and land use codes of the City of Gainesville impact housing affordability and fair housing choice within its municipal borders.

Intersection of Local Zoning with Federal and State Enabling Statutes and Fair Housing Laws

From a regulatory standpoint, local government measures to control land use typically rely upon zoning codes, subdivision codes, and housing and building codes, in conjunction with comprehensive plans. Courts have long recognized the power of local governments to control land use, and the Georgia Constitution authorizes all counties and local municipalities to regulate land use and zoning within their respective jurisdictions. This general grant of home-rule authority is limited by four state statutes governing land use and development in Georgia. The Zoning Procedures Law contains the minimum due process procedures and standards—mostly related to notice, advertisement, and a meaningful opportunity to be heard at a public hearing—that a local zoning authority must follow when regulating the uses of property (specifically re-zonings, text amendments, adoption of a zoning ordinances, special use permits, and annexations) within its jurisdiction. If the municipality fails to follow the technical standards, the zoning decision could be invalidated.

Secondly, the Steinberg Act requires jurisdictions that meet a certain population threshold (counties with a population of least 625,000 and municipalities within those counties with a population of 100,000 or more according to U.S. Census data) to consider six criteria in the exercise of zoning power: (1) whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; (2) whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; (3) whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; (4) whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; (5) whether the zoning proposal is in conformity with the policy and intent of the

²⁶ John M. Levy. *Contemporary Urban Planning, Eighth Edition*. Upper Saddle River, NJ: Pearson Prentice Hall, 2009.

adopted land use plan, if any; and (6) whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal. Although Hall County and the City of Gainesville do not meet the population thresholds necessary to make these standards a mandatory part of zoning decisions, Gainesville has incorporated these six standards into its zoning code and requires that these criteria be used for evaluating and determining all requests for re-zonings, zoning amendments, and special use applications.

The Georgia Development Impact Fee Act (DIFA) was enacted in 1990 to establish uniform standards for counties and municipalities that seek to charge new development for a portion of the additional public facilities and infrastructure systems needed to serve that new growth and development. Local governments that want to impose development impact fees must have adopted a Comprehensive Plan that meets the Minimum Standards and Procedures for Local Comprehensive Planning, including a Capital Improvements Element. Gainesville has adopted a development impact fees ordinance to help fund additional public safety and parks and recreation facilities necessitated by the new land developments for which the fees are levied.

Lastly, the Georgia Planning Act of 1989 is an attempt by the state to coordinate planning at the local, regional, and state levels. The Georgia Planning Act (“GPA”) authorizes, but does not mandate, local governments to develop and implement their own long-range comprehensive plan to guide growth and development within the jurisdiction, to develop and implement land use regulations consistent with the comprehensive plan, and to establish a capital improvements plan consistent with the comprehensive plan. A local government must maintain classification as a “Qualified Local Government” in order to be eligible for certain state funding and permitting programs. Under authority granted by the GPA, the Department of Community Affairs (“DCA”) has established the “minimum planning standards” that must be included in a local comprehensive plan to maintain QLG status. Gainesville updated its 20-year Comprehensive Plan in 2012, which preserves the municipality's Qualified Local Government status. The Unified Land Development Code requires that as part of the review criteria for a proposed subdivision, zoning text amendment, or special use approval, the City must consider whether the proposed change or use is consistent with the Comprehensive Plan. Although the Comprehensive Plan does not have binding legal effect, it should influence the City’s decision-making as to whether to grant or deny a zoning proposal.

In the City of Gainesville, the responsibility for implementing the local zoning code and comprehensive plan is given to the Planning Division of the Community Development Department. The Gainesville Planning and Appeals Commission (GPAC) makes recommendations to the City Council on rezonings, annexations, special uses, and code and zoning amendments; road-related items such as namings/renamings/abandonments; and site plan approvals. The GPAC has authority to hear and decide requests for zoning variances and appeals of administrative decisions.

One goal of zoning is to balance individual property rights with the power of government to promote and protect the health, safety, and general welfare of the overall community. Zoning codes regulate how a parcel of land in a community may be used and the density of development. Local governments may divide their jurisdiction into zoning districts by adopting a zoning map consistent with the comprehensive plan; define categories of permitted and special/conditional uses for those districts; and

establish design or performance standards for those uses. Zoning may regulate the height, shape, and placement of structures and lot sizes or shapes. Jurisdictions also can expressly prohibit certain types of uses within zoning districts.²⁷ In this way, local ordinances may define the type and density of housing resources available to residents, developers, and other organizations within certain areas, and as a result influence the availability and affordability of housing.

While local governments have the power to enact zoning and land use regulations, that power is limited by state and federal fair housing laws (e.g., the Georgia Fair Housing Act (GFHA), the federal FHAA, the Americans with Disabilities Act, constitutional due process and equal protection), which apply not only to private individuals but also to government actions. In *Texas Department of Community Affairs v. The Inclusive Communities Project*, a recent landmark disparate impact case under the FHA, the U.S. Supreme Court affirmed that part of the FHA's central purpose is to eradicate discriminatory housing practices, including specifically unlawful zoning laws and other housing restrictions. Besides intentional discrimination and disparate impact, discrimination under the FHA also includes a "refusal to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling."²⁸ This provision has been held by various courts to apply to zoning and land use decisions by local governments.

Despite Georgia state law generally leaving zoning and land use regulations to local decision-making, O.C.G.A. § 8-3-220 explicitly precludes the expansion (or limitation) of fair housing rights by local jurisdictions beyond what is provided for in the state law. The City of Gainesville has not adopted its own specific fair housing ordinance.

City of Gainesville Zoning Ordinance Review

Although comprehensive plans and zoning and land use codes play an important role in regulating the health and safety of the structural environment, overly restrictive codes can negatively impact housing affordability and fair housing choice within a jurisdiction. Examples of zoning provisions that most commonly result in barriers to fair housing choice include:

- Restrictive forms of land use that exclude any specific form of housing, particularly multi-family housing, or that require large lot sizes or low-density that deter affordable housing development by limiting its economic feasibility;
- Restrictive definitions of family that impede unrelated individuals from sharing a dwelling unit;
- Placing administrative and siting constraints on group homes for persons with disabilities;
- Restrictions making it difficult for residents with disabilities to locate housing in certain neighborhoods or to modify their housing;
- Restrictions on occupancy of alternative sources of affordable housing such as accessory dwellings, mobile homes, and mixed-use structures.

²⁷ Local government power to regulate land use derives from the State's expressly delegated police power, first to municipal governments and then to counties, as found in the various enabling statutes of the state constitution and Official Code of Georgia Annotated. See O.C.G.A. § 36-66-1 *et seq.* (zoning authority cities); State law grants local municipalities authority to adopt and enact local comprehensive plans, but such plans are not intended to limit or compromise the right of the governing body of any county or municipality to exercise the power of zoning. See O.C.G.A § 36-70-5.

²⁸ Federal Fair Housing Act § 804(f)(3)(b).

The City’s treatment of these types of issues, mainly through its Unified Land Development Code, are explored and evaluated in the tables and narrative below.

Because zoning codes present a crucial area of analysis for a study of impediments to fair housing choice, the latest available zoning and land use ordinances of Gainesville were reviewed and evaluated against a list of ten common fair housing issues. Taken together, these issues give a picture of (1) the degree to which exclusionary zoning provisions may impact affordable housing opportunities within those jurisdictions and (2) the degree to which the zoning code may impact housing opportunities for persons with disabilities. The zoning ordinance was assigned a risk score of either 1, 2, or 3 for each of the ten issues and was then given an aggregate score calculated by averaging the individual scores, with the possible scores defined as follows:

1 = low risk – the provision poses little risk for discrimination or limitation of fair housing choice, or is an affirmative action that intentionally promotes and/or protects affordable housing and fair housing choice;

2 = medium risk – the provision is neither among the most permissive nor most restrictive; while it could complicate fair housing choice, its effect is not likely to be widespread;

3 = high risk – the provision causes or has potential to result in systematic and widespread housing discrimination or the limitation of fair housing choice, or is an issue where the jurisdiction could take affirmative action to further affordable housing or fair housing choice but has not.

The following chart lists the ten issues reviewed and the City’s scores for each issue. A complete report including citations to relevant statutes, code sections, and explanatory comments, is included as an appendix to this document.

TABLE 15 – ZONING CODE RISK ASSESSMENT

Issue	Risk Score
1a. Does the jurisdiction’s definition of “family” have the effect of preventing unrelated individuals from sharing the same residence? Is the definition unreasonably restrictive? 1b. Does the definition of “family” discriminate against or treat differently unrelated individuals with disabilities (or members of any other protected class)?	2
2a. Does the zoning code treat housing for individuals with disabilities (e.g. group homes, congregate living homes, supportive services housing, personal care homes, etc.) differently from other single family residential and multifamily residential uses? For example, is such housing only allowed in certain residential districts, must a special or conditional use permit be granted before siting such housing in certain residential districts, etc.? 2b. Does the zoning ordinance unreasonably restrict housing opportunities for individuals with disabilities who require onsite supportive services? Or is housing for individuals with disabilities allowed in the same manner as other housing in residential districts?	2

TABLE 15 – ZONING CODE RISK ASSESSMENT (CONTINUED)

Issue	Risk Score
3a. Do the jurisdiction’s policies, regulations, and/or zoning ordinances provide a process for persons with disabilities to seek reasonable modifications or reasonable accommodations to zoning, land use, or other regulatory requirements?	2
3b. Does the jurisdiction require a public hearing to obtain public input for specific exceptions to zoning and land-use rules for applicants with disabilities? If so, is the public hearing process only required for applicants seeking housing for persons with disabilities or required for all applicants?	
4. Does the ordinance impose spacing or dispersion requirements on certain protected housing types?	1
5. Does the jurisdiction restrict any inherently residential uses protected by fair housing laws (such as residential substance abuse treatment facilities) only to non-residential zones?	2
6a. Does the jurisdiction’s zoning and land use rules constitute exclusionary zoning that precludes development of affordable or low-income housing by imposing unreasonable residential design regulations (such as high minimum lot sizes, wide street frontages, large setbacks, low FARs, large minimum building square footage or large livable floor areas, restrictions on number of bedrooms per unit, and/or low maximum building heights)?	2
7. Does the zoning ordinance fail to provide residential districts where multi-family housing is permitted as of right? Are multifamily dwellings excluded from all single family dwelling districts?	2
7b. Do multi-family districts restrict development only to low-density housing types?	
8. Are unreasonable restrictions placed on the construction, rental, or occupancy of alternative types of affordable or low-income housing (for example, accessory dwellings or mobile/manufactured homes)?	2
9a. Are the jurisdiction’s design and construction requirements (as contained in the zoning ordinance or building code) congruent with the Fair Housing Amendments Act’s accessibility standards for design and construction?	1
9b. Is there any provision for monitoring compliance?	
10. Does the zoning ordinance include an inclusionary zoning provision or provide any incentives for the development of affordable housing or housing for protected classes?	2
Average Risk Score	1.8

The City’s total average risk score (calculated by taking the average of the 10 individual issue scores) is 1.8, indicating that overall there is moderate risk of the zoning regulations contributing to discriminatory housing treatment or impeding fair housing choice. Remarkably, the City did not receive a “3/high risk” score on any of the issues reviewed. In many cases, the zoning and other land use code sections are reasonably permissive and allow for flexibility as to the most common fair housing issues. However, in 8 out of 10 of the issues reviewed, Gainesville received a “2/medium risk” score, indicating that the ULDC has the potential to negatively impact fair and affordable housing. These medium-risk scores could

indicate that though the regulations may be facially neutral, the City may be vulnerable to fair housing complaints where the ordinance is applied in a way that disproportionately impacts a protected class of persons. In such cases, improvements to the rules and policies could be made to more fully protect the fair housing rights of all the City's residents and to better fulfill the mandate to affirmatively further fair housing.

Research has shown that restricting housing choice for certain historically/socio-economically disadvantaged groups and protected classes can happen in any number of ways and should be viewed on a continuum. The zoning analysis matrix developed for this report and the narrative below are not designed to assert whether the City's codes create a per se violation of the FHA or HUD regulations, but are meant as a tool to highlight significant areas where zoning and land use ordinances may otherwise jeopardize the spirit and intent of fair housing protections and HUD's AFFH standards for its entitlement communities.

The issues chosen for discussion show where zoning ordinances and policies could go further to protect fair housing choice for protected and disadvantaged classes, and yet still fulfill the zoning objective of protecting the public's health, safety, and general welfare. Specifically, the issues highlighted by the matrix inform, first, the degree to which the zoning ordinance may be overly restrictive and exclusionary to the point of artificially limiting the affordable housing inventory and directly contributing to higher housing and rental costs. And secondly, the matrix helps inform the impact the local regulations may have on housing opportunities for persons with disabilities, a protected class under state and federal fair housing law.

Impact of Zoning Provisions on Affordable Housing

Academic and market research have proven what also is intuitive: land use regulations can directly limit the supply of housing units within a given jurisdiction, and thus contribute to making housing more expensive, i.e. less affordable.²⁹ Exclusionary zoning is understood to mean zoning regulations which impose unreasonable residential design regulations that are not congruent with the actual standards necessary to protect the health and safety of current average household sizes and prevent overcrowding. Zoning policies that impose barriers to housing development by making developable land and construction costlier than they are inherently can take different forms and may include: high minimum lot sizes, low density allowances, wide street frontages, large setbacks, low floor area ratios, large minimum building square footage or large livable floor areas, restrictions on number of bedrooms per unit, low maximum building heights, restrictions against infill development, restrictions on the types of housing that may be constructed in certain residential zones, arbitrary or antiquated historic preservation standards, minimum off-street parking requirements, restrictions against residential

²⁹ See Gyourko, Joseph, Albert Saiz, and Anita A. Summers, A New Measure of the Local Regulatory Environment for Housing Markets: The Wharton Residential Land Use Regulatory Index (2007), available at real.wharton.upenn.edu; Randal O'Toole, The Planning Penalty: How Smart Growth Makes Housing Unaffordable (2006), available at independent.org/pdf/policy_reports/2006-04-03-housing.pdf; Edward L. Glaeser and Joseph Gyourko, The Impact of Zoning on Housing Affordability (2002), available at law.yale.edu/system/files/documents/pdf/hier1948.pdf; The White House's Housing Development Toolkit, 2016, available at whitehouse.gov/sites/whitehouse.gov/files/images/Housing_Development_Toolkit%20f.2.pdf.

conversions to multi-unit buildings, lengthy permitting processes, development impact fees, and/or restrictions on accessory dwelling units.

Although these land use regulations may not be in direct violation of fair housing laws, or facially discriminatory, they may have the effect of artificially limiting the supply of housing units in a given area and disproportionately reducing housing choice for moderate to low-income families, minorities, persons with disabilities on fixed incomes, families with children, and other protected classes by making the development of affordable housing cost prohibitive. Legitimate public objectives, such as maintaining the residential character of established neighborhoods, environmental protection, or public health, must be balanced with housing needs and availability.

Residential uses are permitted within five residential districts and two “nonresidential” / mixed-use districts. The following table illustrates the housing types permitted and pertinent design requirements for the various zoning districts.

TABLE 16 – CITY OF GAINESVILLE RESIDENTIAL AND NON-RESIDENTIAL ZONING DISTRICTS

Residential Zoning Districts					
Building & Site Requirement	R-I-A	R-I	N-C	R-II	R-O
Housing Types Permitted	SF-d	SF-d. Infill-Res	SF-d Infill-Res	SF-d SF-d condo SF-a 2F MF IB	SF-d SF-d condo SF-a 2F MF IB
Maximum density (u/a)	2.18 u/a	2.18 u/a	2.18 u/a	12 u/a	12 u/a
Minimum lot size SF-d	20,000 sq. ft./u	20,000 sq. ft./u* (or 10,000 sq. ft. for IRD)	20,000 sq. ft./u* (or 10,000 sq. ft. for IRD)	7,500 sq. ft./u	10,000 sq. ft./u
Minimum lot size 2F	X	X	X	7,500 sq. ft./u	10,000 sq. ft./u
Min. lot size other permitted uses	20,000 sq. ft./u	20,000 sq. ft./u*	20,000 sq. ft./u*	7,500 sq. ft./u	10,000 sq. ft./u
Max. building lot coverage	20	25	25	35	35
Max. height ft./ stories	50/3	50/3	50/3	60/4	50/3
Setbacks in ft. front/side/rear	40/15/25	30/10/20	30/10/20	30/10/20	30/10/20
Minimum landscape strip required along right-of-ways for any non-single-family residential use (width in feet)	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.

TABLE 16 – CITY OF GAINESVILLE RESIDENTIAL AND NON-RESIDENTIAL ZONING DISTRICTS (CONTINUED)

Nonresidential Zoning Districts					
Building & Site Requirement	O-I	N-B	C-B	R-B	G-B
Housing Types Permitted	IRL/PCH Special Use: SF-d SF-d condo SF-a 2F MF MU Group home	IRL/PCH MU Special Use: SF-d SF-d condo SF-a 2F MF	MF MU Special Use: Group home IRL/PCH	IRL/PCH Special Use: Group home	IRL/PCH Group home
Maximum residential density (u/a)	12 u/a	12 u/a	0.5 floor- area ratio		
Minimum lot size SF-d	15,000 sq. ft.	15,000 sq. ft.			
Minimum lot size 2F	30,000 sq. ft.	30,000 sq. ft.			
Min. lot size all other permitted uses	15,000 sq. ft.	15,000 sq. ft.	None	15,000 sq. ft.	15,000 sq. ft.
Maximum height ft./ stories	60 ft. / 4	60 ft. / 4	120 ft. / 8	75 ft. / 5	

Notes:

SF-d = single family detached

SF-a = attached (townhouse)

MF = multifamily

SF-d condo = attached condominium

2F = two-family attached (duplex)

Infill-Res = infill residential development project

IB= industrialized building home (wholly or in substantial part made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly on a building site)

IRL/PCH = Institutionalized Residential Living / Personal Care Home for less than 18 residents; encompasses the following uses: assisted living facility, convalescent home, personal care home, intermediate care home, nursing home, and skilled nursing care facility. ULDC § 9-10-5-4.

*Lot size may be reduced in this zoning district to 10,000 sq. ft. within infill residential development projects, subject to the requirements of ULDC § 9-10-12.

The minimum lot size for a single-family detached home is 20,000 sq. ft. in the R-I-A, R-I, and N-C residential districts; 10,000 sq. ft. in the R-O district; 7,500 sq. ft. in the R-II district; and 15,000 sq. ft. in the O-I and N-B “nonresidential” districts. Single family attached (townhomes) and two-family (duplexes) dwellings are permitted by right in the R-II and R-O residential districts and as a special use in the O-I and N-B nonresidential districts. In the R-I and N-C districts, single family lots may be subdivided into “infill residential developments” of 10,000 sq. ft. per unit lots to help accommodate some greater density. However, infill residential developments have additional design and lot requirements, such as: the dwelling type must only be single-family; provide 1,800 sq. ft. minimum livable floor areas; 2-vehicle garage; maximum height of 2 stories; required minimum architectural building materials; and landscaping requirements, which all add additional layers of cost to the opportunity for more housing stock. Taken together, these requirements may unduly limit density to low and moderate density and may impact the feasibility of developing affordable housing throughout the residential districts.

Multifamily is a permitted use in the R-II and R-O residential districts and in the C-B central business district. Multifamily housing requires a special use permit in the O-I and NB office and neighborhood

business districts. (The special use permit process generally requires application review, public notice, public hearings before the planning and appeals board and then the governing body, and compliance with additional criteria.) Mixed-use buildings—used partially for residential use and partially for office, personal service, retail, entertainment or public uses—are a permitted use in the C-B and N-B districts, and a special use in the R-O residential district. Maximum density in these districts is 12 units per acre. Density also is limited by maximum height allowances, which are 3 stories in the R-O district, 4 stories in the R-II, O-I, and N-B districts, and 8 stories in the C-B district. There is little variation in density allowances across the various residential and mixed-use districts, which is typically a moderate density level depending on the jurisdiction, population, and demand. Just looking at the ULDC in isolation, maximum density allowances and other design requirements may impede the development of higher-density multifamily housing, and thus impact the feasibility of developing affordable housing.

Exclusionary zoning can happen on a continuum and there is more the City could do to use zoning and land use policies to further remove artificial barriers to development of and access to affordable housing across all residential zones. For example, the City may want to consider adopting means to allow more flexibility in density and affordable housing development by carving out additional residential zoning districts or subdistricts that allow for a greater mix of housing types, lower minimum lot sizes, and higher multifamily density, and other alternatives such as relaxing the infill residential development standards, providing for cluster developments, density blending, and transfer of development rights in appropriate locations. Permitting or incentivizing conversion of single-family dwellings in high opportunity intown neighborhoods to two-family, 3-family, or multifamily dwellings on large lots also is a strategic way to address the need for more density and infill development in established neighborhoods.

Moreover, the City's land use regulations could go beyond just meeting the minimum FHA standards and affirmatively further and incentivize the development of affordable housing with inclusionary zoning policies (Issue 10). Gainesville has not adopted specific development incentives like density bonuses, reduced parking, or design waivers, reduced or waiver of development impact fees, administrative variances, or expedited permitting for the development of affordable or low-income housing or housing for protected classes.

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

CHAPTER 7.

PUBLICLY SUPPORTED HOUSING

Publicly supported housing encompasses several strategies and programs developed since the 1930s by the federal government to ameliorate housing hardships that exist in neighborhoods throughout the country. The introduction and mass implementation of slum clearance to construct public housing projects during the mid-1900s signified the beginning of publicly supported housing programs. Government-owned and managed public housing was an attempt to alleviate problems found in low-income neighborhoods such as overcrowding, substandard housing, and unsanitary conditions. Once thought of as a solution, the intense concentration of poverty in public housing projects often exacerbated negative conditions that would have lasting and profound impact on their communities.

Improving on public housing's model of high-density, fixed-site dwellings for very low-income households, publicly supported housing programs have since evolved into a more multi-faceted approach overseen by local housing agencies. The Housing and Community Development Act of 1974 created Section 8 rental assistance programs. Section 8, also referred to as the Housing Choice Voucher (HCV) program, provides two types of housing vouchers to subsidize rent for low-income households: project-based and tenant-based. Project-based vouchers can be applied to fixed housing units in scattered site locations while tenant-based vouchers allow recipients the opportunity to find and help pay for available rental housing on the private market.

The Tax Reform Act of 1986 created the Low-Income Housing Tax Credit (LIHTC) program to incentivize development of affordable, rental-housing development. Funds are distributed to state housing finance agencies that award tax credits to qualified projects to subsidize development costs. Other HUD Programs including Section 811 and Section 202 also provide funding to develop multifamily rental housing specifically for disabled and elderly populations.

The now-defunct HOPE VI program was introduced in the early 1990s to revitalize and rebuild dilapidated public housing projects and create mixed-income communities. Although HOPE VI achieved some important successes, the Choice Neighborhoods Initiative program was developed to improve on the lessons learned from HOPE VI. The scope of Choice Neighborhoods spans beyond housing and addresses employment access, education quality, public safety, health, and recreation.³⁰

Current publicly supported housing programs signify a general shift in ideology toward more comprehensive community investment and de-concentration of poverty. However, studies have shown a tendency for subsidized low-income housing developments and residents utilizing housing vouchers to continue to cluster in disadvantaged, low-income neighborhoods. Programmatic rules and the point allocation systems for LIHTC are thought to play a role in this clustering and recent years have seen

³⁰ Department of Housing and Urban Development. *Evidence Matters: Transforming Knowledge Into Housing and Community Development Policy*. 2011. www.huduser.gov/portal/periodicals/em/EM-newsletter_FNL_web.pdf.

many states revising their allocation formulas to discourage this pattern in new developments.³¹ The reasons for clustering of HCVs is more complicated since factors in decision-making vary greatly by individual household. However, there are indications that proximity to social networks, difficulties searching for housing, and perceived or actual discrimination contribute to clustering.³² This section will review the current supply and occupancy characteristics of publicly supported housing types and its geographic distribution within the study area.

SUPPLY AND OCCUPANCY

Publicly-supported housing units in Gainesville are shown in the table below. Taken together, these programs account for 8% of the housing units in Gainesville. However, because the programs are all rent-based, the share of rental units in the area supported in some form by a public subsidy is considerably higher.

TABLE 17 – PUBLICLY SUPPORTED HOUSING UNITS BY PROGRAM CATEGORY IN CITY OF GAINESVILLE

Housing Units	Number	Percent
Total housing units	13,029	100.0%
Public housing	494	3.8%
Project-based Section 8	385	3.0%
Other multifamily	74	0.6%
HCV program	93	0.7%
LIHTC program	746	5.7%

Source: HUD's A Picture of Subsidized Households

In the city of Gainesville, 39.4% of households identify as white, yet white households make up only 13.7% of public housing units in the city. The representation of white families in project-based Section 8 units (32.4%) and in the voucher program (38.4%) is approximately even with their general population share, and they are overrepresented in other subsidized multifamily housing types (78.1%). Black households (21.5% of total households) are overrepresented in public housing units (38.1%), project-based Section 8 (62.1%), and the voucher program (57.5%) compared with their shares of the city's population. Hispanic households (34.8% of total population) are significantly underrepresented in project-based Section 8 (4.7%), other subsidized multifamily (2.7%), and the voucher program (4.1%), but overrepresented in public housing (47.9%). Asian households are underrepresented in all public housing programs except for other multifamily, but their share of the population is so small that the differences in this analysis are reflective of just a single household or two.

³¹ Dawkins, Casey J. *Exploring the Spatial Distribution of Low Income Housing Tax Credit Properties*. US Department of Housing and Urban Development, www.huduser.gov/publications/pdf/dawkins_exploringliht_assistedhousingcr04.pdf.

³² Galvez, Martha M. *What Do We Know About Housing Choice Voucher Program Location Outcomes? A Review of Recent Literature*. What Works Collaborative, 2010. www.urban.org/sites/default/files/publication/29176/412218-What-Do-We-Know-About-Housing-Choice-Voucher-Program-Location-Outcomes-.PDF.

TABLE 18 – PUBLICLY SUPPORTED HOUSING RESIDENTS BY RACE AND ETHNICITY IN CITY OF GAINESVILLE AND HALL COUNTY

Housing Type	Race/Ethnicity							
	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
City of Gainesville								
Public Housing	49	13.7%	136	38.1%	171	47.9%	1	0.3%
Project-Based Section 8	117	32.4%	224	62.1%	17	4.7%	1	0.3%
Other Family	57	78.1%	12	16.4%	2	2.7%	2	2.7%
HCV Program	28	38.4%	42	57.5%	3	4.1%	0	0.0%
0-30% AMI	5,789	52.4%	1,726	15.6%	3,109	28.2%	329	3.0%
0-50% AMI	860	48.2%	464	26.0%	414	23.2%	25	1.4%
0-80% AMI	1,304	37.7%	909	26.3%	1,059	30.6%	25	0.7%
Total Households	2,199	39.4%	1,199	21.5%	1,944	34.8%	84	1.5%
Hall County								
Public Housing	49	13.7%	136	38.1%	171	47.9%	1	0.3%
Project-Based Section 8	117	32.4%	224	62.1%	17	4.7%	1	0.3%
Other Family	57	78.1%	12	16.4%	2	2.7%	2	2.7%
HCV Program	78	38.4%	116	57.1%	9	4.4%	0	0.0%
0-30% AMI	44,885	73.3%	4,414	7.2%	10,484	17.1%	910	1.5%
0-50% AMI	3,620	63.1%	729	12.7%	1,219	21.3%	65	1.1%
0-80% AMI	6,080	50.5%	1,489	12.4%	3,284	27.3%	95	0.8%
Total Households	12,400	56.5%	2,229	10.2%	5,824	26.5%	340	1.6%

Note: Data presented are number of households, not individuals.

Source: Decennial Census; CHAS; HUD's A Picture of Subsidized Households

The information available for individual developments within the City of Gainesville provides more detail on the general trends in Table 19. Within all six of the listed properties, the share of residents who are African-American is significantly higher than in the total population. In the two public housing properties, the share of Hispanic residents is higher than their share of the general population, but in project-based Section 8 and other multifamily, the share of Hispanic residents is significantly lower than their share of the population. Shares of white residents are lower than their share of the total population in the two public housing properties and in two of the three project-based Section 8 properties and in the other multifamily property. All of the properties except for Lighthouse Manor have shares of Asian residents that are lower than their share of the total population.

TABLE 19 – DEMOGRAPHICS OF PUBLICLY SUPPORTED HOUSING DEVELOPMENTS IN THE CITY OF GAINESVILLE

Development Name	Units (#)	Race and Ethnicity				Households with Children (%)
		White (%)	Black (%)	Hispanic (%)	Asian (%)	
Public Housing						
Melrose Homes	238	16%	36%	48%	N/A	55%
Harrison Square	256	10%	42%	47%	1%	70%
Project-Based Section 8						
Church Street Manor	54	67%	28%	4%	N/A	2%
Linwood Apartments	84	25%	72%	3%	N/A	65%
Ridgecrest Apartments	130	28%	65%	6%	N/A	62%
Other Multifamily						
Lighthouse Manor	74	77%	16%	3%	3%	N/A

Note: Percentages may not add to 100 due to rounding error.

Data Source: A Picture of Subsidized Households

GEOGRAPHY OF SUPPORTED HOUSING

In the map that follows, the locations of publicly supported housing developments are represented along with levels of Housing Choice Voucher use in the city of Gainesville. The map is overlaid with dots representing racial/ethnic demographics.

The blue markers on the maps indicate the locations of public housing. Melrose Homes is the dark blue marker located southwest of downtown and the light blue marker is Harrison Square, with scattered sites. They are both located in areas with an above average percentage of Hispanic residents.

The orange markers on the maps indicate that the locations of Project Based Section 8 units. Two of these, Ridgecrest and Linwood Apartments are located in northern Gainesville in areas with above average African-American populations. The other, Church Street Manor, is located near downtown in an area with an above average percentage of African American and Hispanic population.

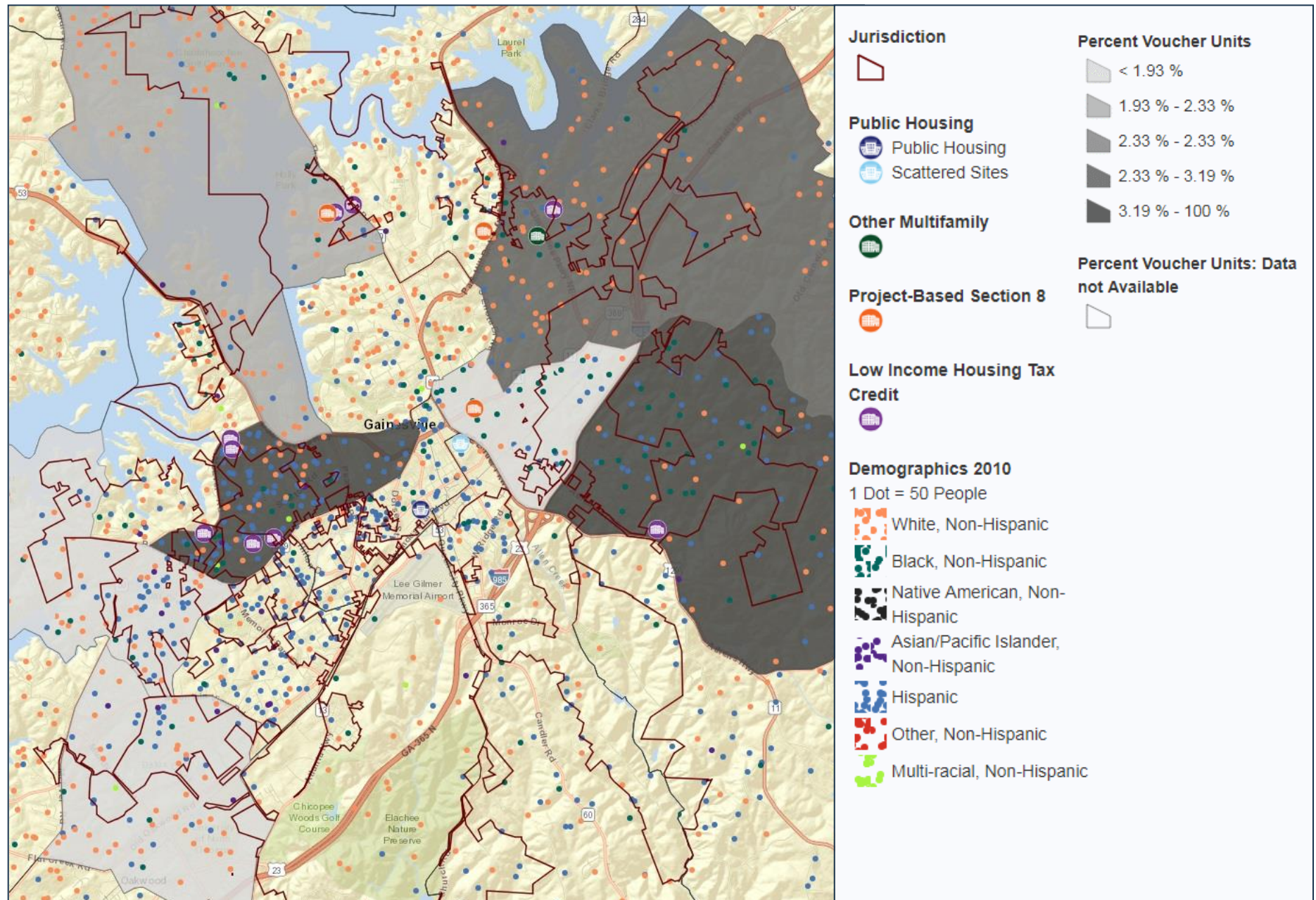
Finally, the maps also depict the locations of Low Income Housing Tax Credit developments. The Low Income Housing Tax Credit (LIHTC) program is the primary source of subsidy for development of affordable housing by the private market. Created by the Federal Tax Reform Act of 1986, the LIHTC program makes available an indirect federal subsidy for investors in affordable rental housing. The value of the tax credits awarded to a project may be syndicated by the recipient to generate equity investment, offsetting a portion of the development cost. As a condition of the LIHTC subsidy received, the resulting housing must meet certain affordability conditions. These units are primarily located in a cluster in western Gainesville in an area that is majority Hispanic. Two additional properties are located near other publicly-supported housing in northern Gainesville, and a final one is located in the southeast portion of the city.

The rates at which Housing Choice Vouchers (HCVs) are used are represented by the shading on the maps. HCVs are issued to households and may be used at a rental unit of the tenant's choosing to reduce the tenant's share of rent payments to an affordable level. Therefore, unlike the publicly supported developments marked on the map, HCVs are portable and their distribution throughout the city is subject to fluctuate over time. The current maps show that voucher use is highest in western Gainesville where the program accounts for 3.4% of all housing units. The eastern and northeastern portions of the city also have above average voucher usage, though overall voucher use in the city is very low.

When the map of publicly supported housing locations is compared with the maps of opportunity index scores in Chapter 5 of this report, it is clear that different housing locations all carry with them different positive and negative opportunity attributes. Publicly-supported housing in Gainesville is located in areas with fair to poor labor market engagement and above average rates of poverty. However the areas also have reasonable access to proficient schools, good access to transit, and low transportation costs. The more centrally-located properties have better proximity to jobs but poorer air quality.

Evaluating tradeoffs in access to opportunity is an important exercise because it demonstrates that no one neighborhood has all the markers of high opportunity – and neither are high scores on all the opportunity indices likely to be imperative for any one person or household. A family with children may opt for an affordable housing option in a neighborhood with access to better schools, even if it offers lower proximity to jobs and a longer, costlier commute. Conversely, a retiree who is no longer employed and does not have school-aged children may choose a neighborhood with many services nearby over one with good schools or jobs proximity. The relative dispersion of publicly supported housing types throughout Gainesville means that, to the degree housing units in those developments have vacancies and are available for rent, residents have the opportunity to access opportunity factors of particular importance to them.

FIGURE 24 – PUBLICLY SUPPORTED HOUSING AND RACE / ETHNICITY IN THE CITY OF GAINESVILLE



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

POLICY REVIEW

As a public housing authority, the Gainesville Housing Authority owns 376 units of public housing distributed primarily between two different properties, with other scattered-site locations as well. The GHA does not administer any Housing Choice Vouchers. As required by HUD, the GHA maintains a comprehensive Five-Year PHA Plan, with annual plan updates, as well as other program-specific policies. The most pertinent of these policies for review in this analysis is the GHA's "Admissions and Continued Occupancy Policy", or ACOP. This document sets policy for who may be housed by the GHA and how those tenant households are selected. Three different aspects of the ACOP are examined here: tenant selection, local preference, and tenant screening. These three policy types all allow some degree of local determination by GHA and are among the most central to matters of fair housing choice.

Public housing is competitive and housing authorities often maintain lengthy waiting lists of potential tenants. For its public housing units, the GHA keeps six different site-specific waiting lists and applicants may apply to any or all of them. While a waiting list is open, an applicant may submit an application which, upon receipt by the GHA, is reviewed and validated. After verification of the applicant's information and determination of any applicable preference criteria, a complete application will be added to the waiting list. Waiting lists may be completely closed or restricted to only certain groups of applicants when the number of wait-listed households exceeds the number GHA expects to reasonably be able to house within a 12-month period. Some application information must be re-verified by GHA immediately prior to an eventual housing placement to ensure household details have not changed in a way that would cause the prospective tenant to be ineligible or unable to claim preferences it originally qualified for.

The process by which applicants are ranked on and selected from a waiting list is guided by a tenant selection policy. Selection of public housing tenants from the GHA's waiting list is determined first by the type and size of unit the family requires, then by any special preference criteria for which the household may qualify, followed by the date and time of the tenant's application. Generally, a "date and time" standard for waiting list selection can be somewhat problematic for disadvantaging applicants who have inflexible, hourly work schedules or transportation and childcare challenges. In the case of the GHA, however, application date and time is more akin to a tie-breaker given the unit size and preference criteria that are applied first.

HUD allows public housing authorities to, within narrow boundaries, set local preferences for the applicants who will be selected from their waiting lists. Local preferences must be constructed carefully to avoid discrimination against protected classes but can be helpful tools to strategically adapt public housing programs to local housing needs and priorities as determined through data-driven planning processes. The GHA applies four categories of preferences which are listed below, in order of priority:

Category 1:

- Working families whose head of household and/or spouse have been working full-time (35 hours/week) for a minimum period of 9 months.
- Applicants whose head of household or spouse are elderly and/or disabled.
- Those who have been involuntarily displaced due to a federally declared disaster.

Category 2:

- Working families whose head of household or spouse is employed at least 15 hours per week.
- Families whose head of household or spouse is enrolled full-time in a secondary education program.
- Victims of domestic violence who have actively participating for 60 days in a residential domestic violence shelter.

Category 3:

- Families whose head of household or spouse is actively participating in a family treatment court including drug/DUI courts, and/or juvenile courts recovery program and mental health services.
- Veterans and veteran's families.
- Households that presently live and/or work in Hall County.
- Youth in foster care that have aged out and are continuing education and job training through DFCS program.

Category 4:

- All other eligible applicants.

Within each of the four preference categories, additional preference is given to Hall County residents and to households that have been displaced due to code enforcement or local redevelopment efforts. Many of these preferences are designed to push toward the top of the waiting list households that are working toward stability through holding full time employment or pursuing secondary education. At the same time, households in particularly vulnerable or precarious housing situations due to displacement from previous housing are also highly ranked. Contained in Category 3, and at the same time a separate criterion for additional preference within each of the four categories, is Hall County residency. Residency preferences such as this, when narrowly tailored to a single specific community, can have the effect of limiting housing choice on a regional basis. Because the GHA's preference is for families who are residents of the county and not just the city of Gainesville, it provides a reasonable basis for mobility of tenant families throughout the area. Hall County families in unincorporated areas who may wish to access opportunities within Gainesville are not prevented from doing so under the current construction of the GHA's residency preference.

Tenant screening, specifically policies regarding criminal background checks, is another aspect of this review. Housing authorities are required to consider an applicant's criminal background as part of their screening process for public housing occupancy but must conduct the screening so as not to violate the prospective tenant's fair housing rights. Recognizing that people of color are disproportionately more likely to have experienced an encounter with the criminal justice system and to have arrest records or criminal convictions, HUD issued guidance in 2016 warning that blanket policies of refusal to rent to people with criminal records could be discriminatory. Although criminal history is not a protected class, under the Fair Housing Act, restricting housing access on the basis of criminal history could be unlawful if it results in a disparate impact on people of a specific race or ethnicity. Rather than blanket policies, exclusions of persons with criminal histories must be tailored to the housing provider's legitimate interests, be applied consistently to all applicants, and take into account the type of crime, time since conviction, and other factors.

GHA has made efforts to moderate the influence of criminal background on tenant eligibility, while also supporting the safety of its residents and communities. The GHA conducts criminal background checks on all adult household members named on a public housing application and may deny housing to a family because of drug-related criminal activity, violent criminal activity by family members, and/or registration on the National Sex Offender Registry. Federal regulations govern the barring of public housing admission in some of these cases, but GHA holds discretion in some instances to overlook certain aspects of an applicant's history. For example, documentation of completion of a supervised drug rehabilitation program may have a positive bearing on the outcome of a tenant's application. Furthermore, a family slated to be denied housing for reasons of a criminal background check must be presented with the GHA's findings and be given an opportunity to contest the accuracy of the record.

Finally, while not a policy of the same sort as the others reviewed here, the GHA has pursued specific development strategies that constitute a policy direction of the organization. The GHA has successfully partnered in recent Low Income Housing Tax Credit projects and supports 26 units in one such development with more to come in future developments. The GHA has also applied for permission from HUD to convert 100% of its public housing units to project-based vouchers under the Rental Assistance Demonstration (RAD) program. RAD has been a popular program for many public housing authorities for the flexibility it allows the local Authority in managing and leveraging its real estate portfolio. The numbers of public housing units cannot be diminished, but units can be rehabilitated, redeveloped, or demolished and replaced elsewhere in the GHA's jurisdiction as a result of the conversion. These development priorities have the effect of decreasing the concentrations of public housing, to the degree that they currently exist and diversifying the locations and types of publicly supported housing offered by the GHA.

CHAPTER 8.

HOUSING FOR PEOPLE WITH DISABILITIES

According to the Census Bureau, 19% of the U.S. population reported having a disability in 2010. Research has found an inadequate supply of housing that meets the needs of people with disabilities and allows for independent living. The U.S. Department of Housing and Urban Development identified that approximately one third of the nation's housing stock can be modified to accommodate people with disabilities, but less than 1% is currently accessible by wheelchair users.³³

Identifying and quantifying existing accessible housing for all disabilities is a difficult task because of varying needs associated with each disability type. People with hearing difficulty require modifications to auditory notifications like fire alarms and telecommunication systems while visually impaired individuals require tactile components in design and elimination of trip hazards. Housing for people that have difficulty with cognitive functions, self-care, and independent living often require assisted living facilities, services, and staff to be accessible.

Modifications and assisted living arrangements tend to pose significant costs for the disabled population, which already experiences higher poverty rates compared to populations with no disability. Studies have found that 55% of renter households that have a member with a disability have housing cost burdens, compared with 45% of those with no disabilities.³⁴

RESIDENTIAL PATTERNS

In the City of Gainesville, an estimated 3,183 persons 5-years-old or older have a disability, representing 10.7% of the total population. People aged 18-64 have the highest disability rate (5.1%), and the rate for those over 65 is 5.2%. In contrast, just 1.3% of children between the ages of 5 and 17 are disabled. This pattern of disabilities for these three age groups is the same in Hall County.

Ambulatory disabilities are the most common type in the city and county, affecting 6% of each. Cognitive disabilities are the next most common in both areas, followed by independent living. Hearing, self-care, and vision difficulties are the three least common disabilities in the city and county. The map that follows shows the geographic distribution of persons with disabilities throughout the city of Gainesville.

In northeast Gainesville around the Woodlake area, over 10% of the population 65 and holder has a disability. Rates of ambulatory, cognitive, and independent living disabilities are all above average in this tract. In the tract just south, which includes eastern downtown Gainesville as well as part of New Holland, just under 10% of the population aged 18-64 has a disability, and in the tract just southwest,

³³ Chan, S., Bosher, L., Ellen, I., Karfunkel, B., & Liao, H. . L. (2015). Accessibility of America's Housing Stock: Analysis of the 2011 American Housing Survey. U.S. Department of Housing and Urban Development: Office of Policy Development and Research.

³⁴ America's Rental Housing 2017. (2017). Joint Center for Housing Studies of Harvard University.

over 8% of the population in this age group has a disability. Northeast Georgia Medical Center is located in this area and may account for these concentrations of people with disabilities.

Looking at opportunity indicators in the area shows that there are several tradeoffs with the location. Access to proficient schools is average to above average for the city. There is good proximity to jobs but fair to poor labor market engagement. The area has relatively good access to transit but above average poverty. People with many different types of disabilities are limited in their ability to drive, so transit access and walkability tend to be highly attractive opportunity features. Relatively low levels of labor market engagement and high rates of poverty in these areas may make them less attractive for some, but for others, the access to nearby jobs and schools, and possibly the Medical Center, may be important.

TABLE 20 – DISABILITY BY TYPE IN THE CITY OF GAINESVILLE AND HALL COUNTY

Disability Type	City of Gainesville		Hall County	
	#	%	#	%
Hearing difficulty	818	2.7%	4,983	3.0%
Vision difficulty	867	2.9%	3,236	1.9%
Cognitive difficulty	1,441	4.8%	7,286	4.4%
Ambulatory difficulty	1,799	6.0%	10,742	6.5%
Self-care difficulty	784	2.6%	3,756	2.3%
Independent living difficulty	1,238	4.1%	6,890	4.1%

Note: All % represent a share of the total population within the jurisdiction.

Source: ACS

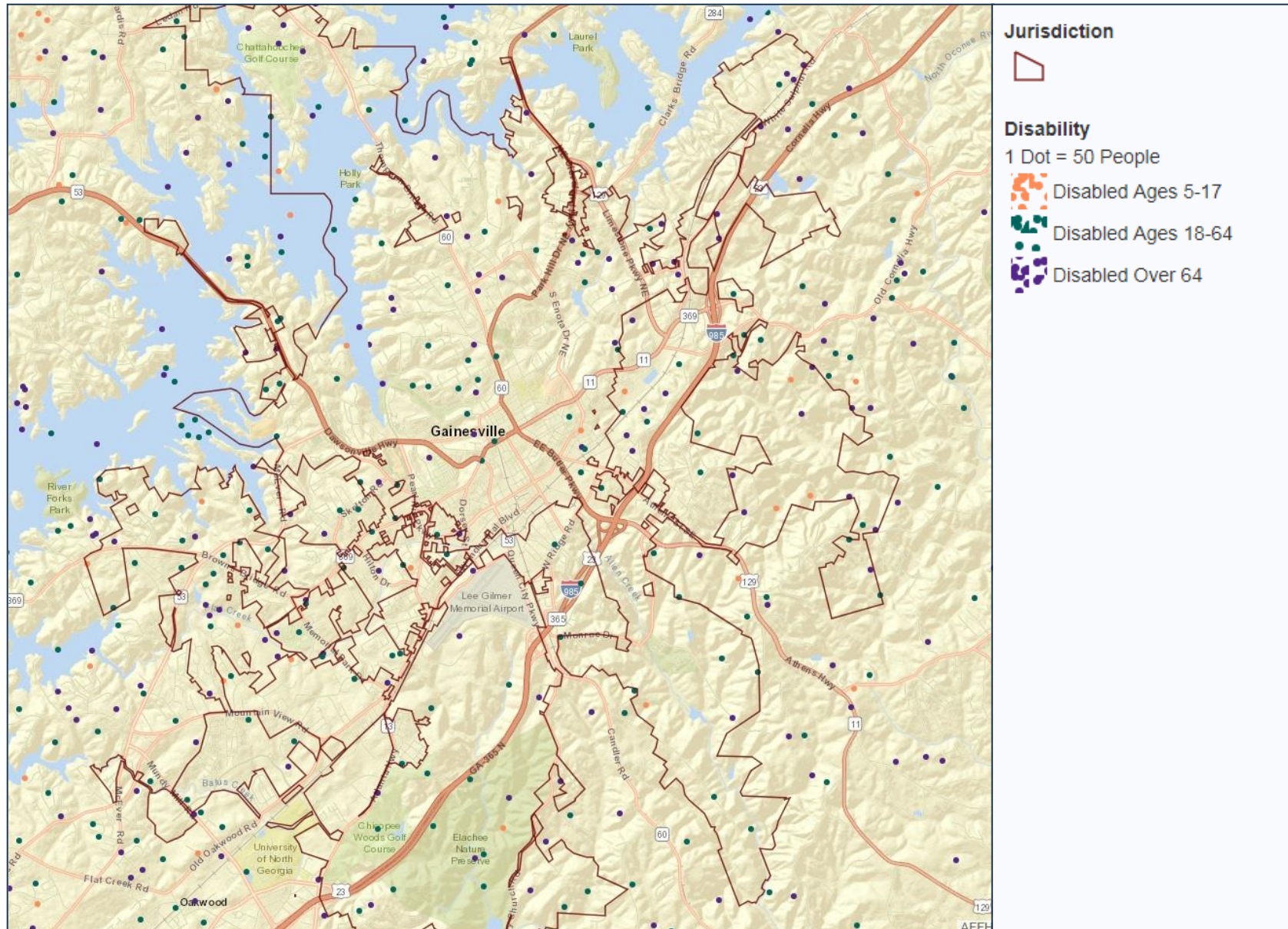
TABLE 21 – DISABILITY BY AGE GROUP IN CITY OF GAINESVILLE AND HALL COUNTY

Age of People with Disabilities	City of Gainesville		Hall County	
	#	%	#	%
Age 5-17 with disabilities	388	1.3%	1,682	1.0%
Age 18-64 with disabilities	1,531	5.1%	9,381	5.6%
Age 65+ with disabilities	1,267	4.2%	7,702	4.6%

Note: All % represent a share of the total population within the jurisdiction.

Source: ACS

FIGURE 25 – PEOPLE WITH A DISABILITY BY AGE IN THE CITY OF GAINESVILLE



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

ACCESSIBLE HOUSING SUPPLY AND AFFORDABILITY

A search using HUD’s Affordable Apartment Search Tool was conducted to identify affordable rental properties in the city of Gainesville designed to serve people with disabilities. The search returned five results, none of which were designated exclusively for people with disabilities. Three of the listed results were designated as being for elderly households, and two for serving family households. A similar point-in-time search on socialserve.com for affordable apartments currently for rent in the city of Gainesville returned 47 results, 25 of which had some accessible features. Of the 47, 43 had waiting lists.

Based on a standard Supplemental Security Income (SSI) payment of \$771 per month (equating to an affordable rent of \$231 or less), it is highly likely that people with disabilities who are unable to work and rely on SSI as their sole source of income, face substantial cost burdens and difficulty locating affordable housing. Publicly supported housing is often a key source of accessible and affordable housing for people with disabilities, and in the study area, these subsidized housing options are much more likely to contain households with at least one member with a disability than the housing stock in general. The table below shows that persons with disabilities are able to access all types of publicly-supported housing.

TABLE 22 – DISABILITY BY PUBLICLY SUPPORTED HOUSING PROGRAM CATEGORY

Housing Type	People with a Disability			
	City of Gainesville		Hall County	
	#	%	#	%
Public Housing	32	8.9%	32	8.9%
Project-Based Section 8	70	19.1%	70	19.1%
Other Multifamily Housing	0	0.0%	0	0.0%
HCV Program	22	25.6%	55	24.9%

Note: The definition of “disability” used by the Census Bureau may not be comparable to reporting requirements under HUD programs.

Source: ACS

Supportive housing, a typically subsidized long-term housing option combined with a program of wrap-around services designed to support the needs of people with disabilities, is another important source of housing for this population. Unique housing requirements for people with an ambulatory difficulty may include accessibility improvements such as ramps, widened hallways and doorways, and installation of grab bars, along with access to community services such as transit. For low- and moderate-income households, the costs of these types of home modifications can be prohibitive, and renters may face particular hardships as they could be required to pay the costs not just of the modifications, but also the costs of removing or reversing the modifications if they later choose to move.

ZONING AND ACCESSIBILITY

Fair housing laws do not preempt local zoning laws but do apply to municipalities and local government units and prohibit them from making zoning or land use decisions or implementing land use policies that exclude or otherwise discriminate against protected persons. This includes a local government's affirmative obligation to provide reasonable accommodations to land use or zoning policies when such accommodations may be necessary to allow persons with disabilities to have an equal opportunity to use and enjoy housing. It also includes the affirmative obligation not to segregate housing for protected classes into lower-opportunity, less desirable areas of the jurisdiction. Even where a specific zoning decision does not violate a fair housing law, HUD entitlement communities must certify annually that they will set and implement standards and policies that protect and advance fair housing choice for all. After all, one priority of the FHAA is to dismantle segregation of protected groups and protect and foster integration. Conditions of Gainesville's zoning code affecting accessibility are assessed in this section. Several elements of the following analysis refer back to the zoning code review presented in Chapter 6.

Definition of "Family" and Group Housing for Persons with Disabilities

Often one of the most scrutinized provisions of a municipality's zoning code is its definition of "family." Local governments use this provision to limit the number of unrelated persons who may live together in a single dwelling as a means of preserving the stable, traditional character of their neighborhoods. Unreasonably restrictive definitions may have the unintended consequence (or intended consequence, depending on the motivations behind the drafting of the jurisdiction's definition) of limiting housing for nontraditional families and for persons with disabilities who reside together in congregate living situations. The City of Gainesville defines "family" under its Unified Land Development Code (ULDC) to include "persons related by blood, marriage, adoption or guardianship, or a group of not more than three (3) unrelated persons, occupying a single dwelling unit" (and exclusive of domestic servants). Limiting a family to no more than 3 unrelated individuals is neither the most permissive nor most restrictive under case precedent, but it does fail to treat nontraditional, but functionally equivalent, household relationships equal with those related by blood, marriage, adoption or guardianship and may violate fair housing, privacy, and due process protections if challenged.

More permissive and neutral definitions of family do not distinguish between related and unrelated occupants as long as the residents live together as a functionally or factually equivalent family or common household sharing common space, meals, and household responsibilities, and/or leave maximum occupancy per dwelling as a matter of safety under housing occupancy standards rather than the zoning regulations. While the Supreme Court has recognized a local government's right to limit the number of unrelated individuals who may live together as constitutionally permissible, the restriction must be reasonable and not exclude a household which in every sense but a biological one is a single family. An unreasonably, or arbitrarily, restrictive definition could violate state Due Process and/or the federal FHAA as it may have a disproportionate impact on people with disabilities, minorities, and families with children. One option is to amend the ordinance to add an administrative process for rebutting the presumption that a group exceeding the permitted maximum number of unrelated persons is not otherwise residing together as a single housekeeping unit and functional family.

Accordingly, Gainesville received a “2/medium risk” score on Issue 1 of the zoning code review introduced in chapter 6.

The family definition does not distinguish between or treat persons with disabilities differently because of their disability, rather supportive housing for four or more unrelated persons with disabilities residing together is regulated under the terms “group home” or “institutionalized residential care” facility. The definition of family is facially neutral as all unrelated people—whether persons with disabilities or without—are treated similarly. However, because there is no limit on the number of persons related by blood/marriage/guardianship that may reside together, but there is a limit on the number of unrelated persons who may reside together, application of the family definition may have the effect of disproportionately impacting protected groups by limiting housing choice for unrelated adults with disabilities seeking to live together in a family-like, integrated household. This disparate effect may make the ULDC susceptible to a state due process claim for a functionally-equivalent, though not legally related, family or to an FHA discriminatory effect/disparate impact claim, reasonable accommodation claim, or segregative effect claim.

Housing for persons with disabilities that otherwise meets the definition of “family”, i.e. for 3 or fewer unrelated residents, should be permitted equally with other single-family housing. Under the ULDC, housing for four or more unrelated persons falls under the categories of either a “group home” or an “institutionalized residential care” facility, and siting for this type of housing is more restricted. As amended in 2007, the ULDC defines a group home as: “A single household of four or more unrelated persons, whether or not they are developmentally disabled, and whether or not they are under the supervision of a resident manager.” Group homes are a special use in the R-II and R-O residential districts and expressly prohibited in the R-I-A, R-I, and N-C districts and in the Midtown Overlay district. The code imposes additional regulatory requirements for a home deemed a “group home,” including that the operator hold a valid business registration; a designated agent must be a resident of the county and available 24/7 to be contacted by the City or a complaining neighbor; a resident manager must reside on the licensed premises; the operator must provide a site plan and have available for inspection a list of occupants; and where food is served, the home must comply with all requirements of the Hall County Environmental Health Department. Although the definition of “group home” is facially neutral in that it does not treat differently persons with disabilities from those without, the additional regulatory requirements found in the ULDC for group homes would not likely be applicable to housing for persons without disabilities, i.e. college students living together.

In a 2010 lawsuit against the City of Gainesville (*H & J Consulting Services, LLC v. City of Gainesville*), claiming that the city’s zoning code discriminated against addiction-recovery group home residents, the federal district court for the Northern District of Georgia ruled that the City’s definition of “group home” was not facially unlawful, as the definition did not treat persons with disabilities differently from non-handicapped persons. Liability under a disparate impact theory would require a showing of statistical or comparative evidence or disparate enforcement of the code between recovering addicts/handicapped persons and non-handicapped persons, which the plaintiff in this case failed to provide. Or to prove a reasonable accommodation claim, the plaintiff would have to present evidence as to the necessity of four or more unrelated persons living together to alleviate the effects of their disability, which again the plaintiffs in this case failed to provide. However, the case left open the possibility that with the right

evidence, application or enforcement of the City's treatment of group homes for persons with disabilities (including those recovering from substance abuse and addiction), could make the City vulnerable to litigation and liability.

The ULDC defines "institutionalized residential living and care facility" (IRL) serving 18 persons or less as "an umbrella term that encompasses the following uses: assisted living facility, convalescent home, personal care home, intermediate care home, nursing home, and skilled nursing care facility." Convalescent home, personal care home, etc. are not separately defined but are generally understood to be residential homes with supportive services for persons with disabilities. The definition does not specifically include residential treatment facilities for persons recovering from alcohol/substance abuse, and the code does not otherwise address where such facilities may be sited. Under federal law (e.g. FHAA, ADA, Rehabilitation Act), it is discriminatory to deny an individual or entity the right to site a residential treatment program in a residential zone because it will serve individuals with alcohol or other drug addictions (not current users) or with mental health disabilities, as addiction may be a qualifying disability under federal law. An IRL facility is a special use in the R-II and R-O residential districts and expressly prohibited in the R-I-A, R-I, and N-C districts even if three or fewer residents live there in a family-like setting. The special use, regulatory, and oversight requirements impose additional burdens on housing for persons with disabilities and treat the housing more as institutional uses rather than residential uses even where residents live together in a small, family-like setting. At the very least, the definition of IRL facility should be amended to not include housing for three or fewer residents so that there is no difference between which residential districts this type of supportive housing and similarly situated single-family housing for other unrelated groups may be sited. Otherwise the ULDC may have a segregative or disparate effect on persons with disabilities who need to reside together in supportive, community-based housing. Because of these differences in treatment without clear justification, the City received a "2/medium risk" score on Issue 2 from the zoning code review related to housing for persons with disabilities.

Reasonable Accommodations

Adopting a reasonable accommodation ordinance is one specific way to address land use regulations' impact on housing for persons with disabilities. Federal and state fair housing laws require that municipalities provide individuals with disabilities or developers of housing for people with disabilities flexibility in the application of land use and zoning and building regulations, practices, and procedures or even waive certain requirements, when it is reasonable and necessary to eliminate barriers to housing opportunities, or "to afford persons with a disability the equal opportunity to use and enjoy a dwelling." However, the FHAA does not set forth a specific process that must be used to request, review, and decide a reasonable accommodation.

Gainesville has not adopted a clear and objective process by which persons with disabilities may request a reasonable accommodation to zoning, land use, and other regulatory requirements. Rather, the jurisdiction would appear to rely on the variance process for reasonable accommodation matters with the Planning and Appeals Board holding power to hear and decide applications for variances following the public notice and hearing process. This is required for any applicant seeking a variance and is not limited to housing for persons with disabilities.

The purpose of a variance is not congruent with the purpose of requesting a reasonable accommodation, as a variance requires a showing of special circumstances or conditions applying to the land. In contrast, a reasonable accommodation is to allow individuals with disabilities to have equal access to use and enjoy housing. The jurisdiction does not comply with its duty to provide reasonable accommodation if it applies a standard based on the physical characteristics of the property rather than considering the need for modification based on the disabilities of the residents. Accordingly, Gainesville received a “2/medium risk” score on Issue 3 from the zoning review.

Whereas simple administrative procedures may be adequate for the granting of a reasonable accommodation, the variance procedures subject the applicant to the public hearing process where there is the potential that community opposition based on stereotypical assumptions about people with disabilities and unfounded speculations about the impact on neighborhoods or threats to safety may impact the outcome. Although the FHAA does not require a specific process for receiving and deciding requests for reasonable accommodation, as a matter of equity, transparency, and uniformity, it is advisable that local jurisdictions adopt a standardized administrative process.

CHAPTER 9.

FAIR HOUSING ACTIVITIES

FAIR HOUSING RESOURCES

Georgia has adopted a parallel version of Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988 (the “FHAA”), known as the Georgia Fair Housing Act. Both the federal and state laws prohibit discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on sex, race, color, disability, religion, national origin, or familial status. The state law does not extend protections to any other class of persons outside of those protected by the FHA. Moreover, O.C.G.A. §8-3-220 prohibits local governments (or “political subdivision[s] of the state”) from adopting fair housing ordinances that extend protected class status to individuals who are not currently protected under the Georgia Fair Housing Act.

Although Georgia’s FHA closely follows the “rights, procedures, remedies, and the availability of judicial review” provided in the FHAA, the state Act is not currently certified by HUD as “substantially equivalent” to the federal FHAA, and therefore no state agency qualifies to participate in nor receive funding through HUD’s Fair Housing Assistance Program (FHAP). The Georgia Commission on Equal Opportunity (GCEO) formerly partnered with HUD as the state enforcement agency under the “substantial equivalence” criteria. However, the GCEO ceased to participate in the FHAP in 2012, though with the appointment of a new Commissioner this year, the agency may resume work to recertify as a FHAP agency.

The GCEO has the authority and responsibility to administer and enforce the Georgia Fair Housing Act and to investigate housing discrimination complaints that it receives under state law. The Georgia Fair Housing Act provides that in any case where HUD has initiated an investigation or an action against a person or organization for alleged discriminatory housing practices, the state may not also pursue an investigation or action against that party for the same alleged discriminatory conduct. The law also provides that wherever a local fair housing law grants rights and remedies which are substantially equivalent to the state law, the GCEO must notify the appropriate local agency of an alleged violation and take no further action if the local enforcement official commences proceedings in the matter. A local agency also may institute a civil action, without the need to first exhaust administrative remedies, if it is unable to obtain voluntary compliance with its local fair housing law.

While the Georgia act permits political subdivisions of the state to adopt local fair housing ordinances consistent with the state’s act, Gainesville has not adopted a local nondiscrimination or fair housing ordinance or established a local commission empowered to receive and resolve fair housing complaints.

Although Georgia lacks a HUD-certified FHAP agency, Metro Fair Housing Services, Inc., a nonprofit fair housing advocacy organization whose service area includes Gainesville, recently was awarded grant funding under HUD’s Fair Housing Initiatives Program (FHIP). Under the FHIP, HUD awards grant money to local fair housing advocacy organizations who assist persons believed to have been harmed by

discriminatory housing practices; to help people identify government agencies that handle complaints of housing discrimination; to conduct preliminary investigation of claims; to carry out testing and enforcement activities to prevent or eliminate discriminatory housing practices; and to educate the public and housing providers about equal opportunity in housing and compliance with the fair housing laws.

For FY 2017, HUD awarded Metro Fair Housing Services, Inc.—located in Atlanta and serving Gainesville, Hall County, and all other metro Atlanta counties—a \$300,000 multiyear grant under the FHIP’s private enforcement initiatives (PEI) grants category. Metro Fair Housing Services has pledged to use its grant award to continue its core fair housing activities in the greater Atlanta Metropolitan Statistical Area; to perform rental, sale, and lending tests based on race, national origin, familial status, and disability; to collaborate with faith-based and community organizations to conduct education events; to assist aggrieved parties in filing bona fide fair housing allegations with HUD; to mediate or conciliate complaints; and to recruit and train new testers; and to sponsor Fair Housing Month events in April.

FAIR HOUSING COMPLAINTS

An individual in Gainesville who believes he or she has been the victim of an illegal housing practice may file a complaint with the Georgia Commission on Equal Opportunity or with the appropriate HUD Regional Office of Fair Housing and Equal Opportunity (FHEO) within one year of when the discriminatory practice occurred. Typically, once certified, HUD will refer complaints of housing discrimination that it receives back to the state or local FHAP agency for investigation, conciliation and enforcement activities. HUD policy favors having fair housing professionals based locally where the alleged discrimination occurred because it has found that a state or local agency’s closer proximity to the site of the alleged discrimination provides greater familiarity with local housing stock and trends and may lead to greater efficiency in case processing. Because no Georgia state agency is authorized by HUD to administratively enforce and adjudicate federal fair housing complaints, HUD will retain complaints it receives from a Georgia complainant and begin the investigation process.

The aggrieved party also may file a lawsuit in federal district court within two years of the discriminatory act (or in the case of multiple, factually-related discriminatory acts, within two years of the last incident). Where an administrative action has been filed with HUD, the two-year statute of limitations is tolled during the period when HUD is evaluating the complaint.

After the FHEO receives a complaint, it will notify the alleged discriminator (respondent) and begin an investigation. During the investigation period, the FHEO will attempt through mediation to reach conciliation between the parties. If no conciliation agreement can be reached, HUD must prepare a final “Determination” report finding either that there is “reasonable cause” to believe that a discriminatory act has occurred or that there is no reasonable cause. If the FHEO finds “reasonable cause,” HUD must issue a “Charge of Discrimination.” If the FHEO determines that there is no “reasonable cause,” the case is dismissed. The advantages of seeking redress through the administrative complaint process are that HUD takes on the duty, time, and cost of investigating the matter for the complainant and conciliation may result in a binding settlement. However, the complainant also gives up control of the investigation and ultimate findings.

If a charge is issued, a hearing will be scheduled before an administrative law judge. The ALJ may award the aggrieved party injunctive relief, actual damages, and also impose civil penalties, but unlike federal district court, may not impose punitive damages. Administrative proceedings are generally more expedited than the federal court trial process.

However, the aggrieved party or the respondent may elect to have the administrative proceeding terminated and the case instead adjudicated in federal court. The Department of Justice will prosecute the case on behalf of the aggrieved party. Additionally, the DOJ may bring suit on behalf of individuals based on referrals from HUD in the case of a “pattern or practice” of discriminatory actions, a case of particular importance to the public interest, or when there has been a breach of a conciliation agreement. An aggrieved party may intervene in any action filed by the DOJ.

The investigation, conciliation, reasonable/no reasonable cause findings, and charge procedures under the Georgia Fair Housing Act are substantially similar to the HUD process, including an administrative hearing with the availability of compensatory and injunctive relief. However, where the matter involves the legality of any state or local zoning or other land use law or ordinance, the GCEO administrator must refer the matter to the Attorney General for appropriate action instead of issuing a charge.

An aggrieved party may bypass the federal and state administrative routes altogether, and instead file a civil action directly in federal district court or state superior court, thus maintaining control of the case and the potential to collect punitive damages. Civil litigation is available without first exhausting administrative remedies unless the parties have already entered a conciliation agreement, or, following a charge of discrimination, an administrative hearing has already commenced.

The advantages of seeking redress through the administrative complaint process are that administrative proceedings are generally more expedited than the federal court trial process, and the enforcement agency takes on the duty, time, and cost of investigating the matter and conciliation may result in a binding settlement. However, the complainant also gives up control of the investigation and ultimate findings.

Housing discrimination claims may be brought against local governments and zoning authorities and against private housing providers, mortgage lenders, or real estate brokers.

If an individual has evidence that his or her rights under the FHA or state fair housing law have been violated in a final land use or zoning decision, the aggrieved person may file a complaint with the Commission or with HUD, or file a lawsuit directly in state or federal court within the statute of limitations period. (HUD refers matters involving the legality of state or local zoning or other land use law or ordinance to the Department of Justice for further enforcement.

Complaints Filed with HUD

Region IV of the Office of Fair Housing and Equal Opportunity (FHEO) receives complaints by households regarding alleged violations of the Fair Housing Act for cities and counties throughout Georgia (as well as Alabama, Florida, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee). The mission of the FHEO is to eliminate housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities. To achieve this mission, the FHEO receives and investigates complaints of

housing discrimination, and leads in the administration, development, and public education of federal fair housing laws and policies.

The Atlanta Regional Office of the FHEO maintains data reflecting the number of complaints of housing discrimination received by HUD, the status of all such complaints, and the basis/bases of all such complaints. The office responded to a request for data regarding complaints received affecting housing units in the City of Gainesville for the last five-year period.

From January 1, 2014 through December 31, 2018, HUD received 8 formal complaints of alleged housing discrimination occurring within Gainesville. Seven of the reported cases involving perceived or alleged discrimination have been closed; one of the eight cases was still open and under investigation at the time of HUD's response.

More than one basis of discrimination may be cited in a single complaint. Of the 8 complaints received and investigated by HUD, disability was cited as the basis of discrimination in 5 cases; race in 2 cases; familial status in 1 case; and religion in 1 case.

Complainants also may cite more than one discriminatory act or practice, recorded as the discriminatory *issue*. Discriminatory terms, conditions, privileges, or services and facilities was an issue cited in 4 cases; failure to make a reasonable accommodation was cited in 4 cases; otherwise deny or make housing unavailable in 2 cases; discrimination in terms/conditions/privileges relating to rental in 2 cases; discrimination in terms/conditions/privileges relating to sale in 1 case; failure to permit reasonable modification in 1 case; false denial or representation of availability in 1 case; discriminatory acts under Section 818 (coercion, etc.) in 1 case; and discriminatory refusal to rent in 1 case.

Of the 7 closed cases, HUD assisted in closing 4 cases through successful conciliation or settlement agreements. Three of those settled with monetary relief to the complainants in amounts ranging from \$100 to \$3,000. One case was withdrawn by complainant after other resolution. Two cases were closed after investigation and a "no cause" determination.

TABLE 23 – CITY OF GAINESVILLE HUD COMPLAINTS, JANUARY 1, 2014 TO DECEMBER 31, 2018

File Date	Closure Date	Basis / Bases	Issues	Closure Reason	Compensation Amount
04/25/14	10/22/14	Disability	Discriminatory terms, conditions, privileges, or services and facilities; Failure to make reasonable accommodation.	Conciliation/ settlement successful	\$2,000.00
11/20/14	3/27/15	Religion	Discriminatory terms, conditions, privileges, or services and facilities.	Complaint withdrawn by complainant after resolution	
11/21/14	2/12/15	Disability, Familial Status	Discriminatory terms, conditions, privileges, or services and facilities; Otherwise deny or make housing unavailable; Failure to make reasonable accommodation.	Conciliation/ settlement successful	
2/11/15	1/21/16	Disability	Discrimination in terms/ conditions/ privileges relating to sale; Failure to permit reasonable modification.	No cause determination	
7/23/15	10/27/15	Race	False denial or representation of availability - rental; Discrimination in terms/ conditions/ privileges relating to rental.	Conciliation/ settlement successful	\$100.00
3/22/16	6/24/16	Disability	Discriminatory terms, conditions, privileges, or services and facilities; Failure to make reasonable accommodation.	Conciliation/ settlement successful	\$3,000.00
6/8/17	10/30/17	Disability	Otherwise deny or make housing unavailable; Discriminatory acts under Section 818 (coercion, Etc.); Failure to make reasonable accommodation.	No cause determination	
9/16/18		Race	Discriminatory refusal to rent; Discrimination in terms/ conditions/ privileges relating to rental.	Open investigation as of 2/20/19	

Source: HUD Region IV

Complaints Filed with the Georgia Equal Opportunity Commission

The Georgia Commission on Equal Opportunity (GCEO) is under the auspices of the Office of the Governor. The GCEO has a Board of Directors made up of attorneys and community leaders statewide. The GCEO has two divisions: the Equal Employment Division and the Fair Housing Division. The mission of the Fair Housing Division is to promote broader housing choices in Georgia; to promote understanding of the Georgia Fair Housing Act and the federal Fair Housing Act; to encourage integrated communities and neighborhoods; to secure compliance with state and federal fair housing laws; to eliminate discrimination; and to punish persons who violate fair housing laws.

The GCEO, which maintains complaint data by counties, reported that it had not received any formal complaints of housing discrimination in Hall County for the period January 1, 2014, through December 1, 2018.

Complaints Filed with the Metro Fair Housing Services, Inc.

Metro Fair Housing Services, Inc., headquartered in Atlanta, uses the FHIP funding it receives to conduct education and outreach, complaint intake and processing, and fair housing testing (systemic and complaint-based) in metro Atlanta areas that include Gainesville and Hall County. Through the most recent multiyear FHIP funding grant, Metro Fair Housing may receive and investigate complaints of alleged housing discrimination, conduct mediation and conciliation efforts; and refer meritorious claims to HUD.

After a request for housing discrimination complaint data regarding housing in Gainesville, Metro Fair Housing responded that it had not received any formal complaints for the requested five-year time period.

FAIR HOUSING LAWSUITS AND LITIGATION

For the recent five-year period—January 1, 2014 through December 31, 2018—two noteworthy lawsuits were filed regarding alleged housing discrimination in Gainesville resulting in federal litigation, an appellate decision by the Georgia court of Appeals, or a HUD Administrative Law Judge decision.

- *Bonds v. Turner*, Civil Action No. 2:15-cv-00192 (N.D. Ga.) (filed Sept. 18, 2015; terminated Jan. 16, 2018).

This federal fair housing lawsuit stems from egregious harassment and threats that the Bonds family—an African-American couple and their two children—endured from their white next-door neighbor while renting a single-family home in Gainesville. From the day the Bonds family moved in and over the course of three years, Defendant Turner repeatedly assaulted them with derogatory and racist slurs, threats with a firearm or other weapon, and other humiliating conduct. During this time, Turner was employed as a sanitation worker in the City of Gainesville’s Solid Waste Department. Plaintiffs alleged that while on his route as a trash collector Turner would enter their driveway yelling racial epithets and making monkey sounds. Plaintiffs complained to the City and requested that he be taken off the family’s

collection route, but from their perspective no action was taken. Eventually, Plaintiffs felt forced to move.

Plaintiffs then sued Turner and the City alleging a violation of the Fair Housing Act's interference provision, which states that "[i]t shall be unlawful to coerce, intimidate, threaten, or interfere with any person in the exercise or enjoyment of, . . . any right granted or protected by [the sections] of this title." This section rarely has been used in recent years, but was conceived during the Civil Rights era to apply to people who are not necessarily housing providers, such as neighbors motivated by racial animus, and protect against violent actions and intimidation such as cross burnings, physical or verbal attacks, and the like. The complaint alleged that the City was vicariously liable for Turner's actions because he was acting within the course and scope of his employment when he committed many of the discriminatory acts of intimidation, threats, and interference. The city suspended and eventually fired Turner.

As a matter of first impression for the 11th Circuit, the district court ruled that post-acquisition discrimination can be covered by the FHA where discriminatory conduct makes a dwelling unavailable to the owner or tenant to the point of "constructive eviction." However, on motions for summary judgment, the court found that based on the evidence the City was not vicariously liable for its employee's discriminatory actions because Defendant Turner was not authorized to speak on behalf of the City, nor was active engagement with the public among his job duties. On the contrary, the court found that Turner's conduct was "wholly personal to himself" and that he stepped outside of the scope of his employment in these when harassing the Plaintiffs.

The court granted judgment in favor of the City on June 28, 2017 upon the City's Motion for Summary Judgment, allowing Gainesville to recover its litigation costs from the plaintiffs and dismissing the City from the lawsuit effective October 25, 2017. Plaintiff's FHA and tort claims against Defendant Turner remained. However, the Plaintiffs moved to dismiss the remainder of the action against Turner and the case was terminated on January 16, 2018.

- *United States of America v. Rappuhn*, Civil Action No. 2:15-cv-01725 (N.D. Ala) (filed Sept. 30, 2015; consent order and case dismissed March 8, 2016)

The Justice Department brought suit against the owners and developers of 71 multifamily housing complexes in Alabama, Florida, Georgia and Tennessee—including the Wincliff Apartments in Gainesville, GA—with evidence that Defendants' buildings failed to conform to the Fair Housing Act's and the Americans with Disabilities Act's accessibility requirements for persons with disabilities. The complaint alleged Defendants engaged in a pattern or practice of discrimination against persons with disabilities and denied rights to a group of persons because of disability by failing to design and construct covered multifamily dwellings with the features of accessible and adaptive design and construction required by the FHA. The Wincliff Apartments, located at 150 Gabriel Circle in Gainesville, was developed for first occupancy in 2001 using Low-Income Housing Tax Credits and HOME funds, to include eight single-level, six-unit buildings and two single-level, four-unit buildings. It has 56 units, all of which are FHA-covered ground-level units. In all, 2,500 ground floor units were involved in the lawsuit among the 71 locations.

The Defendants denied liability but agreed to a settlement by consent decree and to pay \$300,000 into a settlement fund to compensate any aggrieved persons who may have suffered as a result of the alleged discriminatory housing practices and pay \$50,000 as a civil penalty. As part of the settlement, the companies also agreed to make substantial retrofits to remove accessibility barriers. These corrective actions include replacing excessively sloped portions of sidewalks, installing properly sloped curb walkways to allow persons with disabilities to access units from sidewalks and parking areas, replacing cabinets in bathrooms to provide sufficient room for wheelchair users and removing accessibility barriers in public and common use areas at the complexes.

The agreement also required the defendants to receive training about the FHA and ADA to ensure that all future multifamily housing construction complies with these laws and to provide periodic reports to the Justice Department.

The Court approved the settlement and dismissed the case, retaining jurisdiction over the action and the parties for the purpose of enforcing the terms of the consent order.

PAST FAIR HOUSING GOALS AND RELATED ACTIVITIES

The City of Gainesville last completed an Analysis of Impediments to Fair Housing Choice in 2011. That AI recommended 18 policy initiatives or actions to expand fair access to housing in the city. These include:

1. Sustain and expand fair housing support services provided by Metro Fair Housing with a full-time housing staff person assigned to Gainesville/Hall County.
2. Expand efforts to increase understanding and appreciation of cultural diversity.
3. Vigorously work to retain Low Income Housing Tax Credit units with expiring contracts in the moderate income housing supply.
4. Dispersal of Housing Choice Vouchers outside of minority geographic concentrations should be adopted as an operational goal by the Department of Community Affairs (DCA) and supported by a program to recruit landlords and counsel voucher holders.
5. Extend the analyses of racial disparities in mortgage lending to financial institutions. Include performance in decisions about placement of City of Gainesville funds.
6. Research the dynamics of racial and ethnic change in neighborhood composition.
7. Monitor and adjust the amount of vacant and developable land ones for multifamily housing to insure that sufficient land is developable as of right.
8. Research the impact of the consolidated R-II Single Family/Low Density/Medium Density/High Density zoning category on multifamily rezonings.
9. Raise the upper limit of permissible multifamily housing development to 24 units per acre.

10. Transparently reflect and document the fact that city plan reviews do not assess accessibility or compliance with federal requirements.
11. Institute a program to remediate lead exposure risks focused on residences of young African American children.
12. Construct small scholarship, fellowship, and internship programs to encourage minority youth to follow career paths that diversify institutions and occupations in the real estate industry.
13. Advise real estate trade associations that real estate marketing research revealed illegal, potentially illegal, and racially, ethnically, and religiously insensitive advertisements. Request that the associations incorporate the research into their fair housing programs. Advise print media of the findings of the research.
14. Analyze the number and location of accessory dwellings permitted during the last three to five years.
15. Expand the number of residential zoning districts that permit accessory dwellings to include the primary one family residential areas (R-I, R-I-A, and N-C).
16. Strive for more balanced representation of public boards and commissions.
17. Update geographic indicators for protected classes using the 2010 Census.
18. Consider adopting regulations to make all homes “visitable.”

In several years since completion of the 2011 *Analysis of Impediments to Fair Housing Choice*, the City of Gainesville has used administrative and public service dollars to fund nonprofit agencies to assist with educating the public on fair housing issues and to support agencies which provide intake and assessment of fair housing complaints and report violations. The City also provides information regarding fair housing laws and contact information to report housing discrimination in both English and Spanish. Several of the policy recommendations outlined in the 2011 AI – such as those related to fair housing support services, availability of affordable housing, mortgage lending, and zoning and accessory dwellings – are also reflected in the impediments and recommendations outlined in this 2019 AI.

CHAPTER 10.

IDENTIFICATION OF IMPEDIMENTS

Described below are the fair housing impediments identified in this Analysis of Impediments, along with associated contributing factors. Contributing factors are issues leading to an impediment that are likely to limit or deny fair housing choice or access to opportunity. Recommendations to address priority contributing factors are provided in Table 24, along with associated activities, goals, timelines, and responsible parties.

Impediment 1: Insufficient Affordable Housing Disproportionately Affects Protected Classes

The most common housing need identified by local residents and other stakeholders was affordability, particularly for low- and moderate-income households. While housing prices in the city of Gainesville are relatively modest in comparison to nearby markets in the metro Atlanta area, these costs are often unattainable for low-wage workers, seniors, and other groups. For example, minimum wage workers in Hall County would need to work 90 hours per week to afford a two-bedroom apartment at the HUD Fair Market Rent of \$847. Stakeholder input suggests that rental units at an \$800 price point are quickly disappearing and that monthly rents of \$1,000 per month or more are becoming increasingly common, putting further pressure on an already limited affordable housing inventory. Data regarding housing problems in Gainesville shows that about 47% of households citywide face an issue with affordability, overcrowding, or substandard housing conditions. While these issues affect a significant percentage of the local population, households of color have a disproportionate exposure to these types of housing problems, in some cases at rates nearly double that of white households.

Compounding the shortage of affordable housing in Gainesville are zoning code provisions that have the effect of adding additional expense to housing construction, thereby making it less affordable. For example, infill residential developments are required to be single-family dwellings with a minimum of 1,800 square feet and a two-car garage meeting specific architectural materials and landscaping requirements. These provisions limit opportunities for housing construction that can be passed on to an eventual buyer or renter at an affordable payment. Other provisions limit the development of certain housing types such as accessory dwelling units and cluster homes that often derive greater affordability from increased density. Accessory dwelling units are limited to a couple residential zoning districts and present density maximums would make cluster developments difficult in many locations.

Impediment 2: Racial Disparities Exist in Access to Homeownership

Many households desire homeownership as a housing option in order to build equity and increase stability. However, homeownership rates and data regarding home mortgage applications indicate that households of color – both in Gainesville and nationally – face greater difficulty purchasing a home than do white households. In Gainesville, about 48% of white households own their homes, compared to 14% of Black households and 18% of Hispanics. African Americans and Hispanics are also less likely to apply for mortgage loans. Hispanic residents make up about 39% of Gainesville's population but constituted only 25% of home purchase loan applicants from 2013 to 2017; similarly, Black residents constitute 12%

of the population versus 5% of loan applicants. White households, conversely, are overrepresented among loan applicants, making up 65% of applicants and 46% of the population. While not the only factor impacting homeownership rates, differences in home mortgage loan approval rates play a role. Home Mortgage Disclosure Act data shows that Black applicants for a home purchase loan in Gainesville are more likely to be denied than white applicants, a trend that holds overall and at each of the income levels examined in this research. Black loan applicants were twice as likely to be denied a mortgage loan than white applicants with denial rates of 20% and 10%, respectively. Asian applicants also had a 20% denial rate for mortgage loans over the last five years.

Since completion of its last AI, the City of Gainesville, the Gainesville Housing Authority, and their partners in the community have made efforts to improve access to homeownership for residents by offering financial counseling and first-time homebuyer classes coupled with down payment and closing cost assistance using CDBG and other state and federal funds. Lending data indicates a continued need for such efforts, along with outreach to lenders regarding fair access to home purchase and refinance loans, and participation in programs designed to improve lending access for low- and moderate-income households.

Impediment 3: Continued Need for Investment in Neighborhoods and Residents

The City of Gainesville has made neighborhood improvement efforts a priority in recent years, including code enforcement efforts, development of neighborhood planning units, infrastructure improvements, and economic development incentives. However, with limited CDBG and other public funding available, there is continued need for investment in Gainesville's low and moderate income neighborhoods and their residents. When asked what community development activities they would like to see, stakeholders commonly identified sidewalk improvements / expansion, continued code enforcement, more parks and trails, and improved transit connections. Additionally, several stakeholders brought up the need for grocery stores and other neighborhood-serving retail and service businesses in particular parts of the city (specifically in the Westside and Downtown neighborhoods). When asked to assess the availability of community resources throughout Gainesville, grocery stores, roads and sidewalks, and property maintenance were most commonly considered to be provided unevenly.

Opportunity data points to gaps in labor market engagement (a HUD-defined index based on labor force participation, educational attainment, and employment) between white, Black, Asian, and Latino residents in Gainesville, with people of color generally living in areas with lower levels of labor market engagement, including the southern and eastern portions of Gainesville. While there are resources in the community to assist with adult / continuing education and job search assistance, stakeholders noted that residents may not always be aware of these resources or may face barriers related to transportation, childcare, or cost that keep people from beginning or completing such programs.

Impediment 4: Accessible Housing for People with Disabilities is Limited

Stakeholders consulted in the course of this analysis frequently cited a shortage of housing options available for people with disabilities, whether accessible units or housing opportunities paired with supportive services. Searches for accessible rental housing using various internet search tools revealed that nearly all properties with accessible units to serve this population have waiting lists for those units.

In addition to a general lack of available accessible housing units for this population, siting a new group home or institutionalized residential care facility in many parts of Gainesville is challenging due to zoning provisions. These two housing types, which serve people with disabilities, are prohibited from several residential zones and permitted only as a special use in others. In cases where residents in one of these housing types live together in a small, family-like setting and otherwise meet the code's "family" definition, a special use permit imposes an additional burden on households comprised of people with disabilities that is not imposed on other households. Finally, Gainesville's zoning code lacks a reasonable accommodation provision. Such a provision creates a separate administrative process for someone to request accommodation of a disability without the undue burden of following a typical variance process, which is designed for handling special conditions associated with a lot or property rather than for ensuring equal access to housing.

Impediment 5: Additional Fair Housing Education and Enforcement is Needed

A need for ongoing outreach, education, and enforcement regarding fair housing is evident from public input and the results of the community survey. Several stakeholders were able to identify at least one agency or office that serves, in some capacity, as a fair housing resource, including Georgia Legal Services, Metro Fair Housing, and HUD. However, other stakeholders could not identify an agency providing fair housing services in the area and several mentioned that there is a need for more coordinated outreach and education about fair housing rights than the City and other agencies currently provide. When asked about their fair housing knowledge in the survey conducted as part of this research, 80% of respondents report knowing or somewhat knowing their fair housing rights; only 20%, however, would know where to file a fair housing complaint. While the City of Gainesville uses a portion of its CDBG administrative and/or public service dollars on fair housing education each year, continued and expanded fair housing education and enforcement activities would help improve local knowledge amongst residents, city and social service agency staff, and private sector actors about fair housing rights, responsibilities, and resources. Although fair housing materials are currently available in Spanish, a more proactive approach, including working through existing community organizations, is likely needed to make this information available to Gainesville's population with limited English proficiency.

Impediment 6: Community Cohesion Can Be Strengthened

Gainesville is a remarkably diverse community, with no one racial or ethnic group making up a majority of the population. The city's residents are 46% non-Hispanic white, 39% Hispanic, and 12% African American. Despite this diversity, stakeholders often described Gainesville as divided into two spheres, white and Hispanic, that rarely intersect. Cultural and language barriers reinforce some of the separation between these two groups and, while the consensus seems to be that acceptance of the city's growing Latino population is improving, there is still more to be done. Because of cultural and linguistic barriers, Latino residents may not be able to participate fully in civic life and may have difficulty navigating banking, lending, leasing, and insurance processes, including those related to housing. The City should continue working to ensure all its residents are included and should take the lead in local messaging that communicates to residents that the community's diversity is a strength and is valued. Opportunities for social and cultural exchange that facilitate interaction between diverse groups within the community should also be supported.

TABLE 24 – FAIR HOUSING GOALS AND ACTIVITIES

Contributing Factors	Recommended Activities, Goals, and Timeframes	Responsible Parties and Partners
Impediment 1: Insufficient Affordable Housing Disproportionately Affects Protected Classes		
Limited new rental housing construction or rental rehabilitation	- Continue using CDBG funds to increase and maintain the availability of high-quality, affordable rental and for-sale housing through new construction and rehabilitation. (Ongoing, beginning Program Year (PY) 2019) - Explore opportunities for accessing additional funding for affordable housing, either through Georgia DCA or through formation of a HOME consortium with neighboring jurisdictions. (Annually) - Review the Qualified Allocation Plans issued by Georgia DCA under its Low Income Housing Tax Credit (LIHTC) program to identify local government policies or actions that may positively impact the competitiveness of developers' applications. For developers proposing LIHTC projects in areas with access to key community resources/opportunity factors or areas experiencing a loss of affordable rental units, work closely with them to increase the competitiveness of their applications through letters of support, provision of data and information, gap financing, and other assistance. (Ongoing, beginning PY 2019) - Consider and adopt zoning code amendments that could increase possibilities for development of affordable housing. - Assemble a workshop consisting of affordable housing developers and municipal planning staff to discuss zoning related barriers to affordable housing development. (PY 2020) - Draft zoning code amendments to address barriers. (PY 2020) - Adopt zoning amendments. (PY 2020)	City of Gainesville Partner: Gainesville Housing Authority
Limited supply of affordable housing disproportionately impacts households of color	In the routine monitoring of subrecipient organizations, ensure that affirmative marketing plans are in place, are adhered to, and are effective in promoting affordable housing opportunities to diverse groups of residents, including people of color. (Ongoing, beginning PY 2020)	City of Gainesville
Impediment 2: Racial Disparities Exist in Access to Homeownership		
Smaller shares of Black and Latino households apply for home mortgage loans compared to white households	Use CDBG or other City funds to support financial/credit counseling and homebuyer education classes that connect graduates with downpayment and closing cost assistance. Continue working with Gainesville Housing Authority to connect families in their Resident Opportunity and Supportive Services (ROSS) program transition to homeownership. (Ongoing, beginning PY 2020)	City of Gainesville Partner: Gainesville Housing Authority

TABLE 24 – FAIR HOUSING GOALS AND ACTIVITIES (CONTINUED)

Contributing Factors	Recommended Activities, Goals, and Timeframes	Responsible Parties and Partners
Impediment 2: Racial Disparities Exist in Access to Homeownership (continued)		
Home purchase loan applications by Black and Asian applicants are more likely to be denied than those by white applicants	- Review Affirmative Marketing strategies to ensure first-time homebuyer assistance is being marketed to communities of color. Translate marketing and other material into Spanish and work through local organizations to advertise programs to Gainesville’s Spanish-speaking residents. Offer Spanish interpretation at homebuyer classes. (Ongoing, beginning PY 2020) - Follow-up with homebuyer education class participants to identify barriers inhibiting home purchases and potential curriculum changes that may address these barriers. (Ongoing, beginning PY 2021) - Conduct outreach efforts to local lenders to discuss disparities in homeownership rates and lending access. Explore possibilities to recognize local lending institutions that show a commitment to expanding homeownership, possibly by working with graduates of City-sponsored or other homebuyer education classes. (Ongoing, beginning PY 2020)	City of Gainesville
Home refinance loan applications by Black, Latino, and Asian applicants are more likely to be denied than those by white applicants		Partner: Gainesville Housing Authority
Impediment 3: Continued Need for Investments in Neighborhoods and Residents		
Areas of the city are underserved with access to grocery stores and other neighborhood-oriented retail (ex: grocery access in the Westside neighborhood)	- Continue City and Chamber of Commerce promotion of local Opportunity Zones and other available economic development incentives for the purpose of attracting businesses. (Ongoing, beginning PY 2019) - Consider providing economic development support such as infrastructure assistance for new small businesses that fill market niches and create jobs. (Ongoing, beginning PY 2020)	City of Gainesville
Continued need for neighborhood cleanup and reinvestment		Partner: Greater Hall Chamber of Commerce
Educational and employment barriers may limit economic opportunities	- Continue code enforcement efforts and demolition of condemned structures. (Ongoing, beginning PY 2019) - Continue looking for infill residential development opportunities, such as by acquiring and redeveloping homes for affordable housing or by making available to non-profit housing providers data about City liens on vacant lots for redevelopment into affordable rental or for-sale homes. (Ongoing, beginning PY 2019) - Continue to fund projects that expand or improve sidewalks, parks, trails, and other public facilities in low- and moderate-income census tracts. (Ongoing, beginning PY 2019)	City of Gainesville
		Explore potential opportunities for improved transportation connections between major employers (including those in Hall County), continuing education opportunities, and low- and moderate-income census tracts in Gainesville. (PY 2020)

TABLE 24 – FAIR HOUSING GOALS AND ACTIVITIES (CONTINUED)

Contributing Factors	Recommended Activities, Goals, and Timeframes	Responsible Parties and Partners
Impediment 3: Continued Need for Investments in Neighborhoods and Residents (continued)		
	• Work with local adult / continuing education providers and job search assistance agencies to better identify barriers their students / clients face. Consider opportunities to use CDBG funding to address potential barriers. (PY 2020) • Consider providing CDBG or other funding for youth education enrichment activities to encourage reading proficiency, high school completion, career and/or college preparation, and other education components identified in United Way's <i>Community Game Plan</i>. (Ongoing, beginning PY 2020)	City of Gainesville
Impediment #4: Accessible Housing for People with Disabilities is Limited		
Insufficient accessible housing exists to serve the needs of people with disabilities	• Consider opportunities to encourage or incentivize the construction of new accessible housing units for people with disabilities. a. When new accessible housing is proposed by a developer, organization, or agency, express support (through letters of support and/or certifications of consistency with the Consolidated Plan) wherever possible. (Ongoing, beginning Q2, 2019) b. Review local funding mechanisms and federal grant sources for opportunities to incentivize development of new accessible housing units. (Q4, 2020) • Meet with local providers of accessible housing and permanent supportive housing to discuss resources available and potential for collaboration on future proposed housing developments. (Q4, 2020)	City of Gainesville
The City does not have a clear and objective process by which persons with disabilities may request a reasonable accommodation	• Consider, draft, and adopt a local code amendment that would provide an administrative alternative to a variance application for people requesting accommodation or modification related to a disability. (Q3, 2020)	City of Gainesville
Siting options for group homes and institutionalized residential care facilities are limited	• Consider and adopt zoning code amendments that could increase possibilities for development of housing serving people with disabilities who require supportive services. a. Draft zoning code amendments to address barriers to siting these uses in residential districts. (Q2, 2020) • Adopt zoning amendments. (Q3, 2020)	City of Gainesville

TABLE 24 – FAIR HOUSING GOALS AND ACTIVITIES (CONTINUED)

Contributing Factors	Recommended Activities, Goals, and Timeframes	Responsible Parties and Partners
Impediment 5: Additional Fair Housing Education and Enforcement is Needed		
Stakeholder input and survey responses indicate that more fair housing education is needed for the general public and housing industry professionals	- In-house or through a contracted provider, design and coordinate delivery of a fair housing education program in English and Spanish that reaches members of the public who are most vulnerable to housing discrimination, including racial and ethnic minorities, low-income populations, people with limited English proficiency, and people with disabilities. Focus on incorporating fair housing education components into other scheduled events (e.g., a fair housing booth at a community or school event) or working through existing organizations with ties to various community groups, including organizations that serve Spanish-speaking residents. (Ongoing, beginning PY 2019) - Clarify agencies that provide fair housing enforcement and discrimination complaint collection / investigation in Gainesville. Develop a City webpage that provides user-friendly fair housing information, including who to contact to report possible discrimination. (PY 2019)	City of Gainesville
Some landlords take advantage of renters with limited housing options through discriminatory leasing practices	- As part of the City's fair housing education program, develop a curriculum that helps prospective renters recognize discriminatory leasing practices and unfair or illegal lease terms and outlines resources available to assist with landlord/tenant disputes or potential evictions. (Ongoing, beginning PY 2020) - Offer a seminar focused on "Landlord Rights and Responsibilities" targeted to private landlords with units in Gainesville and/or Hall County to review fair housing laws and best practices regarding tenant selection, accommodations for people with disabilities, lease terms, and other key topics. (Annually, beginning PY 2020)	City of Gainesville
Impediment 6: Community Cohesion Can Be Strengthened		
The city's different racial and ethnic groups have few opportunities to interact, diminishing community cohesion	Explore options for a communitywide event or events that encourage interaction among diverse participants in neighborhoods throughout the area. Events centered around food, music, and cultural exchange can be supported and promoted to encourage interaction and increased appreciation for cultural differences among Gainesville residents. (Ongoing, beginning Q3, 2019)	City of Gainesville

TABLE 24 – FAIR HOUSING GOALS AND ACTIVITIES (CONTINUED)

Contributing Factors	Recommended Activities, Goals, and Timeframes	Responsible Parties and Partners
Impediment 6: Community Cohesion Can Be Strengthened		
The City does not clearly articulate its support of racial and ethnic diversity within its population	• Develop and a public relations campaign targeted to Gainesville residents articulating the City’s support for racial and ethnic diversity, underscoring that the Latino community is integral to Gainesville, and that all residents bring value to the community. a. Develop an adaptable slide deck and presentation on the subject of the value of diversity and inclusion, highlighting varied ways different population groups contribute to the local community and economy. (Q1, 2020) b. Establish a small “speakers bureau” of designated city staff or other community partners to deliver the presentation to local groups. (Q2, 2020) • Market the presentation and available speakers to community groups such as neighborhood/homeowners’ associations, Rotary and other similar clubs, and associations of Realtors, homebuilders, and lenders. (Ongoing, beginning Q3, 2020)	City of Gainesville Partners: Hispanic Alliance Greater Hall Chamber of Commerce

City of Gainesville Draft Consolidated Plan and Fair Housing Study

June 2019



Consolidated Plan & Action Plan

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

CDBG Funding Objectives

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



CDBG Eligible Activities

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

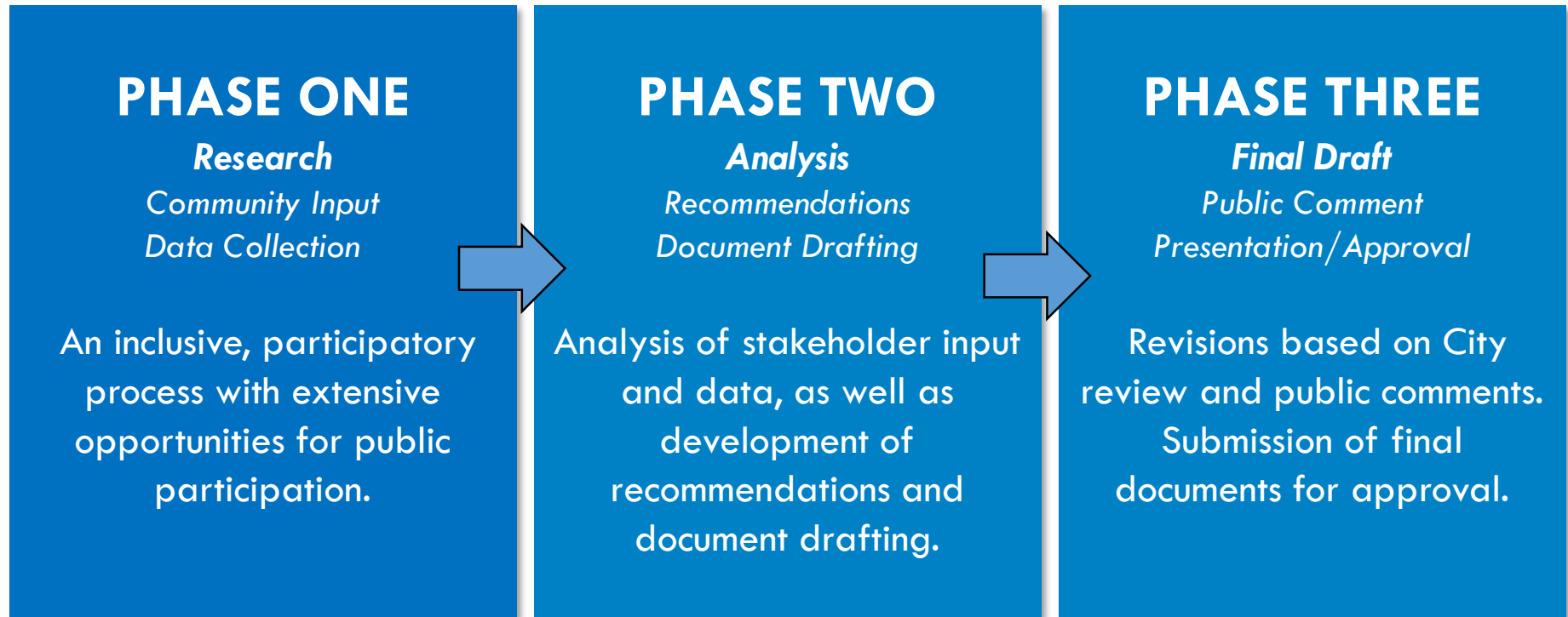


Analysis of Impediments to Fair Housing Choice

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



Planning Process



Consolidated Plan

Public Input

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

2019-2024 Community Development Priorities

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

2019-2020 Projects

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

Analysis of Impediments to Fair Housing Choice

A Fair Housing Impediment is..

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

Fair Housing Impediments

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

City of Gainesville Draft Consolidated Plan and Fair Housing Study

June 2019



CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 6/6/2019

Presenter: Terri Kapetanis

Item of Business: Resolution: Records Management and Retention Schedule Update

Meeting Date: 6/13/2019

Purpose of Request:

Update the City of Gainesville's existing Records Retention Schedule so that it is consistent with the most current retention schedule available from the State of Georgia Department of Archives.

History/Background:

The City of Gainesville's Records Retention Schedule was last updated in 2013. The State of Georgia Department of Archives updated the Local Government Record Retention Schedules in 2016, and the Judicial Branch Retention Schedule for Municipal Courts in 2018.

Facts & Issues for Consideration:

O.C.G.A 50-18-99 requires all local governments to have a records management plan, and as such, staff recommends adopting the 2019 Records Retention Schedule which is consistent with the State of Georgia Retention Schedules for the Local Government and Judicial Branch for Municipal Courts.

Department Recommendation:

Approval of the resolution.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

No

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Records Management and Retention Schedule Update	Resolution
☐ 2019 Records Retention Schedule Update	Attachments/Exhibits

RESOLUTION BR-2019 - ____

RECORDS MANAGEMENT AND RECORDS RETENTION SCHEDULE UPDATE

WHEREAS, O.C.G.A. § 50-18-99 requires all local governments to have a records management plan; and

WHEREAS, the City of Gainesville's records management plan shall include (1) identification of the person who will coordinate or perform the records management responsibilities of the City, (2) each retention schedule approved by the City's governing body, and (3) provisions for maintenance and security of the City's records; and

WHEREAS, the governing body adopted the City's last records retention schedule in 2013, and staff recognizes the need to revise the City's records retention schedule to be consistent with the most current retention schedule available from the State of Georgia Department of Archives, being the 2016 Local Government Record Retention Schedules and the 2018 Judicial Branch Retention Schedules as to Municipal Courts recommended by the Board of Regents of the University System of Georgia (collectively hereinafter the "State Guidelines"); and

WHEREAS, the City wishes to further define its record management plan and to adopt an updated records retention schedule.

NOW, THEREFORE, BE IT RESOLVED THAT, the City Manager or his/her designee shall be the person to coordinate and perform the records management responsibilities of the City; and

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville rescinds Resolution BR-2013-30 and adopts the State Guidelines, and attaches hereto pertinent parts of the State Guidelines, more tailored to the City's needs, to assist the departments of the City in the utilization of the State Guidelines; and

BE IT FURTHER RESOLVED THAT no public record shall be destroyed except as provided in the approved State Guidelines, and that retained public records shall be stored by each department in a secure manner and as directed by the City Manager or his/her designee hereunder; and

BE IT FURTHER RESOLVED THAT the State Guidelines shall be implemented and become effective on July 1, 2019.

Adopted this ____ day of _____, 2019.

C. Danny Dunagan, Jr., Mayor

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

ATTEST:

Denise O. Jordan, City Clerk

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

ALL CITY DEPARTMENTS

Number	Record Title	Description	Retention	Legal Citation
2019-001	Accounting Records	Records include: accounts payable files; accounts receivable files; bank statements; cancelled checks; vouchers, and EFTS; cash balances and reconciliations; Bank Loans; Credit card records; Collection Records; cost accounting records; deposit slips and reconciliations; invoices; journal entries (journal vouchers); outstanding obligations; payment schedules; purchase orders; receipts; returned checks; reconciliations; refund/disbursement requests; moving expenses; agency paid individual memberships and activities in professional organizations; registration fees; and travel authorization and reimbursement records	5 years	LG-08-001
2019-002	Acquisition Records	Records documenting the purchase of real property by an agency; does not include deeds or titles	5 years after project completion	LG-18-001
2019-003	Ad Hoc Narrative Reports	Ad Hoc Narrative Reports that describe agency functions and activities	10 years	LG-01-005
2019-004	Administrative Permits	Permits issued for activities, minor actions, or temporary situations that have little risk for long term impact. Ex. Yard sale, dumpster, special events, tents, road closures, temporary sign permits, etc.	1 year after expiration of permit	LG-15-001
2019-005	Annual Reports	Annual reports that describe agency functions and activities.	Permanent	LG-01-004
2019-006	Attorney Case Files	Documents the work of the agency legal counsel in advising and representing a local government	6 years after settlement of case	LG-11-001
2019-007	Attorney's Opinions	Interpretations of the law and an agency's compliance with the law	Permanent	LG-11-002
2019-008	Audio and Video Recordings of Official Meetings	Audio and video recordings of Council Meetings used for the preparation of written minutes.	90 days after minutes are prepared and verified	LG-01-006

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-009	Bids and Competitive Selection Records	Records documenting quotes by vendors to supply products or services to an agency	(LG-08-005A) Capital Improvements Projects 11 years; (LG-08-005B) All Other Records; 7 years	LG-08-005A LG-08-005B
2019-010	Business Continuity Plans	Business recovery plans for man-made and natural disasters	5 years until superseded or updated	LG-20-002
2019-011	Calendars, Mailing Lists, Reference Files	Desk calendars and other scheduling media, not including Court Calendars, also ancillary lists and notes for reference	Retain for useful life	LG-02-001
2019-012	Capital Construction Project Records	Provide a record of the planning, administration and implementation of capital construction projects, includes project descriptions and requirements, bid records, plan reviews, project schedules, contract changes, consultant contracts, and budget	11 years after completion of project	LG-18-005
2019-013	Certificate of Proof of Insurance	Certificate of Liability Insurance for contractors	7 years after contract expires	LG-01-007
2019-014	Certified Mail, Telephone and Fax Machine Contact Logs	Receipt books containing record of certified mail sent out, logs of telephone calls and messages and fax transmissions	Retain for useful life	LG-02-002
2019-015	Contracts and Agreements	Records documenting services and products provided to the city for a specified cost and period of time	(LG-08-010A) Capital Improvement Projects: 10 years after expiration; (LG-08-010B) Other Contracts: 7 years after expiration	LG-08-010A LG-08-010B
2019-016	Correspondence, Administrative	This series includes communications that document formal decisions regarding significant matters	Permanent	LG-01-011

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-017	Correspondence, General (<i>excludes Elections</i>)	This series includes correspondence that documents formal decisions regarding routine matters. If correspondence is related to records like contracts, bid selections, and the like where the retention is longer than five years but it would not be appropriate to keep permanent then the correspondence should be filed with the corresponding record.	5 years	LG-01-012
2019-018	Correspondence, Transitory	This series includes records and communications received or sent that do not document decisions regarding significant matters	Retain for useful life	LG-01-013
2019-019	Daily/Monthly/Activity Reports	Records of daily/monthly/activities	2 years	LG-01-016
2019-020	Data Input Forms	Any type of forms used to collect information for input into electronic form	Destroy upon verification/audit of data entry	
2019-021	DCA Mandated Surveys	Surveys required by the Department of Community Affairs; includes, but is not limited to Solid Waste Management Survey and Full Cost Report, Report of Local Government Finances, Independent Authority Bonded Indebtedness Form, Wage and Salary Survey, and Government Management Indicators Survey.	5 years	LG-01-017
2019-022	Deeds, Right of Way	Records authorizing use of land for road widening or public works. All deeds should be recorded at the Hall County Deeds and Records	Permanent	JB-059
2019-023	Deeds, Security	Deeds to properties on which an agency hold the second mortgage. All deeds should be recorded at the Hall County Deeds and Records	5 years after final payment	JB-060
2019-024	Depreciation Schedules	Records documenting useful life and depreciation of agency-owned equipment and property, usually for insurance purposes	4 years	LG-08-011
2019-025	Destruction Records	Records Documenting the destruction of agency records	7 years	LG-21-003

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-026	Easements	Records documenting the granting of access by a property owner to a local government to run wiring, water or sewage pipes, and other public works (or other reasons)	Permanent	LG-01-019
2019-027	e-Certified Mail and Return Receipts	Technology implemented to replace the "Green Card" certified mail receipts	1 year, retain with corresponding documentation	LG-01-018
2019-028	E-mail Administrative Support	Text documents which are created, stored and delivered in an electronic format, email is a communicative tool equivalent to paper, microfilm, etc, in status, retention of email is decided by the CONTENT not format of the record Administrative Support Definition: Messages of a facilitative nature created or received in the course of administering programs; examples- correspondence, daily/weekly activity reports, appointments	Identify subject and/or functional content then consult common schedules to find record title and apply assigned retention period	
2019-029	E-mail Transitory	Text documents which are created, stored and delivered in an electronic format, email is a communicative tool equivalent to paper, microfilm, etc., in status, retention of email is decided by the CONTENT not format of the record Transitory Definition: Message of short term interest with no documentary or evidential value; examples - routine requests for publications, transmittal letters, agency events notices (holidays, parties, charitable campaigns)	Retain for Useful Life	
2019-030	E-mails, Policy and Procedures	Text documents which are created, stored and delivered in an electronic format, email is a communicative tool equivalent to paper, microfilm, etc., in status, retention of email is decided by the CONTENT not format of the record. Policy & Procedure Definition: Messages documenting the formulations and adoption of policies and procedures and the management of agency programs or functions; examples - case files management, constituent correspondence, periodic reports, budget documents	Identify functional content (financial, administrative, etc) and consult- relevant common schedules	

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-031	Emergency Preparedness Plans	Business recovery plan for man-made and natural disasters	5 years after superseded	LG-01-020
2019-032	Employee Parking Records	Records documenting employee parking permit applications, card and permits	5 years after expiration of permit or is superseded or separation of employee from the agency, whichever is longer	LG-016-017
2019-033	Employee Personnel Files (Full Time, Part Time, Temporary)	Records documenting an employee's work history with the agency, generally maintained as a case file; includes records of continuing education, performance evaluations, disciplinary actions, and background checks.	7 years after separation	LG-16-018
2019-034	Equipment and Vehicle Purchases	Records documenting the purchase of agency-owned vehicles and equipment	5 years after disposition of equipment	LG-18-006
2019-035	Facility Inspection Files and Reports	Records documenting inspection of facilities to comply with standards, rules and codes affecting health and safety of the occupants; includes security and safety inspections	(LG-18-008A) Building Age 0-8 years: 11 years; (LG-18-008B) Building Age 9-up year: 3 years	LG-18-008A LG-18-008B
2019-036	Facility/Building Security Records	Records documenting security measures and procedures	5 years	LG-18-009
2019-037	Federal & State Grant Final Reports	Final narrative summary submitted according to requirements of the funding agency	5 years after final closeout	LG-01-023
2019-038	Federal and State Grant Project Files - Education Agencies and Non Education Agencies	Records documenting grants from federal and state agencies	3 years after submissions of final report or denial of application	LG-08-012
2019-039	Federal Property Records	Records documenting the loan or lease of federal government equipment	7 years after expiration of contract or dispose of equipment	LG-18-010

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-040	Government Equipment Lease Records	Records documenting the lease of government equipment (federal or state) by local governments	7 years after expiration of lease	LG-18-013
2019-041	Indexes	Provide a ready reference or pointer into a larger set of records	Retain until destruction of indexed set of records	LG-02-003
2019-042	Intern/Volunteer Program Records	This series documents the activities and administration of an agency's intern/volunteer program. Records may include: volunteer hour statistics; volunteer program publicity records; insurance requirement information; and inactive volunteer files containing applications and conditions of volunteer service forms	(LG-16-045A) Individual Intern/Volunteer Files: 3 years after separation (LG-16-045B) All Other Records: 3 years	LG-16-045A LG-16-045B
2019-043	Inventories, Agency	Current listings of records created and maintained by an agency	Retain until superseded	LG-21-004
2019-044	Leasing and Rental Records	Records documenting the leasing or renting of land, buildings, or facilities. Executed document to be retained by City Clerk's Office	7 years after expiration (or termination) of contract	LG-18-016
2019-045	Litigation Files	Records documenting the review, evaluation and decision in court suits	10 years after disposition	
2019-046	Maintenance Records, Capital Equipment and Technology	Includes purchase orders, warranties, operating manuals, service contracts, and service logs for maintenance of agency-owned equipment and vehicles	5 years after disposition of equipment	LG-18-007
2019-047	Maintenance Schedules	Schedules for maintenance of agency-owned equipment and vehicles	5 years	LG-18-017
2019-048	Maintenance Work Orders	Records documenting routine maintenance on facilities and property	5 years	LG-18-018
2019-049	Maps and Plats	Maps and plats used for reference purposes	Retain for useful life	
2019-050	Meeting Agendas, Minutes and packets	Records documenting proposed and executed proceedings of agency meetings	Minutes and approved attachments: Permanent; All other records: 5 years	LG-01-002A

**CITY OF GAINESVILLE
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2019-051	Meeting Notices	Official notification of the time and place of regular and special meetings	5 years	LG-01-026
2019-052	Milestone Event Record	Speeches and records documenting events marking a milestone in the local government	Permanent	LG-01-041
2019-053	News Clippings and Scrapbooks	Copies of news articles and photos maintained by the agency as a historical record of activities	(LG-02-004A) Scrapbooks: Permanent; (LG-02-004B) Newspaper Clippings Retain for useful life	LG-02-004A LG-02-004B
2019-054	Note Files	Written notes taken during meetings to be used in preparation of meeting minutes	90 days after minutes are prepared and verified	
2019-055	Petitions	Signatures of local residents requesting action by an agency on a specific issue	5 years	LG-01-028
2019-056	Photographs or Videos - Other	With no historical significance	Retain for useful life	LG-01-031
2019-057	Photographs or Videos for Maintenance or Project Records	Pictures collected by public works, parks and community development departments during the course of performing and/or documenting routine work and maintenance	5 years	LG-01-030
2019-058	Photographs or Videos of Historical Significance	Aerial and other photographs of city property and functions	Permanent	LG-01-029
2019-059	Policies and Procedures	Standard operating practice for business processes	Permanent Retain 1 copy	LG-01-032
2019-060	Printing Service Files	Includes printing requests, cost estimates, mock-ups, proofs, and printing plates	Retain for useful life	LG-01-033
2019-061	Project or Grant Applications	Applications for awards, grants, projects, et cetera	2 years, if not awarded. Otherwise 7 years after completion or award	LG-01-034A LG-01-034B
2019-062	Property and Equipment Inventories	Listings of agency-owned property and equipment	5 years	LG-18-021

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-063	Property Disposition Requests (Surplus Property Records)	Documents requests for change in status of city owned property	5 years	LG-18-020
2019-064	Publications	Newsletters, handbooks, pamphlets, and brochures published by the agency	Permanent Retain 1 copy	LG-01-035
2019-065	Real Property Ownership Records	Deeds and supporting documentation for land owned by an agency. All deeds should be recorded at the Hall County Deeds and Records	11 years after the year in which the property was sold or transferred	LG-18-022
2019-066	Receipts of Responsibility	Records documenting property temporarily in use or possession of an employee	Retain until return of item to property manager or 5 years, whichever is longer	LG-18-023
2019-067	Records Transmittal Records	Records documenting the transfer of agency records into the custody of a records center facility.	5 years after disposition of transferred records	LG-21-011
2019-068	Reference Requests	Reference pull sheets documenting the retrieval of records from a records storage facility.	5 years	LG-21-012
2019-069	Reports - Periodic	Quarterly and other narrative reports (not annual) that describes agency functions and activities	3 years	LG-01-037
2019-070	Request for Leave Forms	Records documenting employee's hourly, daily and weekly leave schedules	3 years	LG-16-031
2019-071	Restricted Area/Access Authorization Identification Records	Documents the issuance of Security/Access badges to staff	5 years after employees separation from service	LG-18-024
2019-072	Right of Way Agreements	Agreements with property owners specifying the terms of access to property for public works purposes.	Permanent	LG-01-039
2019-073	Security and Surveillance (Static) Video	Security Video: building or departmental video that monitors activities or traffic of a department or building. Surveillance (Static) Video: digital or analog video recordings and images from agency security systems. This series also includes digital or audio voice recordings of radio or telephone communications.	(LG-19-079A) Known Incident/Accident: Retain until settlement of claims; (LG-19-079B) No known incident/accident: 30 days	LG-19-079A LG-19-079B

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-074	Social Media Postings	Information posted on social network sites Examples: Facebook, MySpace, twitter, etc.	Identify subject and/or functional content then consult common schedules to find record title and apply assigned retention period	
2019-075	Space Planning/Design Management Project Files	Evaluation and design of office space for local government agencies	3 years after project completion	LG-18-025
2019-076	Special Event Records	Speeches and records that reflect special events held or approved by the city. E.g. parades, art shows, auto shows, craft show, holiday events.	5 years after the event	LG-01-040
2019-077	Street Address Lists	Listings of streets and house numbers	Retain for useful life	LG-03-008
2019-078	Training records	Records documenting attendance and course content for required continuing education training, excluding law enforcement.	5 years	LG-16-041
2019-079	Vehicle and Equipment Maintenance	Records documenting routine maintenance on vehicles and equipment (does not include school bus maintenance)	5 years after the vehicle is sold or replaced	LG-18-029
2019-080	Vehicle Use and Authorizations & Requests	Records documenting permission of employees to use their private automobiles for official business and receive reimbursement for mileage	5 years	LG-18-034
2019-081	Visitors Logs and Sign-In Sheets	Sign-in forms or sheets generally located at an agency's reception desk to document visitors to the facility	2 years	LG-01-043
2019-082	Website Information	The website reflects Records stored elsewhere as the copy of record	Retain until superseded	LG-01-044
2019-083	Work - Time Schedules	Records documenting employee's daily and weekly work schedules.	4 years and settlement of all claims due	LG-14-016

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ADMINISTRATIVE SERVICES - HUMAN RESOURCES				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-084	Affirmative Action Audits and Annual Reports	Document agency response to federal program reviews, state compliance audits, annual reporting requirements, and internal audits.	3 years	LG-16-001
2019-085	Affirmative Action Policy	Records documenting an agency's compliance with the requirements of the Equal Employment Opportunity Commission	Permanent	LG-16-002
2019-086	Applications for Employment, Not Hired	Records documenting applications for job openings	2 years	LG-16-003
2019-087	Background Checks of Personnel	Financial and criminal background checks of new or potential employees	5 years	LG-16-005
2019-088	Cafeteria Plan (Flexible Benefits) Records	Records documenting salary reduction-type plans authorized by the Internal Revenue Service	6 years after termination of participation	LG-16-006
2019-089	Contracts, Employee	Service Contracts between an individual and government agency	7 years after expiration	LG-16-008

**CITY OF GAINESVILLE
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2019-090	Drug Testing Records	Records documenting the random drug testing of employees to include pre-employment, reasonable suspicion and post accident	Positives and Refusals - 5 years. Negatives and Cancelled Drug Tests and documents relating to the administration of alcohol and controlled substance testing programs - 2 years	LG-16-010A Positives and Refusals - 5 years. LG-16-010B - Negative and Cancelled Drug Tests and documents relating to the administration of alcohol and controlled substance testing programs - 2 years
2019-091	Employee Benefit Files	Records documenting employee benefits related information such as retirement plan agreement, medical/dental change forms, insurance enrollment forms, FMLA documents, etc.	7 years after separation	
2019-092	Employee Grievance Action Case Files, Resolved	Resolution of employee complaints against supervisor or other employees	2 years after the complaint is filed or the case is resolved	LG-16-013
2019-093	Employee Handbooks	Guidelines created to explain the internal operations and procedures of the agency to a new employee	60 years	LG-16-014
2019-094	Employee Medical Files, Toxic/Hazardous Substance Exposure	Documentation of employee exposure to hazardous materials	30 years after separation	LG-16-016
2019-095	Employee Personnel Files (Full Time, Part Time, Temporary)	Records documenting an employee's work history with the city, generally maintained as a case file; including records of continuing education, performance evaluations, and disciplinary actions .	7 years after separation	LG-16-018
2019-096	Employment Eligibility Verification Records	I-9 Forms	3 years after date of hire or 1 year after separation, whichever is longer	LG-16-021

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-097	Equal Employment Opportunity Commission (EEOC) Complaints	Records documenting charges of discrimination filed against the city	2 years or until final disposition of the charge or action	LG-16-022
2019-098	Equal Employment Opportunity Commission (EEOC) Reports	Reports classifying employees by race and gender that document compliance with EEOC rules	3 years	LG-16-023
2019-099	Group Health Insurance Policies	Group Insurance policies held by a local government as part of the employee benefits program	10 years after expired	LG-16-026
2019-100	HIPAA/HITECH Records	These records include the policies and procedures implemented by agencies to comply with HIPAA/HITECH regulations	6 years after superseded	LG-14-009
2019-101	Wage and Rate Tables	Records utilized to calculate straight time and overtime work schedules.	2 years	LG-14-013
2019-102	Position Classification Materials	Records documenting job requirements, description and salary range	4 years after position is reclassified	LG-16-034
2019-103	Pre-employment Assessments	Exams taken by those applying for positions with a local government	2 years	LG-16-035
2019-104	Promotional Assessments	Exams and other documents pertaining to a promotional assessment	3 years	
2019-105	Statement of Employment not covered by Social Security - RPA Terminated Employee	Form SSA 1945 regarding Windfall Elimination Provisions and Government Pension Offset Provisions (Human Resources)	7 years after separation	

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2019 RETENTION SCHEDULE**

ADMINISTRATIVE SERVICES - INFORMATION TECHNOLOGIES				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-106	Computer Inventory Records	Records documenting the assignment of a specific computer to an individual as well as an inventory of the software licensed for that computer; also may include IP address or mailbox assignment to the individual	4 years after computer removed from service or staff leaves agency	LG-10-001
2019-107	Computer System Documentation	Hardware and software manuals, warranties, and program coding	5 years and migration of all permanent records to new system	LG-10-002
2019-108	Computer System Documentation, Management, and Maintenance Records	Records documenting the addition, modification, maintenance, and removal of software and/or hardware from an agency's computer system. Records may include: computer equipment inventories; hardware performance reports; component maintenance records; system backup reports; backup tape inventories; system overviews; operations logs; job listings; system development logs; system specifications and changes; conversion notes; dataset logs; dataset inventories; dataset record layouts; hard copies of tables; data dictionaries; programming logs; program specifications and changes; record layouts; user views; control program table documentation; program listings; instruction manuals; software purchase records; software inventories; and licenses.	Computer Equipment Inventories: 4 years after surplussed and all audit requirements have been met; Records related to backup: Retain for 2 backup cycles; All other records: Life of system, software, or component and all audit requirements have been met.	GASC-04-001 & GA Retention Schedule 0472-10-001
2019-109	Employee Identification Card Records	Records documenting the issuance of employee identification cards and security access cards	5 years after card has been recalled	LG-16-15
2019-110	Equipment and Network Usage Documentation	Policies and procedures for appropriate use of agency equipment and software	4 years after superseded	LG-10-003
2019-111	Equipment Records	Include purchase orders, warranties, operation manuals and service contracts for all computer hardware and software	Life of equipment	LG-10-004
2019-112	System Architecture Documents and Wiring Schemes	Records documenting the location of wiring and the design of the overall agency network environment	3 years after obsolete or replaced	LG-10-006

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ADMINISTRATIVE SERVICES - MUNICIPAL COURT				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-113	Arrest Warrants, Executed	Summons for an individual who has not appeared in court for sentencing	Executed-3 years after court appearance	JB-090
2019-114	Arrest Warrants, Open	Summons for an individual who has or has not appeared in court for sentencing	15 years	JB-091
2019-115	Arrest Warrants, Recalled	Those summons later recalled by the issuing court	2 years	LG-019-012
2019-116	Cash Bond Docket	Records of bonds made on individual's charges with criminal offenses	5 years	LG-19-017
2019-117	Cash Bond List	List of offenses under the court's jurisdiction and bond amount set for each offense	3 years after superseded	JB-093
2019-118	Cash Bond Receipts	Records documenting the receipt and disbursement of cash bonds posted for criminal offenses	10 years after year record was created	LG-19-018
2019-119	Cash Bonds, Forfeited	Records documenting the remittance of forfeited cash bond to the city	3 years	LG-19-019
2019-120	Citation Books Blank / Voided	Voided citation books no longer used by officers	Until no longer useful	
2019-121	Citation Intake List	List of citations received from public safety officers by the court	1 year	JB-094
2019-122	Court Calendar	Documents relating to list of matters to be heard, dates and styles of cases (99-0012)	1 year	JB-095
2019-123	DDS Electronic Transfer	List of convictions and failures to appear transferred to DDS	7 years	JB-097
2019-124	Dismissed Misdemeanor and Misdemeanor Traffic Case Files	Documents relating to the investigation and prosecution of misdemeanor and traffic offenses under Ga. Law and alleged violations of city ordinance which are brought against an individual	3 years after closure	JB-098
2019-125	DUI Case Files	Documents that support, refer, or reflect to the adjudication of a DUI case.	10 years after disposition	JB-099

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2019-126	DUI Notices/Photos	Notice of conviction of second and subsequent DUI sent to local newspaper	10 years	JB-100
2019-127	DUI Shoplifting Citations	Closed DUI and shoplifting cases with supporting documents	10 years	
2019-128	FIFA (Fieri Facias) Records	Documents relating to serving of Fi.Fa. Papers by the sheriffs	7 years whether entered on GED or not	LG-19-036
2019-129	GCIC/NCIC Printouts	Driver and Criminal Histories printed for use by prosecutor and judge	Until file closure	JB-101
2019-130	Jail List	List received showing defendants incarcerated from public safety of jail	1 year	JB-102
2019-131	Misdemeanor Case Files, Traffic Court	Court adjudication of misdemeanor traffic citations issued by authorized public safety officers and documents specific to the case	7 years after disposition	JB-103
2019-132	Misdemeanor Court Records-Case Files	Documents supporting the adjudication of a case	10 years after disposition	JB-104
2019-133	Misdemeanor Traffic Offenses Transferred to Another Jurisdiction	Citations, accusations and summons transferred to higher court for jury trial or another court of jurisdiction	7 years after appearance in court	JB-105
2019-134	Probation Records	Official records pursuant to an individual's probationary status, including probation officer, probationary conditions, and length of term	7 years	JB-107
2019-135	Subpoena Logs, Officer	Documents summons of a public safety officer to appear during a court trial	3 years after disposition of case	LG-19-081
2019-136	Terms of Court	Quarterly Report of opening and closing the court Terms	7 years	JB-111
2019-137	Uniform Traffic Citations, Summons, Accusations and Warnings	Documents relating to traffic violations	2 years	LG-19-086
2019-138	Writ of Habeas Corpus	The writ of habeas corpus is an extraordinary remedy because it gives a court the power to release a prisoner after the prisoner has been processed through the criminal justice system, with all its procedural safeguards and appeals	7 years	JB-112

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ADMINISTRATIVE SERVICES - PAYROLL				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-139	Annual Payroll Earnings Reports	Summary of employees' payroll earnings for a calendar and/or fiscal year, including deductions (Year End Reports)	50 years after the tax year in which the records were created	LG-14-001
2019-140	Deduction Authorizations	Records documenting an individual employee's authorization to withhold taxes to allow direct deposits and other deductions from the employee's pay	4 years after the end of the fiscal year	LG-14-003
2019-141	Deduction Records	Records documenting taxes; retirement contributions; as well as deductions for insurance; bank accounts, garnishments, or cafeteria plans that are withheld from the pay of individual employees (PREDIT, ACH, Voluntary, 457 Retirement)	4 years after the date the tax becomes due or the tax is paid, whichever is later	O.C.G.A. 48-7-111; 26 CFR 31.6001-1
2019-142	Direct Deposit Records	Including blank checks used to establish direct deposit of employee's paycheck.	1 year	LG-14-004
2019-143	Employee Retirement Contribution Report	Documents relating to participation in an agency supported retirement program	6 years	LG-14-005
2019-144	Family Medical Leave Act (FMLA) Compliance Records	All records pertaining to FMLA's leave requirements, including dates and hours of FMLA leave; copies of employer notices; documents describing premium payments; employee benefits; and records of disputes over FMLA benefits.	3 years	LG-14-007
2019-145	Family Medical Leave Case Files	Records documenting extended absence from work by an employee under provisions of the Family Medical Leave Act.	3 years after separation	LG-16-024
2019-146	Garnishments	Records documenting the withholding of funds from an employee's wages at the request of the courts or a state agency	4 years after release from garnishment	LG-14-008
2019-147	Leave Donation Records	Records documenting the donation of leave by employees to assist an individual who must be absent from work for an extended period of time due to illness.	1 year after leave used	LG-16-030

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2019-148	Leave Records	Records documenting hours worked, sick leave donations, leave earned and leave taken; does not include final leave status (Leave Accruals and Adjustments).	3 years	LG-16-031
2019-149	Leave Status, Final	Records documenting cumulative leave held by an individual employee.	50 years	LG-16-032
2019-150	Periodic Tax Reports	Records documenting taxable and non-taxable income of an agency	4 years	LG-14-010
2019-151	Salary and Wage Records	Pre-payroll reports, monthly payroll check registers, monthly fund distribution reports, and payroll action forms (Pay Dist, G/L Info, Ck Regs.)	4 years after the end of the fiscal year	LG 14-011
2019-152	Short/Long Term Disability Leave Files, Non-FMLA	Records documenting extended absence from work by an employee; non-FMLA	3 years	LG-16-040
2019-153	Timesheets	Includes employee's name, department, hours worked, compensation time, vacation and overtime hours, deductions, salary rate and net pay. May be compiled manually or by computer	2 years	29 CFR 516.6
2019-154	Unclaimed Pay Checks	Checks that remain unclaimed by employees	1 year	LG-14-012
2019-155	Unemployment Compensation Records	Documentation related to employee claims for unemployment compensation	5 years after the end of the fiscal year in which the transaction occurred	LG-16-043
2019-156	Wage and Tax Statements	Any information return used to report wages paid to employees and taxes withheld from them. Includes W-2	4 years	LG-14-014
2019-157	Withholding Allowance Certificates (W-4 Forms)	Federal forms completed by an individual employee to establish the amount of taxes withheld from wages	4 years	LG-14-015

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ADMINISTRATIVE SERVICES - RETIREMENT PLAN A				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-158	1999 Plan Study (Including Section 218 Agreement)	Study to determine positions subject to the provisions of the 1953 Social Security Agreement	Permanent	
2019-159	Actuarial Valuation Data - Active Employees	Fiscal year end spreadsheet of all active/terminated employees with employee contributions in the Plan containing information necessary to compile valuation report	Permanent	
2019-160	Actuarial Valuation Data - Retirees	Fiscal year end spreadsheet of all retirees (early, normal and disability) and vested terminations containing information necessary to compile valuation report	Permanent	
2019-161	Actuarial Valuation Reports	Fiscal year end reports determining whether the assets and contributions are sufficient to provide the benefit which includes a list of significant issues and a summary of the results	Permanent	
2019-162	Authorization Checklist/Signature Card	List of custodial services and employees authorized to approve said services with authorized signature	7 years after authorization expires	
2019-163	Contractual Agreements	Original contracts with actuarial firm, consultant, custodian and other service providers	7 years after expiration	
2019-164	Contribution Distribution Reports from Custodian	Record of actual distribution or rollover of contributions upon employee termination (Accounting)	50 Years	
2019-165	Election Records	Documentation of employee election of Board Members which includes election schedule, nomination forms, list of candidates, list of eligible voters results and other correspondence <i>See Election Page</i>	See CMO-Election Schedule for details	Section 07- See CMO-Election Schedule for Citation
2019-166	Employee Contributions (Electronic Version)	Biweekly record of employee/employer contribution to-date reports	6 Years	LG-14-005
2019-167	Employee Retirement Contribution Reports	Documents relating to participation in an agency-supported retirement program	6 years	LG-14-005
2019-168	Employee Retirement Plan, Plan B	Copies of pension plans, both current and past, summarizing benefit and eligibility criteria	60 years	LG-16-019

CITY OF GAINESVILLE
2019 RETENTION SCHEDULE

2019-169	Employee Retirement Plans	Copies of pension plans, both current and past, summarizing benefit and eligibility criteria	60 Years	LG-16-019
2019-170	Employee Retirement Records	Records including declaration of beneficiary, requests for retirement, insurance authorizations, correspondence, election of options forms, and other related materials	7 years after benefits cease to be paid	LG-16-020
2019-171	Investment Policy	The Plan's investment guidelines and objectives	Permanent	
2019-172	Investment Reports - Fiscal Year End	Reports from investment managers handling RPA monies	7 Years	
2019-173	Investment Reports - Monthly/Quarterly	Reports from investment managers handling RPA monies	One year after Fiscal year end report is received	
2019-174	IRS Determination Letter Records	Correspondence documenting compliance with IRS requirements	Permanent	
2019-175	Monthly Pension Statements - Retirement (same as Bank Statements)	Periodic computations of deposits and credits to bank account (Finance)	Permanent	
2019-176	Post Employment Benefit Election Forms - RPA Retiree (Includes retiree folders)	Original requests for retirement benefits, benefit calculations, distribution forms, insurance authorizations, and other related materials	Permanent	
2019-177	Post Employment Benefit Election Forms - RPA Terminated Employee	Distribution forms, insurance authorizations, and other related materials <i>See Payroll File or RPA Meeting Agenda File</i>	7 Years after termination	
2019-178	Professional Membership Records	Georgia Association of Public Pension Trustees (GAPPT) Membership and conference attendance records	5 years	LG-08-001
2019-179	Publications	Newsletters regarding the Plan	Permanent, Retain 1 Copy	LG-01-035
2019-180	Retirement System Transaction Reports	Status of individual pension accounts including interest, contributions, and withdrawals.	10 years after fiscal year in which the record was created	LG-16-037
2019-181	Retirement Incentive Program Records	Records documenting employees who elect for early retirement under government-offered incentive programs.	6 years	LG-16-036
2019-182	Statement of Employment not covered by Social Security - RPA Retiree	Form SSA 1945 regarding Windfall Elimination Provisions and Government Pension Offset Provisions (Retiree File in Human Resources)	7 years after death of retiree	

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ADMINISTRATIVE SERVICES - RISK MANAGEMENT				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-183	Accident Reports	Reports of accidents involving-City-Owned Vehicles	7 years	LG-01-001
2019-184	Accident Review Panel (ARP) Files	Records documenting accidents that are reviewed by the panel	7 years	
2019-185	Crisis or Disaster Records	Records documenting events and damages to agency property due to storms, riots, fires, drought, floods, and other acts affecting the citizens or agency facilities, may include photos, logs, reports, notes and correspondence	5 years	LG-01-014
2019-186	Hazardous Materials Exposure Records	Records monitoring the exposure to hazardous materials by employees	30 years after separation	LG-16-027
2019-187	Insurance Claims	Records documenting the administration of a government operated insurance program	5 years	LG-16-028
2019-188	Insurance Claims Documentation	Insurance claims records documenting accidents, property damage, or other incidents involving government owned vehicles or contractors.	5 years after settlement	LG-08-016
2019-189	Insurance Fund Claims	Records documenting requests for payment of insurance claims	5 years after claim is paid or denied	LG-18-014
2019-190	Insurance Policies	Records documenting insurance purchase for agency facilities or of membership in risk management cooperatives	7 years after expiration of policy or membership	LG-18-015
2019-191	Training Records	Records documenting attendance and course content for required continuing education training, excluding law enforcement.	5 years	LG-16-41
2019-192	Vehicle Accident Reports	Records documenting damage to agency-owned vehicles	5 years	LG-18-027
2019-193	Workers' Compensation Claims or Employee Accident Claims, Accident Reports	Records documenting employee accidents, injuries, and medical claims; settlement of all claims	4 years	LG-16-046

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CITY MANAGER'S OFFICE				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-194	City Charter	Includes the constitution and by-laws of an incorporated city, and all City Charter amendments.	Permanent	LG-01-008
2019-195	Franchise Records	Records documenting franchises granted to utility companies or other organizations allowing them to provide services to local residents	7 years after superseded	LG-08-014
2019-196	Legal Organ Designation	Declaring the local paper as the Official Organ	7 years	JB-110
2019-197	Minute Book Inserts	Items that are referenced in the minutes of council meeting (pre-1990)	Permanent	LG-01-002A
2019-198	Open Records Act Request and Correspondence	Inquiries from members of the public requesting access to information under the Georgia Open Records Act (O.C.G.A.50-18-70 et seq)	3 Years	LG-01-027
2019-199	Proclamations	Documentation honoring special events or persons as requested by City Council	5 years	LG-01-040
2019-200	Records Retention Schedules	Records retention schedules approved by resolution/ordinance; may be filed with other resolutions/ordinances	Permanent	LG-21-010
2019-201	Records Transmittal Records	Records documenting the transfer of agency records into the custody of a records center facility.	5 years after disposition of transferred records	LG-21-011
2019-202	Reference Requests	Reference pull sheets documenting the retrieval of records from a records storage facility.	5 years	LG-21-012
2019-203	Resolutions and Ordinances	Local Laws and actions adopted by the City Council	Permanent	LG-01-038

**CITY OF GAINESVILLE
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CITY MANAGER'S OFFICE - ELECTIONS				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-204	Absentee Ballot Records - Registrar	Absentee ballot applications	2 years	LG-07-001
2019-205	Absentee Voters Lists - Registrar	List of certified absentee voters	2 years	LG-07-002
2019-206	Appointment and Resignation Records	Records relating to the appointment and resignation of election officials	2 years	LG-07-003
2019-207	Appointment Files - Precinct Managers, Clerks and Voting Equipment Custodians	Oaths, lists, orders and correspondence relating to the appointment of Precinct Managers, Clerks, and Voting Equipment Custodians.	2 years	LG-07-004
2019-208	Appointment, Commissioning, and Resignation Papers of Registrars and Deputy Registrars	Certificates, appointments, notifications, resignations, oaths of office	2 years	LG-07-005
2019-209	Ballot Samples and Labels	Samples or facsimiles of ballots and ballot labels	2 years	LG-07-006
2019-210	Budget Estimates - Registrar	Records and working papers related to the cost estimates for holding an election	4 years	LG-07-007
2019-211	Budget Estimates - Superintendent	All records relating to election budgetary needs	4 years	LG-07-008
2019-212	Calls for Elections	Records relating to the calling of bond elections, special elections, nonpartisan primaries, and recall elections by a governing authority	2 years	LG-007-009
2019-213	Calls for Special Primary or Elections	Records related to the announcement of a special primary or election	2 years	LG-07-010
2019-214	Campaign Disclosure Violation/Complaint Records - Superintendents	Complaints received and reports submitted to State Ethics Commission	5 years	LG-07-011
2019-215	Campaign Financial Disclosure Reports - City Office/Referendums-Superintendents Copy	Financial Statements filed by Municipal Candidates and elected officials Disclosure reports for city offices and city referendums	5 years	

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-216	Campaign Financial Disclosure Reports Municipal Authority	Disclosure reports filed by municipal office candidates	5 years	LG-07-013
2019-217	Candidate Filing Papers	All records relating to qualifying of candidates	2 years	LG-07-014
2019-218	Certificates of Elections	Certifications of elected candidates	Permanent	LG-07-015
2019-219	Certification of Recall Petitions - Municipal Authority	Certificates from the elections superintendent regarding a recall petition	2 years	LG-07-016
2019-220	Certified Electors List - City Clerk	List of eligible voters	2 years	LG-07-017
2019-221	Challenge to Qualifications of Electors	Records relating to the challenge to the qualifications of electors	2 years after removal or rejection from list	LG-07-18
2019-222	Challenges to Qualification of Candidates	Complaints, petitions, correspondence relating to qualifications, challenges	2 years	LG-07-019
2019-223	Change of Polling Place	Records relating to changing polling places	2 years	LG-07-020
2019-224	Collection of Qualifying fees	Receipts, correspondence and transmittals regarding the collection of qualifying fees	2 years	LG-07-21
2019-225	Computing and Canvassing the Vote Records	All records related to the process of computing, tallying, and canvassing the vote	2 years	LG-07-022
2019-226	Contested Election/Primary Records	Records related to the resolving of a contested election or primary	2 years after resolution of dispute	LG-07-023
2019-227	Correspondence, Superintendent	All correspondence related to the general administration of the office	2 years	LG-07-024
2019-228	Court Orders for Opening Voting Machines	Records relating to the examination procedures for voting machines	2 years	LG-07-025
2019-229	Declaration of Intent to Accept Contributions-Superintendent	Declarations by candidates or their campaigns to accept contributions	5 years	LG-07-026
2019-230	Election Offenses	Superintendent's records relating to the investigation and/or prosecution of election offenses.	2 years after close of case	LG-07-027
2019-231	Election Returns (copies), Ballots and other Election Materials	Copies of election returns with election superintendent used and voided ballots, tally sheets, oaths and numbered lists of voters	2 years	LG-07-028
2019-232	Electors' Change of Residence Cards	Records relating to the change of address for electors	Retain last change of address	LG-07-034
2019-233	Electors List -Municipal Authority	Electors lists delivered from the County Board of Registrars	2 years	LG-07-029

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-234	Electors List Purchase Records - Registrar	Statements verifying that purchased copies of the electors list will not be used for commercial purposes	2 years	LG-07-030
2019-235	Electors Lists	List of all qualified electors for a given primary or election. This is the registrar's retained copy	5 years	LG-07-031
2019-236	Electors Lists Receipts - Registrar	Receipts for the delivery of electors lists	2 years	LG-07-032
2019-237	Electors Lists, Marked - Registrar	Marked copy of voter list	5 years	LG-07-033
2019-238	General and Consolidated Returns	Records related to consolidating voting results	2 years	LG-07-035
2019-239	List of Convicted Felons - Clerk of Superior Court	List of individuals who have been disenfranchised for a felony conviction	2 years	LG-07-036
2019-240	List of Deceased Individuals	Monthly list prepared by Vital Statistics and sent to the Voter Registrar	2 years	LG-07-038
2019-241	List of Disqualified Voters	List of voters who have been disqualified for mental incompetency	2 years	LG-07-037
2019-242	List of Persons Assisting Electors	Records documenting statutory compliance with providing assistance to electors	2 years	LG-07-039
2019-243	List of Persons Assisting Voters	Names of individuals who assisted voters	2 years	LG-07-040
2019-244	Nomination Petitions and Examination Files	Records relating to the examination of petitions	2 years after election or litigation; whichever is later	LG-07-041
2019-245	Notice of No Election	Notification of no Election	2 years	LG-07-042
2019-246	Notices of Qualifying Fees	Records relating to the establishment of qualifying fees	2 years	LG-07-043
2019-247	Oath of Assisted Electors - Registrar	Duplicate copy of oath administered to electors requiring voting assistance	2 years	LG-07-044
2019-248	Oath of Electors Needing Assistance	Records documenting assistance provided to qualified electors	2 years	LG-07-045
2019-249	Official List of Qualified Candidates, Constitutional Amendments, and Questions	Lists the names of all qualified political candidates, constitutional amendments, and other questions certified to be on the election ballot.	2 years	LG-07-046
2019-250	Poll Operation and Procedure Records	Records relating to the preparing, opening, operating, and closing of a polling location during election day.	2 years	LG-07-047

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-251	Polling Place Change Notices	Notices of polling place changes	2 years	LG-07-048
2019-252	Precinct Boundary Changes	All records relating to the change of precinct boundaries	Permanent	LG-07-049
2019-253	Precinct Boundary Files	All records relating to the change in precinct boundaries including but not limited to maps, plats, notifications, reports, correspondence, and minutes	Permanent	LG-07-050
2019-254	Publications of Qualifying fees for City Office	All records related to the fixing and publishing of qualifying fees for each city office	2 years	LG-07-051
2019-255	Qualification Fees	Records relating to the fixing and publication of qualification fees	2 years	LG-07-052
2019-256	Racial Breakdown of Electors	Registrar's retained copy of certified report submitted to the Secretary of State.	Permanent	LG-07-053
2019-257	Recall of Elected Officials	Records relating to the recall process of elected officials	2 years	LG-07-054
2019-258	Recount Records	All records related to recounting or recanvassing the votes cast in an election.	2 years	LG-07-056
2019-259	Registration Cancellations	Records relating to the removal of names from electors list.	2 years	LG-07-057
2019-260	Registration Renewal Cards	Cards returned by electors requesting to remain registered.	2 years	LG-07-058
2019-261	Removal of Registrars for Cause	Complaints, notices, court orders, and related documents	2 years	LG-07-059
2019-262	Requests for Reimbursement of Precinct Boundary Change Cost	Requests to the Secretary of State for reimbursement boundary changes	2 years	LG-07-060
2019-263	Requests for Reimbursement of Precinct Boundary Change Cost - Municipal Authority	Requests to the Secretary of State for reimbursement boundary changes	2 years after reimbursement	LG-07-061
2019-264	Rules and Regulations - County Political Bodies	Rules and regulations governing the conduct of conventions for political parties operating in the county.	Permanent	LG-07-062
2019-265	Special Registration Drive Notices	Notices of voter registration locations and hours	2 years	LG-07-063
2019-266	Vote Count Discrepancies	Records relating to the reporting and resolving of count discrepancies	4 years	LG-07-064

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-267	Voter Registration Cards	Registration cards as required by law	Permanent for active status 2 years after deletion for inactive status	LG-07-065A LG-07-065B
2019-268	Voter Registration Correspondence	Records relating to the registration of voters	2 years	LG-07-066
2019-269	Voter Registration Maintenance Files	Records relating to the registered voters not required by law	2 years	LG-07-067
2019-270	Voters Certificates - Registrar	Certificates of persons who voted	2 years	LG-07-068
2019-271	Voting Machine Custodian/Vote Recorders Oaths	Oaths of voting machine custodians and records of the vote filed with the city/county clerk.	2 years	LG-07-069
2019-272	Voting Machine Petitions	Referendum records on the use of voting machines by municipal governments	2 years	LG-07-070
2019-273	Voting Machine/Vote Recorder Certificates	Certificates assuring that vote recorders and machines are in proper order	2 years	LG-07-071
2019-274	Voting Procedures Change Pre-Clearance Files - Municipal Authority	Records relating to obtaining pre-clearance approval from the U. S. Department of Justice	Permanent	
2019-275	Write-in Candidate Notifications	Records relating to qualifying as a write-in candidate for municipal office	2 years	LG-07-072

CITY OF GAINESVILLE
2019 RETENTION SCHEDULE

CITY MANAGER'S OFFICE - GEORGIA MOUNTAINS CENTER				
See All Departments Page for common records throughout the City				
Number	Record Title	Description	Retention	Legal Citation
2019-276	Event Files	Records documenting events occurring at the Georgia Mountain Center	2 years from date of event	LG-23-05

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

COMMUNICATIONS AND TOURISM				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-277	Audio recordings of Council Meetings	Digital or tape audio recording of council meeting	90 days	LG-01-006
2019-278	Convention Planning Records	Records documenting a local government's efforts to increase convention and tourism	5 years	LG-23-01
2019-279	Daily Broadcast Logs	Records documenting agency daily broadcast activities via radio or television	2 years	LG-01-015
2019-280	Reservations	Records documenting activities scheduled for tourist and convention facilities	2 years	LG-23-05
2019-281	TV18 Raw Video & Audio Data	Video and audio data recorded to be used within final programs	retain for useful life	

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

COMMUNITY AND ECONOMIC DEVELOPMENT - BUILDING INSPECTIONS				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-282	Administrative Permits	Permits issued for activities, minor actions, or temporary situations that have little risk for long term impact. Ex: yeard sale, dumpster, special events, tents, road closures, temporary sign permits, etc.	1 year after expiration of permit	LG-15-001
2019-283	Blueprints and Specifications, As-Built	Plans and specifications submitted by contractors when applying for building permits	(LG-03-001A) Exterior Drawings: Life of the Structure: (LG-03-001B) Interior Drawings: 10 years	LG-03-001A LG-03-001B
2019-284	Blueprints and specifications, Interim and Never Constructed	Plans and specifications submitted by contractors when applying for building permits; these buildings were never constructed or plans were altered prior to construction	1 year	LG-03-002
2019-285	Building Codes	Published Code books containing building standards and local changes	Permanent	LG-03-003
2019-286	Building Permit Applications and Permits	Applications from property owners to erect a new structure or make modifications to an existing structure; includes permits allowing construction	10 years	LG-15-007
2019-287	Certificates of Occupancy	Records documenting compliance with minimum standards required by the safety fire laws	Life of Building	LG-03-004
2019-288	Demolition Records	Records relating to the demolition and clearance of buildings deemed unfit for habitation	5 years	LG-03-005
2019-289	Electrical, Gas and Plumbing Permits	Permits to install or upgrade plumbing fixtures, gas connections, or electrical equipment	5 years	LG-15-011
2019-290	EPD Affidavits	Affidavit ensuring appropriate measures taken to abate an asbestos or lead during the demolition of structures	10 years	LG-15-012
2019-291	Excavation Permits	Permits to local contractors to excavate in proximity of utility lines	5 years	LG-15-013
2019-292	House Moving Applications	Records documenting the review and approval of permits to relocate houses	2 years	LG-15-015

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-293	Land Disturbance	Permits for land disturbing activities	Permanent	
2019-294	Photographs or Videos for Maintenance or Project Records	Pictures collected by public works, parks and community development departments during the course of performing and/or documenting routine work and maintenance	5 years	LG-01-030
2019-295	Record of Permits Issued	Listing of permits issued	2 years after permit expires.	LG-15-018
2019-296	Residential Blueprints	Residential Construction plans and specifications submitted by developers and builders as part of the permit process	10 years	LG-17-003
2019-297	Sewage Disposal System Inspection Reports	Records documenting the inspection of building sewage systems for compliance with building codes	2 years	LG-03-007
2019-298	Sign Permits	Applications and permits for permanent signage	3 years	LG-15-019
2019-299	Tall Structure - Cell Towers	Records documenting the construction of cell towers	20 years after dismantled	LG-17-004

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

COMMUNITY AND ECONOMIC DEVELOPMENT - CODE ENFORCEMENT				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-300	Code Violations	Any violations of the Code of Ordinances pertaining to property.	3 years	LG-01-009
2019-301	Complaint Reports - Formal Criminal & Administrative Complaint Reports	Incident Reports which document criminal & administrative investigations conducted under Code Enforcement.	5 years	
2019-302	Photographs or Videos for Maintenance or Project Records	Pictures collected by public works, parks and community development departments during the course of performing and/or documenting routine work and maintenance	5 years	LG-01-030
2019-303	Vacant Property Registration	Records documenting properties that have not been lawfully inhabited and show no evidence of habitation, as to comply with state/local government vacant property statutes.	2 years after superseded	LG-17-005

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

COMMUNITY AND ECONOMIC DEVELOPMENT - HOUSING AND NEIGHBORHOOD DEVELOPMENT				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-304	Acquisition Records	Records documenting the purchase of real property by an agency; does not include deeds or titles	5 years after project completion	LG-18-001
2019-305	Photographs or Videos for Maintenance or Project Records	Pictures collected by public works, parks and community development departments during the course of performing and/or documenting routine work and maintenance	5 years	LG-01-030
2019-306	Rehabilitation Applications	Applications from owners of substandard property for financial assistance to improve property	5 years after completion	LG-03-006
2019-307	Relocation Assistance Files	Records documenting financial assistance to individuals searching for new homes under the Community Development Program	5 years	LG-01-036

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

COMMUNITY AND ECONOMIC DEVELOPMENT - PLANNING AND ZONING				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-308	Annexation Files	Records documenting the addition and/or incorporation of land into an existing city or county area	Permanent	LG-01-003
2019-309	Annexation Preclearance Letters	Correspondence to/from the Department of Justice regarding preclearance of annexation ordinances. (Records held by Planning Department beginning January 1, 2008. Prior year records were held by the City Clerk's Office.)	Permanent	LG-01-003
2019-310	Historic Preservation Files	Records documenting preservation of local landmarks and buildings	Permanent	LG-01-024
2019-311	Land Disturbance	Permits for land disturbing activities	Permanent	
2019-312	Maps, plats, and drawings	Records documenting the location of roads, subdivisions, stormwater lines	Permanent	LG-01-025
2019-313	Planning Studies and Reports	Studies and reports completed by outside consultants and/or city planners	10 years after superseded	LG-17-001
2019-314	Zoning Board Appeals	Appeals of decisions of the Planning and Zoning Department	5 years	LG-17-006
2019-315	Zoning Change Requests	Requests from property owners for changes in the zoning of their property	Permanent	LG-17-007
2019-316	Zoning Litigation Files	Records documenting the review, evaluation, and decision in rezoning court suits.	6 years after litigation is complete	LG-17-008
2019-317	Zoning Ordinances	Records establishing property usage for commercial, residential, or agricultural purpose	Permanent	LG-17-009
2019-318	Zoning Variance Applications	Applications for an exception to a zoning regulations	Permanent	LG-17-010

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

COMMUNITY SERVICE CENTER - HALL AREA TRANSIT/GAINESVILLE CONNECTION				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-319	Bus Route Records	Records establishing the route of public transit buses to provide service to residents	10 years	LG-24-005
2019-320	Charter Bus Service Records	Records documenting the hiring of Hall Area Transit to provide services	3 years	
2019-321	Operations Reports	Record of individual bus operations maintained for management and statistical purposes	3 years	LG-24-008
2019-322	Revenue and Passenger Reports	Reports documenting ridership and revenue statistics for the transit system	5 years	LG-24-012
2019-323	Tire Mileage Reports	Reports documenting tire mileage of each transit vehicle	3 years	LG-24-014
2019-324	Transit Operations Reports	Periodic reports on performance of the transit system	3 years	LG-24-015

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

FINANCE				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-325	Audit Reports/Annual Financial Statements	Annual Reports of the accounts, income and liabilities of the city. Reports prepared by external auditors examining and verifying the agency's financial activities for a defined period of time.	Permanent	LG-08-002
2019-326	Bond Issues	Records relating to the financing of municipal projects through bonded indebtedness. Files usually include proposals, audits, correspondence, signed contracts pertaining to project for which bonds are issued and the original financial instruments or copies of them.	Until retirement plus 5 years	
2019-327	Budget Maintenance Records and Reports	Records documenting changes made in the agency's initial budget including change requests, request authorizations, funds transfers, and other records	6 years	LG-08-006
2019-328	Budget Request Records	Records documenting the preparation of a budget request package and reporting of the status of funds, requesting amendments of allotments, and reporting program performance	5 years after the end of the fiscal year	LG-08-007
2019-329	Budget, Final	Includes the final approved budget for the city	Permanent	LG-08-009
2019-330	Capital Improvement Bonds, Retired	Document the repayment of funds raised through bond issues	5 years	LG-08-004
2019-331	Contractor Payroll Records	Records submitted by contractors that reflect the time and/or work their employees did for the Local Government.	5 years after project completion	LG-14-002
2019-332	Cooperative Federal Programs Budget Preparation, Project and Allocation Records	Records used to develop, estimate, propose, and plan preliminary budget requests for cooperative state/federal programs and reflects the process by which annual budget allotments are distributed	5 years after the end of the fiscal year	LG-08-008

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-333	Depreciation Schedules	Records documenting useful life and depreciation of agency-owned equipment and property, usually for insurance purposes	4 years	LG-08-011
2019-334	Emergency Relief Grant Records	Records documenting eligibility for financial assistance following a natural or other type of disaster	Records documenting federal grant: 5 years after final close out; Other records: 3 years	LG-01-022A LG-01-022B
2019-335	Federal Revenue Sharing Records	Records documenting federal, state, county and municipal revenue-sharing, includes summaries, expenditures, and investments	5 years after submission of final report	LG-08-013
2019-336	Franchise Records	Records documenting franchises granted to utility companies or other organizations allowing them to provide services to local residents	7 years after superseded	LG-08-014
2019-337	General Ledger and Trial Balances	Record of final entry for all financial transactions	7 Years	LG-08-015
2019-338	Internal Auditing Records	Records documenting the conduct of an internal review of agency financial accounts and processes	5 years or two successive audits, whichever is longer	LG-08-003
2019-339	Investment Records	Records documenting the savings and investments of funds by the city	7 years	
2019-340	Official Bonds and Oaths	Bonds required of local officials and custodians of funds	5 years after expiration of term	LG-16-033
2019-341	Remittance Reports	Records documenting the remittance of a prescribed portion of court fines and costs to such funds as the Peace Officers Annuity and Benefit Fund, Crime Victims Fund, and the Peace Officer/Prosecutor Training Fund	5 years	LG-19-076
2019-342	Signature Authorization	Records documenting the certification of employees who are authorized to sign fiscal and contractual documents	7 years after authorization expired	LG-08-017
2019-343	Trust Statements	Periodic computations of deposits and credits to a bank account	Permanent	

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

FINANCE - LICENSING

See All Departments Page for common records throughout the City

Number	Record Title	Description	Retention	Legal Citation
2019-344	Alcoholic and Malt Beverage Tax Reports	Reports of alcohol sold and amount of tax(es) paid; Alcoholic Beverage By the Drink Report	2 years or until audited	LG-22-001
2019-345	Alcoholic/Malt Beverage Licenses	Applications to sell beer and wine in the city	7 years after expiration	LG-15-002
2019-346	Ambulance Service Applications and Permits, Expired	Records designating a vehicle as an emergency vehicle and providing for emergency lighting on the vehicle.	3 years	LG-15-003
2019-347	Appeals - Alcohol	Documents reflecting formal request for reconsideration of a denial, revocation, or suspension of an alcohol license.	7 years	LG-15-005
2019-348	Beer License Application Files Fingerprint Cards	Fingerprints and identification records for individuals applying for a beer license	5 years	LG-15-014
2019-349	Business License Citation Records	Records documenting citations issued by license inspectors for non-compliance with business license agreements.	2 years	LG-15-008
2019-350	Business Licenses	Records documenting the issuance of business privilege license and license renewal notices	2 years	LG-15-009
2019-351	Commercial Banks Tax Work papers	Assessments of taxes to be paid by banking institutions in lieu of state income tax	5 years	181
2019-352	Contractors Licenses, Inactive	Applications for licensing as a general contractor, includes copies of licenses.	5 years	LG-15-010
2019-353	Excise Tax	Rental motor vehicle, Hotel/Motel Tax collected by Municipal Government	5 years	LG-22-03
2019-354	Insurance Premium, Tax Records	Records on taxes collected from insurance companies	5 years	202
2019-355	Monthly Reports of Hotel-Motel Taxes	Reports of taxes owed and collected from hotel operations	5 years	201
2019-356	Occupation Tax/Business License Master Lists	Listings of all businesses operating within a jurisdiction	Retain until superseded	LG-15-016

CITY OF GAINESVILLE
2019 RETENTION SCHEDULE

2019-357	Trade Certifications	Records granting licenses to building tradesmen wanting to work in an area.	5 years	LG-15-020
2019-358	Vehicles for Hire Permits	Records authorizing the issuance of operating permits to taxi cab companies and drivers	5 years	LG-15-021
2019-359	Vehicles for Hire Violation/Hearing Case File	Records documenting the adjudication of charges brought against taxi companies and drivers for violations for taxi cab regulations	5 years	LG-24-016

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

FINANCE - TAXES				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-360	Adjustments or Relief Orders/Errors	Record of adjustment of tax as listed in tax digest	7 years	393
2019-361	Applications for Exemption, Expired	Requests for exemption from property taxes based on status as a religious organization, non-profit, or government institution	1 year	177
2019-362	Bankruptcies	Records relating to claims against bankrupt property owners for taxes due to local government	Dismissed Cases: 3 years; Discharged Cases: 5 years	396
2019-363	Cash Receipt or Disbursement Journal/Settlement-Books	Records indicating receipt of real, personal, intangible and other taxes into city treasury, Daily Journals - listing of Daily payments	7 years after end of Term of Office	398
2019-364	Cash Register Journal Tapes or Receipts	Documents relating to collecting and accounting for tax and license fee monies	Retain until audited	399
2019-365	City Tax Collections	Records of total taxes collected by city - monthly reports, EOM	5 years	197
2019-366	City Tax Levy	Annual resolution fixing tax rates. Mileage rates set by levying authority.	Permanent	182
2019-367	Daily Distribution Reports	Reports generated to complete PL-65. Complete school and Partial exemption reports.	2 years or until state and city audit, whichever is later	408
2019-368	Daily/Monthly Tax Distribution Worksheets	Worksheets recording each day's tax collections by category	5 years	400
2019-369	Delinquent Tax Notices or Levy Notices	Record notifying taxpayer of delinquent payment of tax	7 years	401
2019-370	Delinquent Tax Reports	Records of taxes paid and amounts still owed	15 years	199
2019-371	Distribution Worksheet/Reports	Worksheets recording distribution by category (personal, real, etc.) and Levying Authority (district or entity)	7 years after audit	No Code Provided

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-372	Exemption Worksheet	Working papers relating to tax reductions for each property owner	1 year after recorded on Home Exemption Application	183
2019-373	Federal Aviation Administration Aircraft Listing	Listing of aircraft registrations	3 years	184
2019-374	Fi. FIFA. (Fieri Facias) Records, Taxation	Preliminary action against taxpayers for delinquent taxes	7 years whether entered on GED (General Execution and Lien Docket) or not	200
2019-375	Financing Statements (Chattel Mortgages)	Financial instruments providing security for debts	1 year after expiration of mortgage	185
2019-376	Gas Tax Reports	Report of city gas tax collection	7 years	No Code Provided
2019-377	Insolvent List	List of taxes uncollectible	7 years	No Code Provided
2019-378	Intangible Recording Tax Collection	Record of intangible taxes due and paid	3 years	402
2019-379	Listing of Real Property	Annual listing of real property in the city	Retain for useful life	187
2019-380	Not on Digest Records	Adjustments and relief orders explaining why a tax record was not recorded in the tax digest	14 years	203
2019-381	Paid Tax Bill Receipts	Receipts for full payment of property taxes	3 years	204
2019-382	Paid Tax Reports	Report showing bill number, taxpayer's name, amount of tax, date paid, and allocation of monies collected	3 years	407
2019-383	Sales Ratio Studies	Analysis of the sale of property as compared to the tax value of property	10 years	193
2019-384	School Tax- Homestead Exemptions, Expired	Applications for homestead exemption from property owners aged 62 or more	2 years	205
2019-385	Tax Assessment Errors and Adjustments	Record of additions to or removals from the tax digest because of errors	7 years	194
2019-386	Tax Digests	List of taxpayers and assessed value of real and personal property	14 years	195

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-387	Tax Error and Release Orders	Requests for credit allowance pertaining to liabilities shown on the tax digest	15 years	206
2019-388	Tax Execution Dockets/Delinquent Lists	Records of land and lot sales for delinquent taxes (Tax Sale Files)	7 years	411
2019-389	Tax Sale File	Records of Property sold for delinquent taxes including advertisements	Permanent	No Code Provided
2019-390	Tax Sales Advertisements	Newspaper advertisements for sale of property for tax reasons	15 years	207
2019-391	Transaction Edit Journals or Cash Books	Ledgers and journals showing details of daily tax receipts for either or both real estate or personal property taxes	5 years	410
2019-392	Unpaid Tax Report	Reports listing delinquent taxpayers	30 days or until updated	412

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

FIRE DEPARTMENT				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-393	Accident Reports/ Hazardous Materials	Reports on accidents involving the spillage or combustion of hazardous materials	50 years	LG-19-002
2019-394	Criminal Investigation Case Files, Felony	Investigations of felony crimes other than capital offenses	7 years after adjudication	LG-19-026
2019-395	Criminal Investigation Case Files, Misdemeanors	See Criminal Investigation Case Files (Capital Felonies)	5 years after adjudicated	LG-19-25
2019-396	Criminal Trespass Notifications	Records advising subjects they are prohibited from entering a given property	Retain for useful life	LG-19-28
2019-397	Fire Hydrant Inspection Reports	Records documenting the installation and maintenance of fire hydrants	5 years	LG-19-038
2019-398	Fire Incident Reports	Record of fires and related damage	20 years	LG-19-039
2019-399	Fire Log Books	Record of fire including date, name of caller, stations responding, damage to structure, equipment used, and time required	20 years	LG-19-040
2019-400	Fire Plans and Inspections Reports	Inspection of structures used in fire safety planning	5 years	LG-19-043
2019-401	Fire Prevention Plans	Review of structure, along with flammable material contained within, alarm systems, placement of extinguishers and emergency numbers	5 years after superseded	LG-19-041
2019-402	Fire Safety Inspection Reports	Reports documenting compliance with and violations of fire regulations	5 years	LG-19-042

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-403	Fire/Arson Investigation Files	Investigations of the cause and origin of fires in order to determine criminal intent	(LG-19-25)Capital - 50 years after adjudication; (LG-19-26) Felony - 7 years after adjudication (LG-19-27) Misdemeanor - 5 years after adjudication	LG-19-25 LG-19-26 LG-19-27
2019-404	Fireworks Display Registrations	Registrations of the location of fireworks displays with the fire department	3 years	LG-19-044

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

GOLF COURSE				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-405	Annual Pass Holder Records	Documents identifying unlimited golf permit holders (profile, payment history, payment method, etc.)	2 year	LG-23-002

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

PARKS & RECREATION				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-406	Convention Planning Records	Records documenting a local government's efforts to increase convention and tourism in area	5 years	LG-23-001
2019-407	Maintenance Records, Remodeling and Repair	Documents the condition, upkeep, and routine maintenance on agency facilities and grounds	6 years	LG-18-004
2019-408	Maintenance Work Orders	Records documenting routine maintenance of facilities and property	5 years	LG-18-018
2019-409	Participant Registration and Eligibility Records	Records used to register individuals for sports or other parks and recreation activities	2 years	LG-023-002
2019-410	Photographs or Videos for Maintenance or Project Records	Pictures collected by public works, parks and community development departments during the course of performing and/or documenting routine work and maintenance	5 years	LG-01-030
2019-411	Playground Inspection Reports	Documents the routine inspection of playground shelters and fitness tracks	3 years	LG-23-003
2019-412	Pool Chemical Records	Documentation by municipal government including sampling data, location, methodologies, analyses, reports, surveys, results, evaluations, schedules, and corrections related to the analysis of bacterial/chemical content	10 years	LG-20-008
2019-413	Recreation Program Records	Activity schedules, rules and regulations, rosters and status sheets for recreational programs	3 years	LG-23-004
2019-414	Reservations	Records documenting activities scheduled for tourist and convention facilities	2 years	LG-23-005

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

POLICE				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-415	Accident Reports, Private Property	Reports of accidents on private property	1 year	LG-19-004
2019-416	Accident Reports, Traffic	Reports of traffic or other accidents on public property	5 years	LG-19-003
2019-417	Accident Reports/ Hazardous Materials	Reports on accidents involving the spillage or combustion of hazardous materials	50 years	LG-19-002
2019-418	Acquisition Records	Records documenting the purchase of property by an agency; does not include deeds or titles	5 years after project completion	LG-18-001
2019-419	Administrative Permits	Permits issued for activities, minor actions, or temporary situations that have little risk for long term impact. Ex: year-round sale, dumpster, special events, tents, road closures, temporary sign permits, etc.	1 year after expiration of permit	LG-15-001
2019-420	Application for Tax Paid Transfer and Registration of Firearms	Document the sale/transfer of weapons requiring registration with the U. S. Department of Treasury in accordance with the National Firearms and Weapons Act	1 year	LG-19-010
2019-421	Arrest and Booking Summary Statistics	Summary of daily, monthly, and yearly totals of arrests	5 years	LG-19-011
2019-422	Arrest Warrants	Summons for an individual who has or has not appeared in court for sentencing	LG-19-013A) Executed: 3 years after court Appearance; (LG-19-013B) Open: 50 years for capital offenses (LG-19-013C) 15 years for all others offenses	LG-19-013A LG-19-013B LG-19-013C
2019-423	Arrest Warrants, Open	Summons for an individual who has or has not appeared in court for sentencing	50 years for capital offenses, 15 years for all other offenses	LG-19-013A LG-19-013B LG-19-013C

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-424	ATF (Alcohol, Tobacco, and Firearms) License Application for Collector of Curios and Relics	Document the purchase of guns and other weapons as collectors items. ATF form F7CR	1 year	LG-15-004 LG-19-014
2019-425	Automatic License Plate Reader	Data collected on license plates	1 year after collection date	
2019-426	Badge Listings, Departmental Listings, FTO Training Schedule	Listings sent out periodically when there is a personnel change	Retain for useful life	LG-01-013
2019-427	Breath Tests Reports	Reports maintained on individuals given breath tests to determine alcohol level	Negative Results: 4 years Positive Results: 5 years	LG-19-016A LG-19-016B
2019-428	Certification/On-Site Assessment Files, CALEA and State Law Enforcement Certification Program	Certification standards, standards status reports, confirmation of written directives, photographs, and other documents related to proof of compliance with the Georgia Law Enforcement Certification Program	2 years after confirmation of certification / recertification	LG-19-020
2019-429	Condemned Vehicles Account Records	Records documenting the sale and release of impounded vehicles after condemnation	3 years after condemnation of vehicle	LG-19-022
2019-430	Confidential Informants	Documentation of the use of Confidential Informants and/or general information on Confidential Informants	10 years after Informant becomes inactive.	1976-0095 (GBI)
2019-431	Crime Incident Statistical Reports	Record summarizing crime statistics in an area	(LG-19-024A) Annual report: Permanent; (LG-19-024B) Other periodic reports: 5 years	LG-19-024A LG-19-024B
2019-432	Criminal Investigation Case Files (Capital Felonies)	Investigation of suspected criminal activity in order to arrest and convict the perpetrators; includes incident reports and supplements, documentary evidence, criminal history sheets, affidavits or other written statements, copies of subpoenas, State Crime Laboratory reports, and any other documents relevant to the investigation.	50 years after adjudicated	LG-19-025
2019-433	Criminal Investigation Case Files, Felony	Investigations of felony crimes other than capital offenses	7 years after adjudication	LG-19-026
2019-434	Criminal Investigation Case Files, Misdemeanors	See Criminal Investigation Case Files (Capital Felonies)	5 years after adjudicated	LG-19-27

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-435	Criminal Trespass Notifications	Records advising subjects they are prohibited from entering a given property	Retain for useful life	LG-19-28
2019-436	Daily Bulletin	Record of information pulled from incident reports	5 years	LG-19-11
2019-437	Departmental Promotional Assessment	Documents used during the promotional process	3 yrs. after Assessment	
2019-438	Dog Maintenance Records - K-9 Units	Records documenting the physical health and training proficiency of members of K- 9 units	4 years after dog leaves the unit	LG-19-030
2019-439	Emergency Dispatch Logs	Record of emergency calls received over radio and logged at time of dispatch	3 years	LG-19-031
2019-440	Emergency Management/Operations Report	Record documenting the type of emergency operation and the assistance provided	5 years	LG-19-032
2019-441	Employment Permits	Document allowing employment at a licensed establishment located within the city limits.	5 years	
2019-442	Evidence and Property Logs and Forms	Records documenting evidence, property stored for safekeeping and found property acquired and maintained by the police department	(LG-19-33A) Evidence Log: 3 years after disposition of property; (LG-19-33B) Logs of property not part of court proceedings: 1 year after disposition	LG-19-033A LG-19-033B
2019-443	Extra or Off Duty Employment, Approval - Reoccurring	Requests and approval for working off-duty jobs away from department	3 years after termination of off-duty employment	
2019-444	Extra or Off Duty Employment, Approval Non-reoccurring	Requests and Approval for working off-duty jobs away from department	3 years from the last day of the off duty job	
2019-445	Field Training Files	Non-Post Training Files (Post training files are at Post)	5 years	LG-19-089
2019-446	Fingerprint Cards	Paper copies of fingerprints taken by law enforcement	Keep until entered into the Fingerprint database or part of an investigation file	LG-19-090
2019-447	Fingerprint Reports to FBI	Copies of reports submitted to Federal Bureau of Investigation	Retain for useful life	LG-19-37

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-448	Fugitive/ Wanted Persons Files	Records created or accumulated in the course of apprehending wanted individuals	5 years after suspect apprehended	LG-19-045
2019-449	Impounded Vehicle Reports	Records documenting the towing of vehicles	3 years	LG-19-048
2019-450	Impounded Vehicles - Wrecker Service Reports	Reports identifying the vehicles to be towed and the wrecker service performing the task	3 years	LG-19-049
2019-451	Incarceration Lists	Daily list of inmates in jail	1 year	LG-19-050
2019-452	Incident Reports (Capital)	Reports of incidents of suspected criminal/capital activity investigated by public safety officers	50 years	LG-19-53
2019-453	Incident Reports (Criminal)	Reports of incidents of suspected criminal non-capital activity investigated by public safety officers	5 years	LG-19-52
2019-454	Incident Reports (Non-Criminal)	Reports of incidents of suspected non-criminal activity investigated by public safety officers	1 year	LG-19-51
2019-455	Indemnity/Release Agreement	Documentation releasing liability for ride-alongs	3 years after completion of ride-along	
2019-456	Internal Affairs Investigation Files	Records used to investigate complaints against City of Gainesville employees	All files to be kept 20 years after employee separation	
2019-457	Internal Affairs Use of Force, and Pursuit Investigations Log	Chronological listing of incidents	Permanent	
2019-458	Investigation Logs	Chronological Listing of investigations	3 years after release of inmate	LG-19-059
2019-459	Issuing Officer Copy of Citations	Officers copy of citations issued	2 years	
2019-460	Juvenile Complaint	State form recording any criminal accusations made against a juvenile	5 years or adjudication of case	LG-19-63
2019-461	LED Sheets	GCIC form the Police Department uses to enter stolen properties and vehicles etc. into GCIC	30 days	LG-19-088
2019-462	Misdemeanor Case Files, Traffic Court	Court adjudication of misdemeanor traffic citations issued by authorized public safety officers	6 years	LG-19-066
2019-463	Misdemeanor Investigation Case Files	Investigation of misdemeanor crimes	2 years after close of investigation	LG-19-067

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-464	Office of the Chief	Intra/External Dept. Memos, Special Orders, Supervisory Orders & Personnel Orders	Hard copies kept for 3 years. After 3 yrs. electronically scanned, color copies to be kept indefinitely and hard copy destroyed	See LG-01-11 Correspondence Administrative LG-01-12 Correspondence General LG-01-13 Correspondence Transitory
2019-465	Pawn Tickets	Record of goods sold or pledged in exchange for the loan of money	4 years after the year in which the record was created	LG-019-069
2019-466	Personnel Files Inter-Departmental	Records documenting an employee's work history, generally maintained as a case file, including records of continuing education, performance evaluations, disciplinary actions and background checks	7 years after employee separation	LG-16-018
2019-467	Report of Multiple Sale or Other Disposition of Pistols and Revolvers	ATF Form F3310.4	1 year	LG-19-077
2019-468	Selective Training Enforcement Program (STEP) Grant Records	Records documenting grants from federal and state agencies. Records documenting the purchase of radio and speed detection equipment and training in the operation of the equipment	3 years after submission of final report or denial of application	LG-08-012
2019-469	Special Event Record	Application for Amplifying Device, Parade, Picketing, Special Event, Stationary Event	5 years after event	LG-01-040
2019-470	Traffic Citation Log	List of parking tickets and other traffic citations issued along with court dates and associated fines	5 years	LG-19-83
2019-471	Traffic Citations - Warnings	Warnings to drivers of the occurrence of equipment malfunctions such as a burned out light	2 years	LG-19-084
2019-472	Training Lesson Plans and Course Content	Documentation of course content and teaching plans including subject, activity, and/or project for required continuing education training	2 years	LG-19-091
2019-473	Training Records - Breath- Alcohol Testing	Records relating to the training of individuals for breath-alcohol testing.	2 years after individual ceases to perform the testing function	LG-16-042
2019-474	Use of Force/Pursuit incident reports	Records documenting investigations for possible policy violations of pursuits/use of force. Reviewed at supervisory level	All files to be kept 20 years after employee separation	LG-01-001 LG-19-003 LG-19-004

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-475	Video Fooage from Body Cams/Dash Cams/Drone Cams	Video recordings from law enforcement drones or body-worn devices or devices located on or inside law enforcement vehicles	(LG-19-68A)-180 days except (LG-19-68B) if recording is part of a criminal investigation, shows a vehicle accident, shows the detainment or arrest of an individual, or shows a law enforcement officer's use of force, and then it shall be retained for 30 months	LG-19-068A LG-19-068B
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**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

PUBLIC WORKS - AIRPORT				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-476	Acquisition /Relocation Assistance Parcel Files (Residential /Business)	Records documenting the Purchase of Property within designated noise impact areas surrounding an airport	7 years after year in which parcel is purchased	LG-24-001
2019-477	Airfield Safety Inspection Records	Routine inspections of runway and taxiway conditions for hazards and security	1 year	LG-24-002
2019-478	Airport Aid Program Grants - Affirmation Action Plans	Records Required under the Airport Aid Program	3 years or the period of financial assistance, whichever is longer	LG-24-003
2019-479	Airport Aid Program Grants - Reports Not Transmitted to FAA	Records required under the Airport Aid Program	3 years or the period of financial assistance, whichever is longer	LG-24-004
2019-480	Airport Master Planning File	Documents relating to the development of individual airport plans	Permanent	
2019-481	Based Aircraft Report	Annual FAA Report	2 years	
2019-482	FCC Licenses	FCC Frequency Licenses	7 years	
2019-483	Notices to Airmen	Records notifying pilots of maintenance and repair work to be performed on runways and taxiways	2 years	LG-24-007
2019-484	Photographs or Videos for Maintenance or Project Records	Pictures collected by public works, parks and community development departments during the course of performing and/or documenting routine work and maintenance	5 years	LG-01-030
2019-485	Radio Beacon Maintenance Logs	Maintenance Logs	Permanent	LG-24-009
2019-486	Radio Beacon Operator's Records	Operator Records	Permanent	LG-24-010
2019-487	Radio Beacons Readings and Adjustments	Readings and adjustments	Permanent	LG-24-011

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-488	Right of Flight Easement/ Acoustical Treatment Parcel Files	Documents the purchase of aviation easements from residents living in close proximity to an airport	7 years after end of year in which parcel is purchased	LG-24-013
2019-489	Runway Safety Zone	Map showing the elevation of the airport runways to address restricted airspace	Permanent	

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

PUBLIC WORKS - CEMETERY				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-490	Internment Records and Lot Owner Card Files	Provide a cross-reference for other cemetery records by listing name of deceased, location, costs, and date of burial, owner name, date of purchase, and deed number	Permanent	LG-04-001
2019-491	Photographs or Videos for Maintenance or Project Records	Pictures collected by public works, parks and community development departments during the course of performing and/or documenting routine work and maintenance	5 years	LG-01-030
2019-492	Registers	Lists of cemetery plots indicating location, purchaser, and deed numbers	Permanent	LG-04-002

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

PUBLIC WORKS - ENGINEERING				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-493	Administrative Permits	Permits issued for activities, minor actions, or temporary situations that have little risk for long term impact. Ex: yeard sale, dumpster, special events, tents, road closures, temporary sign permits, etc.	1 year after expiration of permit	LG-15-001
2019-494	Blueprints and Specifications, As-Built	Plans and specifications of government-owned facilities	Retain for life of building	LG-18-003
2019-495	Commercial Development Permit	Site construction plans	10 Years or Useful Life, whichever is longer	LG-15-007
2019-496	County (City) Road Dockets	Records showing road maintenance work; includes Commissioner of Roads Overseer Ledgers	Permanent	LG-20-005
2019-497	Dead Animal Pick-Up Records	Records documenting the disposition of animal carcasses	2 years	LG-19-029
2019-498	Drainage and Flood Problem Records	Documents monitoring and resolution of drainage and flood problems	10 years	LG-20-007
2019-499	Driveway Permit	Residential driveway permit	10 years	LG-15-007
2019-500	Facility/Building Security Records	Records documenting security measures and procedures	5 years	LG-18-009
2019-501	Fuel and Oil Usage Reports	Periodic reports of the consumption of diesel, gas, and oil in government-owned vehicles	3 years	LG-18-011
2019-502	Fuel Tax Reports	Periodic reports of taxable and nontaxable diesel fuel usage by government owned vehicles	3 years	LG-18-012
2019-503	Maintenance Records	Records documenting maintenance work performed on service meters, utilities lines, mains, traffic signals, signs, and equipment, roads paving work orders	5 years	LG-20-017
2019-504	Maintenance Records	Reports documenting work performed by road maintenance crews	5 years	LG-20-017
2019-505	Maintenance Records Remodeling and Repair Records	Documents the condition, upkeep and routine maintenance on agency facilities and grounds	6 years	LG-18-004

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-506	Maps and Plats, Copies	Copies of maps and plats used for reference purposes	Retain for useful life	LG-02-001
2019-507	Maps, plats, and drawings	Records documenting the location of roads, subdivisions, stormwater lines	Permanent	LG-01-025
2019-508	Photographs or Videos for Maintenance or Project Records	Pictures collected by public works, parks and community development departments during the course of performing and/or documenting routine work and maintenance	5 years	LG-01-030
2019-509	Prisoner Subsidy Programs, Public Works Projects	Financial records documenting the employment of prisoners on public works projects.	3 years	LG-17-002
2019-510	Right of Way Agreements	Agreements with property owners specifying the terms of access to property for public works purposes. (All original Agreements must be forwarded to City Clerk's Office for Retention)	Permanent	LG-01-039
2019-511	Road-Maintenance Records	Records documenting requests for paving and road improvements; includes memos, petitions, and surveys	5 years	LG-20-025
2019-512	Road Repair Costs	Records used to estimate job costs and prepare a budget	3 years	LG-20-026
2019-513	Security/Fire System Install and Maintenance Records	Records documenting agency security and fire alarm systems	3 years after replacement of system	LG-20-027
2019-514	Solid Waste Weight Tickets	Tickets printed each time a garbage truck crosses the scales at the entrance to the county landfill	3 years	LG-20-033
2019-515	Solid Waste, Sanitary Surveys	Written reports, summaries, or communications relating to sanitary surveys	10 years	LG-20-032
2019-516	Street Design Improvement Records	Records documenting road accidents that are used to assess the cause and to make design improvements to reduce accidents	5 years	LG-20-034
2019-517	Street Maintenance Work Orders	Records documenting maintenance to streets and roads	5 years	LG-20-017
2019-518	Street Resurfacing Reports	Lists of streets and locations that have been resurfaced; includes type of resurfacing, materials and costs	10 Years	LG-20-035
2019-519	Subdivision Plats and Inspections	Records showing the layout and roads within a subdivision	(LG-20-037A) Plats Permanent (LG-20-037B) Other records: 5 years	LG-20-037A LG-20-037B

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-520	Temporary Construction Easements	Documents granting temporary permission to access private property for project or maintenance purposes		LG-20-040
2019-521	Traffic Signals Intersection Files	Includes product literature and studies related to traffic planning such as drawings of signal controllers and traffic signal permits	10 Years or Useful Life, whichever is longer	LG-20-038
2019-522	Traffic signs and lights Inventories	Listing of all traffic signs and lights	Retain until superseded	LG-20-039
2019-523	Vehicle and Equipment Cost Reports	Reports generated to assess and monitor the costs of agency owned vehicle and heavy equipment	3 years	LG-18-028
2019-524	Vehicle and Equipment Maintenance Files	Records documenting routine maintenance on vehicle and equipment	5 years after the vehicle is sold or replaced	LG-18-029
2019-525	Vehicle Parts Lists	Lists of replacement parts for agency-owned vehicles	3 years	LG-18-030
2019-526	Vehicle Permits/Security Identification Records	Records documenting the issuance of vehicle decals provided to access to security areas	2 years after expiration	LG-18-031
2019-527	Vehicle Title Records	Documents agency ownership of cars, vans, trucks, trailers, tractors, etc.	(LG-18-032A) Applications: Retain until the receipt of the title. (LG-18-032B) Title: Retain for duration of ownership	LG-18-032A LG-18-032B
2019-528	Vehicle Usage Report	Reports used to track fuel usage and mileage	3 years	LG-18-033

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

WATER RESOURCES				
<i>See All Departments Page for common records throughout the City</i>				
Number	Record Title	Description	Retention	Legal Citation
2019-529	Actions Taken to Correct System Violations	Records documenting the certifications from suppliers that they have complied with regulations to notify the public when water systems fail to meet with applicable contaminant levels, when a variance or exception has been issued to them, or when the supplier has failed to perform required monitoring.	3 years	LG-20-001
2019-530	Adjusted Billing Reports	Billing details and adjustments for misread service meters	5 years	LG-08-001
2019-531	Architectural Project Monitoring Files	Monitoring of the construction of local government facilities	7 years after project completion	LG-18-002
2019-532	Chemical Analyses, Water, Sanitary Sewer, Storm Sewer	Documentation by municipal government including sampling, data, location, methodologies, analyses, reports, surveys, results, evaluations, schedules, and corrections related to the analysis of bacterial/chemical content	10 years	LG-20-008
2019-533	Copper and Lead Results	Records that reflect compliance efforts, laboratory results, laboratory certification, inactive lead and copper amounts, surface water, sanitary surveys, interim enhanced surface water treatment reports, and all other reports, and correspondence. Excludes monthly operating reports under 1979-069.	12 years	LG-20-009
2019-534	Customer Account Records	Records documenting billings and payments of all customer service accounts	5 years	LG-08-001
2019-535	Discharge Monitoring Records	Reports summarizing treatment of wastewater in government sewer systems	5 years	LG-20-006
2019-536	Drainage and Flood Problem Records	Documents monitoring and resolution of drainage and flood problems	10 years	LG-20-07
2019-537	Filter Plant Files	Records monitoring the operation of water filtration plants	3 years	LG-20-010

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-538	Fire Hydrant Inspection Reports	Records documenting the installation and maintenance of fire hydrants	5 years	LG-19-038
2019-539	Fuel and Oil Usage Reports	Periodic reports of the consumption of diesel, gas, and oil in government-owned vehicles	3 years	LG-18-011
2019-540	Fuel Tax Reports	Periodic reports of taxable and nontaxable diesel fuel usage by government owned vehicles	3 years	LG-18-012
2019-541	In-Stream Monitoring	Records documenting stream summary analysis results for Watershed Protection. This includes annual reports, submittals to GAEPD, stream monitoring and the Watershed Protection Plan	Permanent	
2019-542	Maintenance Records	Records documenting maintenance work performed on service meters, utilities lines, mains, traffic signs, and equipment, roads paving work orders	5 years	LG-20-017
2019-543	Maps, plats, and drawings	Records documenting the location of roads, subdivisions, water and sewer lines	Permanent	LG-01-025
2019-544	Meter Books and Summary Reports	Record of meter readings and reports by customer account	5 years	LG-20-018
2019-545	Microbiological Analyses	Includes microbial data and results, invalidation of TCR samples, and repeat sampling waivers	5 years	LG-20-19
2019-546	New Meter Installations	Document the installation of new water meters	5 years	LG-20-020
2019-547	Overdue Water Billing Accounts	Reports used to track past due payments and new charge totals	5 years	LG-20-022
2019-548	Photographs or Videos for Maintenance or Project Records	Pictures collected by public works, parks and community development departments during the course of performing and/or documenting routine work and maintenance	5 years	LG-01-030
2019-549	Requests for Meter Re-Read	Record of new meter readings to support billings and adjustments	3 years	LG-20-023
2019-550	Requests for Meter Turn-on and Shut-Off	Records requesting water service connection or disconnection	3 years	LG-20-024
2019-551	Right of Way Agreements	Agreements with property owners specifying the terms of access to property for public work purposes. (All original agreements must be forwarded to City Clerk's Office for Retention)	Permanent	LG-01-039

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-552	Service Interruption Logs	Reports documenting the interruption of sewer and water services, including time and location of incident	5 years	LG-20-028
2019-553	Sewage Treatment Plant Monitoring Reports	Records used to monitor and report on the operation of sewage treatment plants; includes lab reports, and amounts of waste processed	5 years	LG-20-029
2019-554	Sewer and Water Improvement Projects	Records documenting improvement projects for water and sewer service; includes contracts, petitions, surveys, resolutions, bid specifications, inspections reports, costs estimates, and cost assessments	20 years	LG-20-030
2019-555	Sewer and Water Permits	Records of permits to install sanitary sewers, sewer connections, water meters, and connections to water mains	3 years	LG-20-031
2019-556	Storm Water and Soil Erosion Permits	Documents related to direct discharge, land application system (LAS), MS4, buffer variance & pretreatment compliance and enforcement files. May include inspection reports, compliance status letters, compliance general correspondence, investigation reports, spill reports, pretreatment general correspondence, over views, complaint documentation, buffer variances, storm water pollution prevention plans, letter of violation (NOVs, NDL, DNC, etc.) corrective action and standard operating procedure general correspondence, recession letters, penalty rationales, public participation documentation, progress reports, corrective action plans and standard operating procedures.	15 years	LG-20-036
2019-557	Temporary Construction Easements	Documents granting temporary permission to access private property for project or maintenance purposes	5 years after project completion	LG-20-040
2019-558	Turbidity Analyses	Any analyses, tests, or accompanying documentation used to measure turbidity of a water sample	5 years	LG-20-041
2019-559	Utility Line Relocation Billings	Bills to request reimbursement from the state for relocation of utility lines impacted by state highway road construction	5 years	LG-20-042
2019-560	Utility Systems Operating and Maintenance Records	Records include equipment operations logs, mechanical reading charts, equipment maintenance histories	5 years after equipment is no longer in service	LG-18-026

**CITY OF GAINESVILLE
2019 RETENTION SCHEDULE**

2019-561	Vehicle and Equipment Cost Reports	Reports generated to assess and monitor the costs of agency owned vehicle and heavy equipment	3 years	LG-18-028
2019-562	Vehicle and Equipment Maintenance Files	Records documenting routine maintenance on vehicle and equipment	5 years after the vehicle is sold or replaced	LG-18-029
2019-563	Vehicle Parts Lists	Lists of replacement parts for agency-owned vehicles	3 years	LG-18-030
2019-564	Vehicle Permits/Security Identification Records	Records documenting the issuance of vehicle decals provided to access to security areas	2 years after expiration	LG-18-031
2019-565	Vehicle Usage Report	Reports used to track fuel usage and mileage	3 years	LG-18-033
2019-566	Vehicle Use and Authorizations & Requests	Records documenting permission of employees to use their private automobiles for official business and receive reimbursement for mileage	5 years	LG-18-034
2019-567	Wastewater Treatment Plant Compliance Reports	Reports documenting compliance with federal and state wastewater disposal regulations	5 years	LG-20-043

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 5/31/2019
Presenter: Jeremy Perry
Item of Business: Resolution: Fiscal Year 2020 Budget
Meeting Date: 6/13/2019

Purpose of Request:

Adoption of Fiscal Year 2020 Budget.

History/Background:

Historically, the City of Gainesville uses a resolution to fulfill the requirements of the law and to enact the upcoming Fiscal Year budget. On a date after the conclusion of the hearing required in subsection of Code Section 36-81-5, the governing authority shall adopt a budget ordinance or resolution making appropriations in such sums as the governing authority may deem sufficient, whether greater or less than the sums presented in the proposed budget. The budget ordinance or resolution shall be adopted at a public meeting which shall be advertised in accordance with the procedures set forth in subsection of Code Section 36-81-5 at least one week prior to the meeting.

Facts & Issues for Consideration:

Department Recommendation:

Financial Services recommends the adoption of the FY2020 City of Gainesville Budget.

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ FY2020 Budget	Resolution
☐ Budget Resolution Attachment A	Attachments/Exhibits
☐ Budget Resolution Attachment B	Attachments/Exhibits

RESOLUTION AR-2019 - ____

FISCAL YEAR 2020 BUDGET

WHEREAS, the City Manager has presented a proposed fiscal year 2020 Budget to the City Council on each of the various funds of the City; and

WHEREAS, the Budget lists proposed expenditures/expenses for the fiscal year 2020; and

WHEREAS, each of these budgets is a balanced budget, so that anticipated revenues for each fund equal proposed expenditures/expenses.

NOW, THEREFORE, BE IT RESOLVED THAT "Attachment A" & "Attachment B" attached hereto and by reference made part of this resolution, shall be the City of Gainesville's budget for the fiscal year 2020; and

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville hereby approves this budget, and the several items of revenues shown in the budget for each fund in the amounts shown anticipated are adopted, and that the several amounts shown in the budget for each fund as proposed expenditures/expense are hereby appropriated to the departments named in the fund; and

BE IT FURTHER RESOLVED THAT the expenditures/expenses shall not exceed the appropriations authorized by this budget or amendments thereto provided; however, that expenditures/expenses for the fiscal year shall not exceed actual funding available; and

BE IT FURTHER RESOLVED THAT this budget contains appropriations for Intergovernmental and Agency agreements, and that the governing body for the City of Gainesville authorizes the Mayor and/or City Manager to execute such agreements.

Adopted this ____ day of _____, 2019.

C. Danny Dunagan, Jr., Mayor

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

ATTEST:

Denise O. Jordan, City Clerk

**FISCAL YEAR 2020 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

GENERAL FUND

REVENUES AND OTHER SOURCES

Ad Valorem Taxes @ 0.771 Mills	\$ 3,883,092
Railroad Equipment Tax	6,500
Intangible Tax	95,000
Real Estate Transfer Tax	35,000
Insurance Premium Tax	2,100,000
Local Option Sales Tax	5,400,000
Title Ad Valorem Tax	1,033,000
Local Option Energy Tax	80,000
Payment in Lieu of Taxes	81,000
Occupational Tax	1,105,000
Alcoholic Beverage Tax	1,093,000
Franchise Fees	4,078,000
Fines, Fees, and Forfeitures	1,318,200
Permits and Zoning Fees	503,400
Other Fees and Licenses	422,000
Interest on Investments	324,081
Intergovernmental	281,614
Cemetery Lot Sales	120,000
Miscellaneous - Rent	156,600
Miscellaneous	506,140
Charges for Services - Indirect Charges	2,494,474
Transfers In	3,338,002
Sales of General Fixed Assets	40,000
Budgeted Fund Balance	3,465,309

TOTAL REVENUES AND OTHER SOURCES

\$ 31,959,412

EXPENDITURES AND OTHER USES

City Council	\$ 398,275
City Manager's Office	933,938
Financial Services	1,346,754
Municipal Court	591,500
Information Technology	1,078,198
Human Resources & Risk Management	809,608
Community Development	1,580,093
Police	9,930,208
Public Lands and Buildings	887,154
Engineering Services	1,058,242
Traffic Services	1,475,094
Street Maintenance and Construction	1,921,348
Stormwater	442,147
Cemetery	645,540
Agency Allocations - Other	181,983
Contingency	617,000
Transfers out	8,062,330

TOTAL EXPENDITURES AND OTHER USES

\$ 31,959,412

**FISCAL YEAR 2020 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

COMMUNITY SERVICE CENTER FUND

REVENUES AND OTHER SOURCES

Intergovernmental - Federal/State/Other	\$ 1,633,584
Intergovernmental - County	667,377
Interest Revenue	8,000
Transfer from General Fund	751,163
Other: (Fees, Donations, Fares, Misc.)	329,420
Budgeted Fund Balance	150,000

TOTAL REVENUES AND OTHER SOURCES	\$ 3,539,544
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EXPENDITURES AND OTHER USES

Senior Adult Services	\$ 541,149
Meals on Wheels	893,292
Hall Area Transit System - F.R.	1,290,719
Hall Area Transit System - D.A.R	574,364
Building Operations	240,020

TOTAL EXPENDITURES AND OTHER USES	\$ 3,539,544
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CEMETERY TRUST FUND

REVENUES AND OTHER SOURCES

Interest on Investments	\$ 2,500
Sales & Services	45,000

TOTAL REVENUES AND OTHER SOURCES	\$ 47,500
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EXPENDITURES AND OTHER USES

Available for Capital Projects	\$ 47,500
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TOTAL EXPENDITURES AND OTHER USES	\$ 47,500
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CONFISCATED ASSETS

REVENUES AND OTHER SOURCES

Cash Confiscations - State	\$ -
Cash Confiscations - Local	-
Cash Confiscations - Federal	-
Budgeted Fund Balance	323,227

TOTAL REVENUES AND OTHER SOURCES	\$ 323,227
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EXPENDITURES AND OTHER USES

Personal Services & Employee Benefits	\$ 15,000
Purchased/Contracted Services	68,727
Supplies & Operating Charges	159,500
Capital outlay	80,000

TOTAL EXPENDITURES AND OTHER USES	\$ 323,227
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**FISCAL YEAR 2020 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

ECONOMIC DEVELOPMENT FUND

REVENUES AND OTHER SOURCES

Interest on Investments	\$ 43,000
Budgeted Fund Balance	65,000

TOTAL REVENUES AND OTHER SOURCES	\$ 108,000
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EXPENDITURES AND OTHER USES

Professional & Other Services	\$ 108,000
Transfers out	-

TOTAL EXPENDITURES AND OTHER USES	\$ 108,000
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FIRE SERVICES FUND

REVENUES AND OTHER SOURCES

Property Taxes @ 1.250 Mills	\$ 6,182,923
Delinquent Property Taxes	61,829
Motor Vehicle Taxes	50,794
Penalties & Interest	15,860
Interest on Investments	30,026
Transfer from General Fund	2,700,000
Budgeted Fund Balance	300,000

TOTAL REVENUES AND OTHER SOURCES	\$ 9,341,432
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EXPENDITURES AND OTHER USES

Personal Services & Employee Benefits	\$ 7,566,045
Purchased/Contracted Services	493,555
Supplies & Operating Charges	368,815
Repairs & Maintenance	22,000
Indirect Cost Allocation	373,505
Capital Outlay	132,700
Debt	282,812
Transfers out	102,000

TOTAL EXPENDITURES AND OTHER USES	\$ 9,341,432
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TAX ALLOCATION DISTRICT FUND

REVENUES AND OTHER SOURCES

Property Tax - Current	\$ 62,100
Intergovernmental	209,100
Interest on Investments	15,000
Budgeted Fund Balance	265,543

TOTAL REVENUES AND OTHER SOURCES	\$ 551,743
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EXPENDITURES AND OTHER USES

Payments to Others	\$ 533,843
Transfers out	17,900

TOTAL EXPENDITURES AND OTHER USES	\$ 551,743
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**FISCAL YEAR 2020 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

HOTEL/MOTEL TAX FUND

REVENUES AND OTHER SOURCES

Hotel/Motel Taxes CVB	\$ 563,811
Hotel/Motel Taxes- Tourism Development	241,633
Hotel/Motel Taxes Unrestricted	483,267
Interest on Investments	600
TOTAL REVENUES AND OTHER SOURCES	\$ 1,289,311

EXPENDITURES AND OTHER USES

Gainesville Convention and Visitor's Bureau	\$ 942,589
Transfer to Capital Projects	85,000
Transfer to Debt Service	158,355
Available for Capital outlay	103,367
TOTAL EXPENDITURES AND OTHER USES	\$ 1,289,311

IMPACT FEES FUND

REVENUES AND OTHER SOURCES

Impact Fees - Police	\$ 127,871
Impact Fees - Fire	233,574
Impact Fees - Parks	359,800
Administrative Fees	37,519
Interest on Investments	24,908
Budgeted Fund Balance	2,403,847
TOTAL REVENUES AND OTHER SOURCES	\$ 3,187,519

EXPENDITURES AND OTHER USES

Transfer to General Fund	\$ 37,519
Transfer to Capital Projects Fund	3,150,000
TOTAL EXPENDITURES AND OTHER USES	\$ 3,187,519

INFORMATION TECHNOLOGY FUND

REVENUES AND OTHER SOURCES

Technology fees	\$ 44,784
Interest on Investments	-
Budgeted Fund Balance	-
TOTAL REVENUES AND OTHER SOURCES	\$ 44,784

EXPENDITURES AND OTHER USES

Transfer to General Gov't Capital Projects Fund	\$ 31,000
Supplies and Operating Charges	13,784
TOTAL EXPENDITURES AND OTHER USES	\$ 44,784

**FISCAL YEAR 2020 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

PARKS AND RECREATION FUND

REVENUES AND OTHER SOURCES

Ad Valorem Taxes @ .750 Mills	\$ 3,780,828
Charges for Services	1,866,825
Interest on Investments	27,250
Other	21,500
Transfers in	94,855

TOTAL REVENUES AND OTHER SOURCES	\$ 5,791,258
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EXPENDITURES AND OTHER USES

Non Departmental	\$ 50,000
Maintenance	124,184
Recreation Services	400,978
Allen Creek	49,220
Other Recreational Facilities	2,309,500
Youth Sports Booster Club	167,351
Park Services	1,614,898
Administration	805,127
Transfer to Parks and Recreation Capital Projects Fund	270,000

TOTAL EXPENDITURES AND OTHER USES	\$ 5,791,258
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GAINESVILLE CONVENTION AND VISITOR'S BUREAU

REVENUES AND OTHER SOURCES

Intergovernmental - COG Hotel/Motel Tax	\$ 942,589
Charges for Services	17,700
Interest on Investments	5,000
Misc Revenue	145,689

TOTAL REVENUES AND OTHER SOURCES	\$ 1,110,978
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EXPENDITURES AND OTHER USES

Personal Services & Employee Benefits	\$ 518,413
Purchased/Contracted Services	316,563
Supplies & Operating Charges	276,002

TOTAL EXPENDITURES AND OTHER USES	\$ 1,110,978
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LAND BANK AUTHORITY

REVENUES AND OTHER SOURCES

Transfers in	\$ 75,000
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TOTAL REVENUES AND OTHER SOURCES	\$ 75,000
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EXPENDITURES AND OTHER USES

Purchased/Contracted Services	\$ 75,000
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TOTAL EXPENDITURES AND OTHER USES	\$ 75,000
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**FISCAL YEAR 2020 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

CAPITAL PROJECTS FUND

REVENUES AND OTHER SOURCES

SPLOST VII	\$ 5,948,816
Intergovernmental (Federal, State & Local)	1,670,050
Lease Proceeds	275,000
Transfers in (various funds)	8,864,322
Budgeted Fund Balance - Various capital projects funds	14,718,000
TOTAL REVENUES AND OTHER SOURCES	\$ 31,476,188

EXPENDITURES AND OTHER USES

City Manager's Office

City Campus Improvements	\$ 525,000
Municipal Code Update	30,000
Multi-Purpose Room Enhancements	96,000

Financial Services

New Software and Enhanced Systems	100,000
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Information Technologies

Expansion of Disk Storage	200,000
Vehicle Replacement	30,000
Network Upgrade	100,250

Community Development Department

Park Hill Dr. Neighborhood Plan	35,000
Vehicle Replacement	89,100
ULDC Update	70,000

Police Department

Police Department Fleet replacement	275,000
Portable Radios	93,522
Video/Audio Recording Equipment	55,000

**FISCAL YEAR 2020 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

Fire Services

Replacement Radios	60,000
Fire Station #2 Relocation	600,000
Fleet Replacement	42,000

Public Lands & Buildings

Administration Building Renovation	771,000
Parking Deck Design	250,000
Fleet Replacement - Service Truck	45,000
Fleet Replacement - Fleet Vehicle	30,000

Public Works - Engineering Services

Transportation Plan Implementation	350,000
Street Resurfacing Program (LMIG)	550,000
Paving Program	660,000
Downtown Alley and Plaza Program	50,000
Greenway Connectivity	1,200,000
Bridge Maintenance Program	25,000
Sidewalk Program	75,000
Roadway Patching Program	125,000
Traffic Calming and Road Safety Devices Program	40,000
Roadway Beautification	100,000
Fleet Replacement	60,000
Asphalt Preservation Program	50,000
Green Street Study Implementation	50,000

Public Works - Traffic Engineering

Intelligent Transportation Systems (ITS)	300,000
Traffic Signal Upgrades	50,000
Thermoplastic Restriping of City Streets	25,000
Replacement Bucket Truck	70,000

Public Works - Street Maintenance

Replacement Crew Truck	40,000
Replacement ROW Crew Truck	40,000
Brine Dump Truck	180,000
Brine Maker	35,000
Hook Lift Dump Truck	180,000

Stormwater

Stormwater Rehabilitation Program	843,816
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Cemetery

Replacement Crew Cab Truck	30,000
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Community Service Center

Hall Area Transit Buses Gainesville Connection	240,000
MOW Kitchen Flooring	25,000
CSC Building Roof Project	150,000
CSC Building Renovation	235,500
MOW Fleet Replacement	35,000

**FISCAL YEAR 2020 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

Department of Water Resources

Athens Highway Sanitary Sewer Extension	1,000,000
Automated Meter Infrastructure	150,000
Asset Management Implementation and Improvements	300,000
IT Upgrades	250,000
Lift Station Improvements	850,000
Riverside WTP Improvements	1,265,000
Water Reclamation Facilities Electrical Control Upgrades	250,000
Water Treatment Plants Electrical Control Upgrades	250,000
Downtown Utilities Improvements	2,700,000
Inert Landfill Closure	1,000,000
Maintenance Facility Relocation	4,000,000
Meter Maintenance Program	750,000
Riverside Contract Rehabilitation	620,000

Solid Waste

Replacement Packer Truck	208,000
Replacement Knuckleboom Trash Loader	175,000
Replacement Light Duty Garbage Truck	76,000
Replacement Street Sweeper	250,000
Leaf Vacuum Machine	40,000
Lift Gate Truck	42,000
Replacement Fleet Truck	35,000

Golf

Maintenance Building Extension	200,000
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Parks & Recreation

Youth Sports Complex	3,445,000
Tennis Court Resurfacing	60,000
Park Signage-Systemwide	100,000
Software Upgrade	55,000
Skate Park	1,550,000
Concessions/Restroom Building Replacement	600,000
Lake Lanier Olympic Park Improvements	250,000
Park Vehicles	55,000

Gainesville Convention and Visitor's Bureau

Gainesville Website Redesign	85,000
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Capital Reserves

1,554,000

TOTAL EXPENDITURES AND OTHER USES

\$ 31,476,188

**FISCAL YEAR 2020 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

DEBT SERVICE FUND

REVENUES AND OTHER SOURCES

Ad Valorem Taxes @ 0.551 Mills	\$ 2,790,540
Interest on Investments	46,930
Transfers in	176,235

TOTAL REVENUES AND OTHER SOURCES	\$ 3,013,705
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EXPENDITURES AND OTHER USES

Bond Principal & Interest	\$ 2,107,325
Lease Principal & Interest	159,000
Other Costs	2,200
Available for Future Debt Service	745,200

TOTAL EXPENDITURES AND OTHER USES	\$ 3,013,725
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DEPARTMENT OF WATER RESOURCES

REVENUES AND OTHER SOURCES

Water Revenue	\$ 30,807,235
Water Connection Fees	2,113,487
Water Connection Administration Fees	102,882
Water Tapping Fees	1,230,237
Account Service Fees	4,029,882
Other Service Fees	829,979
Late Payment Penalty	512,206
Sewer Revenue	31,258,521
Surcharge	889,667
Sewer Tapping Fees	20,520
Sewer Connection Fees	1,098,846
Sewer Connection Administration Fees	32,935
Interest on Investments	400,000
Miscellaneous	44,173

TOTAL REVENUES AND OTHER SOURCES	\$ 73,370,570
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EXPENDITURES AND OTHER USES

Personal Services & Employee Benefits	\$ 17,254,685
Professional & Other Services	10,009,971
Supplies & Operating Charges	10,462,208
Indirect Cost Allocation	1,302,571
Capital Outlay	388,500
Debt Service	15,385,244
Transfers out	18,567,391

TOTAL EXPENDITURES AND OTHER USES	\$ 73,370,570
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**FISCAL YEAR 2020 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

SOLID WASTE FUND

REVENUES AND OTHER SOURCES

Residential Collections	\$ 2,834,920
Commercial - Franchise Fee	165,000
Special Services	10,000
Interest on Investments	7,500
Budgeted Net Assets	463,933

TOTAL REVENUES AND OTHER SOURCES	\$ 3,481,353
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EXPENDITURES AND OTHER USES

Personal Services & Employee Benefits	\$ 1,444,115
Purchased/Contracted Services	1,108,982
Supplies & Operating Charges	201,804
Indirect Cost Allocation	146,452
Capital Outlay	580,000

TOTAL EXPENDITURES AND OTHER USES	\$ 3,481,353
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AIRPORT FUND

REVENUES AND OTHER SOURCES

T-Hangar Rent	\$ 378,557
Corporate Hangar Rent	390,092
Industrial Park Rent	158,645
Fuel	39,000
Interest on Investments	1,200
Fixed Base Operator	37,958
Miscellaneous Revenue	4,011

TOTAL REVENUES AND OTHER SOURCES	\$ 1,009,463
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EXPENDITURES AND OTHER USES

Personal Services & Employee Benefits	\$ 70,020
Purchased/Contracted Services	165,004
Supplies & Operating Charges	55,900
Indirect Cost Allocation	209,561
Debt Service	454,500
Capital Outlay	54,478

TOTAL EXPENDITURES AND OTHER USES	\$ 1,009,463
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**FISCAL YEAR 2020 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

CHATTAHOOCHEE GOLF COURSE FUND

REVENUES AND OTHER SOURCES

Greens Fees	\$ 650,977
Cart Fees	314,515
Other Revenue	106,885
Transfer from General Fund	473,440

TOTAL REVENUES AND OTHER SOURCES	\$ 1,545,817
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EXPENDITURES AND OTHER USES

Personal Services & Employee Benefits	\$ 598,595
Purchased/Contracted Services	176,419
Supplies & Operating Charges	249,600
Capital Outlay	213,500
Debt Service	307,703

TOTAL EXPENDITURES AND OTHER USES	\$ 1,545,817
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GENERAL INSURANCE FUND

REVENUES AND OTHER SOURCES

Premiums & Losses Paid by Department	\$ 1,916,732
Interest on Investments	9,273
Budgeted Retained Earnings	59,074

TOTAL REVENUES AND OTHER SOURCES	\$ 1,985,079
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EXPENDITURES AND OTHER USES

Professional & Other Services	\$ 1,807,408
Indirect Cost Allocation	177,671

TOTAL EXPENDITURES AND OTHER USES	\$ 1,985,079
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**FISCAL YEAR 2020 APPROPRIATIONS RESOLUTION
ATTACHMENT A**

EMPLOYEE BENEFITS FUND

REVENUES AND OTHER SOURCES

Premiums	\$ 9,044,155
Interest on Investments	55,000
Budgeted Fund Balance	705,120

TOTAL REVENUES AND OTHER SOURCES	\$ 9,804,275
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EXPENDITURES AND OTHER USES

Health Claims/Premiums Expense	\$ 6,977,423
Life Insurance Premiums	237,542
Vision Insurance Premiums	45,334
Dental Insurance Premiums	359,530
Long & Short-term Disability Premiums	100,614
Short-term Disability Expense	120,000
Medical Clinic Operations	870,000
Other Costs	1,093,832

TOTAL EXPENDITURES AND OTHER USES	\$ 9,804,275
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VEHICLE SERVICES FUND

REVENUES AND OTHER SOURCES

Charges For Services	\$ 1,068,460
Sales - Fuel	1,536,625

TOTAL REVENUES AND OTHER SOURCES	\$ 2,605,085
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EXPENDITURES AND OTHER USES

Personal Services & Employee Benefits	\$ 406,587
Purchased/Contracted Services	61,633
Supplies & Operating Charges	2,136,865

TOTAL EXPENDITURES AND OTHER USES	\$ 2,605,085
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GRAND TOTAL	\$ 185,661,263
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LESS TRANSFERS COUNTED TWICE	(36,413,302)
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TOTAL NET BUDGET	\$ 149,247,961
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FISCAL YEAR 2020 APPROPRIATIONS RESOLUTION

ATTACHMENT B

CITY OF GAINESVILLE

AUTHORIZED POSITIONS BY FUND
(5-year Summary)

DEPARTMENTS	Budget									
	FY2016		FY2017		FY2018		FY2019		FY2020	
	FT	PT	FT	PT	FT	PT	FT	PT	FT	PT
City Council		8		7		6		6		6
City Manager	6		6		6		6		6	
Financial Services	15		15		14		14		14	
Information Technology	6		7		7		9		9	
Human Resources Department	9		9		10		10		10	
Municipal Court	8	2	8	2	8	2	8	2	8	2
Community Development Dept.	14	7	15	7	15	7	16	7	17	7
Police Department	115	2	115	2	116	2	117	2	118	2
Public Land and Buildings	4		4		5		6		6	
Engineering Services	10		10		11		11		11	
Traffic Services	7		7		7		7		7	
Streets	24		24		25		25		25	
Stormwater	2		6		5		5		5	
Cemetery	8		8		8		8		8	
Total General Fund	228	19	234	18	237	17	242	17	244	17
Fire Services	103		103		103		103		103	
Community Service Center	26	12	26	14	26	14	26	17	25	16
Cable TV	2	1	2	1	2	1	2	1	-	-
Parks and Recreation	39	Varies	37	Varies	37	Varies	40	Varies	44	Varies
Airport	1		1		1		1		1	
Department of Water Resources	233	-	233	-	234	-	232	-	234	
Solid Waste Department	24	-	24	-	24	-	25	-	25	
Golf Course	4	Various	4	Various	5	Various	5	Various	5	Various
Vehicle Services	6	-	6	-	6	-	6	-	6	
Gainesville Convention and Visitor's Bureau	4	-	4	-	4	-	4	-	7	
Non-Profit Housing	2	-	2	-	2	-	1	-	2	
TOTAL AUTHORIZED POSITIONS	569	32	573	33	578	32	584	35	593	33

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 5/30/2019

Presenter: Jeremy Perry

Item of Business: Ordinance: Fiscal Year 2020 General Government Ad Valorem Tax Rate

Meeting Date: 6/13/2019

Purpose of Request:

To set the ad valorem tax rate on property for the provision of the City of Gainesville General Government. The ad valorem taxation by the City will be fixed at \$1.322 on each \$1,000 of property subject to ad valorem taxation by the City. Of the 1.322 millage rate, 0.771 mills will be used for General Government purposes and 0.551 will be used for the retirement of outstanding governmental fund type debt and related interest.

History/Background:

Historically, the ad valorem tax rate has been adopted and set by ordinance.

Facts & Issues for Consideration:

Department Recommendation:

Financial Services recommends approval of the proposed ordinance.

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
 FY20 TY19 General Government Millage Ordinance	Ordinance

Passed: _____

AN ORDINANCE

No. 2019-

AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE CITY OF GAINESVILLE, GEORGIA, EXCLUSIVE OF ACTIVITIES OF THE GAINESVILLE BOARD OF EDUCATION, EXCLUSIVE OF PARKS AND RECREATION OPERATIONS, AND EXCLUSIVE OF FIRE SERVICES OPERATIONS FOR THE FISCAL YEAR 2020; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

WHEREAS, a budget has been established for the City of Gainesville for Fiscal Year 2020; and

WHEREAS, a specified amount of revenue for this budget comes from ad valorem taxes; and

WHEREAS, the Governing Body wishes to set the ad valorem tax rate on property, with the exceptions that the ad valorem tax rate for Gainesville School Board activities, parks and recreation operations, and fire services operations shall be set by separate ordinances.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of Gainesville, Georgia, as follows:

SECTION I.

The ad valorem tax rate for the City of Gainesville, Georgia, for the calendar year on property subject to ad valorem taxation by the City is hereby fixed at \$1.322 on each \$1,000.00 of property subject to ad valorem taxation by the City. Said rate is exclusive of activities of the Gainesville Board of Education, parks and recreation operations, and fire services operations, and an ad valorem tax rate for said activities and operation shall be set by separate ordinances.

SECTION II.

Said rate of \$1.322 on each \$1,000.00 of taxable property is hereby levied as follows:

(a) For General Government purposes, \$0.771 on each \$1,000.00 of taxable property.

(b) For the purpose of retiring outstanding governmental fund type debt and related interest, \$0.551 on each \$1,000.00 of taxable property.

ORDINANCE NO. 2019 -

SECTION III.

The Chief Financial Officer of the City of Gainesville shall pay such amounts collected through ad valorem taxes within the Governing Body as necessary to fund the Special Fund created for the accrual of tax allocation increment in any and all tax allocation districts created by the Governing Body pursuant to the Georgia Redevelopment Powers Law, O.C.G.A. § 36-44-1 et seq., including but not limited to the following: (1) Tax Allocation District Number One – Midtown, created by City of Gainesville Ordinance No. 2006-53, passed on October 17, 2006; and (2) Tax Allocation District Number Three – Westside, created by City of Gainesville Resolution No. 2018-59, passed on November 20, 2018.

SECTION IV.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION V.

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville Tax Office shall bill property taxes in one installment and collect payment of said taxes, which shall be due on or before December 1, 2019.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville will take appropriate action when the Tax Digest as certified by the State Revenue Commissioner is available and property reassessments are confirmed.

C. Danny Dunagan, Jr., Mayor

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

ATTEST:

Denise O. Jordan, City Clerk

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 5/30/2019
Presenter: Jeremy Perry
Item of Business: Ordinance: Fiscal Year 2020 Fire Services Ad Valorem Tax Rate
Meeting Date: 6/13/2019

Purpose of Request:

To create a special district for the provision of Fire services. Also, to set the ad valorem tax rate on property for the provision of Fire services. The ad valorem taxation by the City will be fixed at \$1.250 on each \$1,000 of property subject to ad valorem taxation by the City.

History/Background:

Historically, the ad valorem tax rate has been adopted and set by ordinance.

Facts & Issues for Consideration:

Department Recommendation:

Financial Services recommends approval of the proposed ordinance.

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
 FY20 TY19 Fire Services Millage Ordinance	Ordinance

Passed: _____

AN ORDINANCE

No. 2019-

AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE PROVISION OF FIRE SERVICES; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

WHEREAS, a budget has been established for the City of Gainesville for Fiscal Year 2020; and

WHEREAS, a specified amount of revenue for this budget comes from ad valorem taxes; and

WHEREAS, the Governing Body wishes to set the ad valorem tax rate on property for the provision of Fire services.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of Gainesville, Georgia, as follows:

SECTION I.

The ad valorem tax rate for the special district for provision of Fire services within the City of Gainesville, Georgia, for the calendar year on property subject to ad valorem taxation by the City is hereby fixed at \$1.250 on each \$1,000.00 of property subject to ad valorem taxation by the City, and said ad valorem tax rate shall be levied.

SECTION II.

The Chief Financial Officer of the City of Gainesville shall pay such amounts collected through ad valorem taxes within the special district for provision of Fire services as necessary to fund the Special Fund created for the accrual of tax allocation increment in any and all tax allocation districts created by the Governing Body pursuant to the Georgia Redevelopment Powers Law, O.C.G.A. § 36-44-1 et seq., including but not limited to the following: (1) Tax Allocation District Number One – Midtown, created by City of Gainesville Ordinance No. 2006-53, passed on October 17, 2006; and (2) Tax Allocation District Number Three – Westside, created by City of Gainesville Resolution No. 2018-59, passed on November 20, 2018.

SECTION III.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

ORDINANCE NO. 2019 -

SECTION IV.

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville Tax Office shall bill property taxes in one installment and collect payment of said taxes, which shall be due on or before December 1, 2019.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville will take appropriate action when the Tax Digest as certified by the State Revenue Commissioner is available and property reassessments are confirmed.

C. Danny Dunagan, Jr., Mayor

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

ATTEST:

Denise O. Jordan, City Clerk

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 5/30/2019

Presenter: Jeremy Perry

Item of Business: Ordinance: Fiscal Year 2020 Parks and Recreation Ad Valorem Tax Rate

Meeting Date: 6/13/2019

Purpose of Request:

To create a special district for the provision of Parks and Recreation services. Also, to set the ad valorem tax rate on property for the provision of Parks and Recreation services. The ad valorem taxation by the City will be fixed at \$0.750 on each \$1,000 of property subject to ad valorem taxation by the City.

History/Background:

Historically, the ad valorem tax rate has been adopted and set by ordinance.

Facts & Issues for Consideration:

Department Recommendation:

Financial Services recommends approval of the proposed ordinance.

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ FY20 TY19 Parks and Recreation Millage Ordinance	Ordinance

Passed: _____

AN ORDINANCE

No. 2019-

AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE PROVISION OF PARKS AND RECREATION SERVICES; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

WHEREAS, a budget has been established for the City of Gainesville for Fiscal Year 2020; and

WHEREAS, a specified amount of revenue for this budget comes from ad valorem taxes; and

WHEREAS, the Governing Body wishes to set the ad valorem tax rate on property for the provision of Parks and Recreation services.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of Gainesville, Georgia, as follows:

SECTION I.

The ad valorem tax rate for the special district for provision of Parks and Recreation services within the City of Gainesville, Georgia, for the calendar year on property subject to ad valorem taxation by the City is hereby fixed at \$0.750 on each \$1,000.00 of property subject to ad valorem taxation by the City, and said ad valorem tax rate shall be levied.

SECTION II.

The Chief Financial Officer of the City of Gainesville shall pay such amounts collected through ad valorem taxes within the special district for provision of Parks and Recreation services as necessary to fund the Special Fund created for the accrual of tax allocation increment in any and all tax allocation districts created by the Governing Body pursuant to the Georgia Redevelopment Powers Law, O.C.G.A. § 36-44-1 et seq., including but not limited to the following: (1) Tax Allocation District Number One – Midtown, created by City of Gainesville Ordinance No. 2006-53, passed on October 17, 2006; and (2) Tax Allocation District Number Three – Westside, created by City of Gainesville Resolution No. 2018-59, passed on November 20, 2018.

SECTION III.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

ORDINANCE NO. 2019-

SECTION IV.

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville Tax Office shall bill property taxes in one installment and collect payment of said taxes, which shall be due on or before December 1, 2019.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville will take appropriate action when the Tax Digest as certified by the State Revenue Commissioner is available and property reassessments are confirmed.

C. Danny Dunagan, Jr., Mayor

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

ATTEST:

Denise O. Jordan, City Clerk

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 5/23/2019

Presenter: Jeremy Perry

Item of Business: Ordinance: Fiscal Year 2020 Board of Education Ad Valorem Tax Rate

Meeting Date: 6/13/2019

Purpose of Request:

To set the ad valorem tax rate on property for the provision of the Gainesville Board of Education. The ad valorem taxation by the Gainesville Board of Education will be fixed at \$6.614 on each \$1,000 of property subject to ad valorem taxation by the Gainesville Board of Education.

History/Background:

Historically, the ad valorem tax rate has been adopted and set by ordinance.

Facts & Issues for Consideration:

Department Recommendation:

Financial Services recommends approval of the proposed ordinance.

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
 FY20 TY19 Board of Education Millage Ordinance	Ordinance

Passed: _____

AN ORDINANCE

No. 2019-

AN ORDINANCE OF THE GOVERNING AUTHORITY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE GAINESVILLE BOARD OF EDUCATION FOR THE FISCAL YEAR 2020; AND OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

WHEREAS, a budget has been established for the Gainesville Board of Education for Fiscal Year 2020; and

WHEREAS, a specified amount of revenue for this budget comes from ad valorem taxes.

NOW THEREFORE BE IT ORDAINED by the Governing Authority of the City of Gainesville, Georgia as follows:

SECTION I. In accordance with Act No. 64 (HB 841) approved March 4, 1993, and OCGA 48-5-32, the ad valorem tax rate for the Gainesville Board of Education for the calendar year, on property subject to ad valorem taxation by the City is hereby fixed at \$6.614 on each \$1,000.00 of property subject to ad valorem tax in the City.

SECTION II. Said rate of \$6.614 on each \$1,000.00 of taxable property is hereby levied as follows:

(a) For maintenance and operations \$6.614 on each \$1,000.00 of taxable property.

(b) For debt service \$0.00 on each \$1,000.00 of taxable property.

SECTION III. All ordinances and part of ordinances in conflict herewith are hereby repealed.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville Tax Office shall bill property taxes in one installment and collect payment of said taxes which shall be due on or before December 1, 2019.

NOW THEREFORE BE IT FURTHER ORDAINED the City of Gainesville will take appropriate action when the Tax Digest as certified by the State Revenue Commissioner is available and property reassessments are confirmed.

ORDINANCE NO. 2019-

C. Danny Dunagan, Jr., Mayor

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

ATTEST:

Denise O. Jordan, City Clerk

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 6/11/2019
Presenter: Danny Dunagan
Item of Business: Appointment(s): Convention and Visitors Bureau Advisory Board
Meeting Date: 6/13/2019

Purpose of Request:

The purpose of this request is to address the expiring terms for the positions held by Richard Labriola, Tharpe Ward, and Robyn Lynch.

History/Background:

Members of the Authority serve two-year terms. They follow the guidelines set forth in state legislation as well as the City Charter and Code of Ordinances.

Facts & Issues for Consideration:

Richard Labriola and Tharpe Ward are willing to serve another term.

Robyn Lynch will be unable to serve another term due to her status as an employee at Lake Lanier Olympic Park (LLOP).

Jeff Pruitt confirmed his willingness to serve on the board as a replacement for Robyn Lynch.

Department Recommendation:

To consider the nominations as submitted by the Mayor.

Department Director:

Danny Dunagan

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ CVB Members	Backup Material
☐ CVB Attendance Report	Backup Material

GAINESVILLE CONVENTION VISITORS BUREAU AUTHORITY

POST	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRES
Hotel/Motel Industry (Guest House Inn and Suites)	Singh <i>(Preferred Mailing)</i>	Jay	8/4/15 UE	7/19/2016 6/19/2018	6/30/2020
Hotel/Motel Industry (Chairman)	Labriola	Richard	7/1/2014	9/19/2017	6/30/2019
Restaurant/Food Establishment (Johnny's BBQ)	Ward	Tharpe	5/5/15 UE	9/19/2017	6/30/2019
Attractions Industry (Brenau History Center)	Kyle	Glen	7/19/2016	6/19/2018	6/30/2020
Attractions Industry (Vice Chairman)	Lynch	Robyn	9/19/2017		6/30/2019
Virtue of Position	Mattison	Kate	7/1/2014		Indefinite
Virtue of Position	Lackey	Bryan	11/30/2015		Indefinite

TERM: Two-year
(Est. Staggered Terms Initially)

CONTACT: Regina Dyer, CVB Manager

NOTES: Est. with HB 1132 executed by the Governor on April 29, 2014
Members eligible to succeed themselves for a maximum of three consecutive terms

UPDATED: Thursday, June 06, 2019

CONVENTION AND VISITORS BUREAU ADVISORY BOARD ATTENDANCE REPORT

MEETING			BOARD MEMBER						
	DATE	TYPE	Singh	Labriola	Ward	Kyle	Lynch		
1	Aug. 2017		1	0	1	0	N/A		
2	Oct. 2017		1	1	1	1	1		
3	Jan. 2018		1	1	0	1	0		
4	Mar.2018		1	1	1	1	1		
5	May 2018		1	1	1	0	1		
6	July 2018		0	1	1	1	1		
7	Sept. 2018		1	1	0	1	1		
8	Nov. 2018		1	0	1	1	1		
9	Jan. 2019		1	1	1	0	1		
10	Mar. 2019		1	1	1	1	1		
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									
25									
26									
27									
28									
29									
30									
	TOTAL	10	9	8	8	7	8	0	0
	ATTENDANCE %		90%	80%	80%	70%	89%		

TYPE MEETING:

R = Regular Scheduled Meeting

C = Called Meeting

ATTENDANCE:

0 = Absent

1 = Attended

NOTES:

Submitted By: Regina Dyer

Date: 5/8/19

Recording Secretary

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 6/11/2019
Presenter: Danny Dunagan
Item of Business: Appointment(s): Gainesville-Hall '96 Board
Meeting Date: 6/13/2019

Purpose of Request:

The purpose of this request is to address the upcoming expiring terms for the City representative positions on the Board.

History/Background:

The Board Members serve a three-year term. They follow the guidelines as set forth by Georgia Law, the by-laws and the Corporation's Articles of Incorporation.

Facts & Issues for Consideration:

Ruth Bruner and Regina Dyer (Representative of the CVB) are willing to serve another term.

Department Recommendation:

To consider the nominations as submitted by the Mayor.

Department Director:

Danny Dunagan

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ G-H '96 Members	Backup Material
☐ Attendance Record	Backup Material

GAINESVILLE- HALL '96

POST	ORGANIZATION	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRES
	City of Gainesville	Bruner	Ruth		7/19/2016	6/30/2019
At Large / Chair		Collins	Mimi			6/30/2019
Secretary	Lake Lanier CVB	Dickson	Stacey			6/30/2019
Chamber	GHCC	Dunlap	Kit			6/30/2018
At Large / Treasurer		Bell	Mark			6/30/2019
At Large		Fowler	Rob			6/30/2018
Hall County	Hall County Government	Higgins	Richard			6/30/2019
	City of Gainesville - CVB	Dyer	Regina	8/15/2017		6/30/2019
	Lanier Canoe & Kayak Club	Braff	Mike			6/30/2019
Vice Chair	Lake Lanier Rowing Club	Sutton	Phillip			6/30/2019
At Large		Truelove	Dixie			6/30/2018
Ex Officio	City of Gainesville - P&R	Cooper	Melvin		7/19/2016	6/30/2019
Ex Officio	Hall County - Parks & Leisure	Little	Mike			6/30/2019
Ex Officio	Lake Lanier Islands Devel. Authority	Donohue	Bill			6/30/2019
Ex Officio	Lake Lanier Rowing Club	Millard	Robin			6/30/2019
Advisor		Mathis	Jim			6/30/2019
Advisor		Gilliam	Steve			6/30/2019
At Large		O'Rourke	Tate	UE		6/30/2018
Ex Officio	Corp.	Bagget	Nicholas	?		6/30/2019
At Large		Barnett	David			6/30/2018
At Large		Young	Rick			?
Virtue of Position	Venue Manager	Lynch	Robyn			Indefinite

TERM: Three-Year Terms - (members are limited to three consecutive terms)
Initial terms were staggered beginning July 2013

CONTACT: Robyn Lynch
Venue Manager, LLOV
P. O. Box 369, Gainesville 30503
770-535-0397 / 770-530-7152
robyn@lakelanierolympicvenue.org

Meg Nivens
GHCC - Vision 2030
P.O. Box 374, Gainesville 30503
mnivens@ghcc.com

UPDATED: 8/17/18 ag

Alisa Grayson

From: Robyn Lynch <Robyn@lakelanierolympicvenue.org>
Sent: Friday, June 07, 2019 3:32 PM
To: Alisa Grayson
Subject: Re: G-H'96 Board City Appointments

CAUTION:*This email is from an external source. Only open links and attachments from a verified trusted sender.*****

for the FY2018-19
Ruth Bruner 8 of 8
Regina Dyer 5 of 8
Melvin Cooper 7 of 8

for FY 2017-18
Ruth Bruner 7 of 8
Regina Dyer 7 of 8
Melvin Cooper 3 of 8

i hope this is what you need, if not, please let me know.

On Fri, Jun 7, 2019 at 3:05 PM Alisa Grayson <agrayson@gainesville.org> wrote:

Hi Robyn,

I'm working to provide the Mayor with some information concerning the City representative on the G-H '96 Board. Can you provide me with the attendance record for the three City representatives for the past two years at your earliest convenience. I apologize for the last minute request. It's part of our appointment process and the terms are set to expire 6/30/19. For informational purposes, I've attached a copy of the most recent member listing I have on file. Let me know if you have any concerns or need any additional information.

Regards,

Alisa Grayson
Deputy City Clerk
City of Gainesville
770.297.5601 Ext. 5601

--



Robyn Lynch
Lake Lanier Olympic Park
3105 Clarks Bridge Road

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 6/7/2019
Presenter: Danny Dunagan
Item of Business: Appointment(s): Historic Preservation Commission
Meeting Date: 6/13/2019

Purpose of Request:

The purpose of this request is to address the expiring terms for the positions held by Richard (Dick) Bachman and Cathy Day.

History/Background:

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

Facts & Issues for Consideration:

Richard (Dick) Bachman and Cathy Day are willing to serve another term.

Department Recommendation:

To consider the nominations as submitted by the Mayor.

Department Director:

Danny Dunagan

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ HPC Members	Backup Material
☐ Attendance Record	Backup Material

HISTORIC PRESERVATION COMMISSION

POST	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRES
Ward 1	Bachman	Richard (Dick)	7/17/2007	9/7/2010 5/21/2013 7/19/2016	6/30/2019
Ward 2	Walters	J. A. (Jim)	8/19/2008	12/6/2011 8/5/2014 12/5/2017	6/30/2020
Ward 3	Bush	Bill	6/21/16 UE	12/5/2017	6/30/2020
Ward 4	Day	Cathy	12/5/2017		6/30/2019
Ward 5	Bailey	Jack	12/6/11 UE	6/5/2012 8/18/2015 7/17/2018	6/30/2021
Ex-Officio	Wangemann	George	1/10/2017	1/9/2018 1/8/2019	1/7/2020

TERM: Initial terms were staggered beginning July 1, 2002
Three year terms which expire on June 30th.

CONTACT: Jessica Tullar / Rusty Ligon, Community & Economic Development Dept.

UPDATED: 1/9/19 ag

HISTORIC PRESERVATION COMMISSION BOARD ATTENDANCE REPORT

MEETING			BOARD MEMBER					
	DATE	TYPE	Dick Bachman	Bill Bush	Jim Walters	Jack Bailey	Cathy Day	Kevin Myer
1	10/2/2017	R	1	0	1	1	N/A	1
2	10/19/2017	C	1	1	1	1	N/A	1
3	3/5/2018	R	1	0	1	1	0	N/A
4	10/1/2018	R	1	1	0	1	1	N/A
5	11/5/2018	R	1	0	0	1	1	N/A
6	1/7/2019	R	1	1	1	1	1	N/A
7	3/28/2019	R	1	0	1	1	0	N/A
8								
9								
10								
	TOTAL		7	3	5	7	3	2
	ATTENDANCE %		100%	43%	71%	100%	60%	100%

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

C = Called Meeting
1 = Attended

NOTES: Cathy Day has been absent from meetings due to work conflicts; she has to travel out of state for work periodically. She is very engaged in what's going on in the districts, is responsive to emails, and prepares for meetings. She also attended HPC training 8/2018. Bill Bush missed a meeting for his wedding, has had to travel for work, and had a conflict due to his youth sports team being in a tournament.

Submitted By:


 Recording Secretary

Date:

5/3/19

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 6/7/2019

Presenter: Danny Dunagan

Item of Business: Appointment(s): Metropolitan Planning Committee - Citizens Advisory Committee

Meeting Date: 6/13/2019

Purpose of Request:

The purpose of this request is to address the expiring term for the position held by Berlinda Lipscomb.

History/Background:

Members of the committee serve three-year terms. The MPO-CAC follows the guidelines of the City Charter and the Code of Ordinances as well as the bylaws of the committee.

Facts & Issues for Consideration:

Berlinda Lipscomb is willing to serve another term.

Department Recommendation:

To consider the nomination as submitted by the Mayor.

Department Director:

Danny Dunagan

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ MPO-CAC Members	Backup Material
☐ Attendance Report	Backup Material

METROPOLITAN PLANNING ORGANIZATION - CITIZENS ADVISORY COMMITTEE

POST	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRES
Ward 1	Propes	Connie	7/5/2011	3/19/2013 8/18/2015 6/6/2017	6/30/2020
Ward 2	Nordholz	Beverly	8/7/2018		6/30/2020
Ward 3	Smith	Sammy	8/15/17 UE		6/30/2020
Ward 4	Lipscomb	Berlinda	12/2/2003	4/3/2007 7/5/2011 3/19/2013 7/19/2016	6/30/2019
Ward 5	Jardine	Mary	7/5/2011	3/19/2013 7/1/2014 6/6/2017	6/30/2020

TERMS: Three year terms as of 6/6/17
Two year terms *Wards 2, 4, and 5 are 3 year terms

Part of Gainesville-Hall MPO
(GHMPO). The committee
consists of 19 appointees from
the member jurisdictions as

NOTES: follows:

- Braselton - 1
- Flowery Branch - 2
- Gainesville - 5
- Hall County - 8

CONTACT: Shamsul (Sam) Baker, Transportation Planning Manager, G-H MPO
Srikanth Yamala, Hall County Planning Director
Rusty Ligon, Community Development Director

UPDATED: August 15, 2018 ag

Alisa Grayson

From: Joseph B. Boyd (Planning) <jboyd@hallcounty.org>
Sent: Monday, May 06, 2019 12:01 PM
To: Alisa Grayson
Cc: Shamsul Baker (Planning)
Subject: RE: MPO-CAC Board Expiring Term

CAUTION:*This email is from an external source. Only open links and attachments from a verified trusted sender.*****

Hi Alisa,

For the past two years, Ms. Lipscomb has been at 7 of the 8 held meetings for the Citizens Advisory Committee. Her only absence was listed as "excused" per the CAC bylaws as she notified staff and the CAC chair that she would not be able to attend prior to the meeting.

Please let me know if you need any other information. Thank you!

Joseph Boyd, AICP

Senior Transportation Planner
Gainesville-Hall Metropolitan Planning Organization
2875 Browns Bridge Road, Gainesville, GA 30504
(770) 297-5541 | www.ghmpo.org



From: Shamsul Baker (Planning)
Sent: Monday, May 06, 2019 11:51 AM
To: Joseph B. Boyd (Planning)
Subject: Fwd: MPO-CAC Board Expiring Term

Could you follow up with Alisa please?

Sent from my iPhone

Begin forwarded message:

From: Alisa Grayson <agrayson@gainesville.org>
Date: May 6, 2019 at 11:45:42 AM EDT
To: "sbaker@hallcounty.org" <sbaker@hallcounty.org>
Subject: MPO-CAC Board Expiring Term

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Sam;

We're working to address the upcoming expiring term (6/30/19) for Berlinda Lipscomb as City representative on the MPO-CAC. The Mayor wishes to reappoint her on the board. For recording purposes, can you provide me

with Ms. Lipscomb's meeting attendance record for the past 2 years? Your assistance is greatly appreciated. Feel free to contact me with any questions/concerns you may have.
Thank you,

Alisa Grayson
Deputy City Clerk
City of Gainesville
770.297.5601 Ext. 5601

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 6/7/2019
Presenter: Danny Dunagan
Item of Business: Appointment(s): SPLOST VII Citizens Review Committee
Meeting Date: 6/13/2019

Purpose of Request:

The purpose of this request is to address the expiring terms for the positions held by Mark Bell, Etherean Williams, and Frank Norton, Jr..

History/Background:

Committee members serve a one-year term. They follow the guidelines set forth in the City Charter, the Code of Ordinances and the Intergovernmental Agreement effective May 14, 2015.

Facts & Issues for Consideration:

Mark Bell, Etherean Williams and Frank Norton, Jr. are willing to serve another term.

Department Recommendation:

To consider the nominations as submitted by the Mayor.

Department Director:

Danny Dunagan

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ SPLOST VII Members List	Backup Material
☐ SPLOST VII Attendance Report	Backup Material

SPLOST VII CITIZENS' REVIEW COMMITTEE

GOVERNING BODY	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRES
City	Bell	Mark	5/19/2015	6/21/2016 11/21/2017 6/5/2018	6/30/2019
City	Williams	Etherean	9/18/2018		6/30/2019
City	Norton, Jr.	Frank	5/19/2015	6/21/2016 11/21/2017 6/5/2018	6/30/2019
County District 1	Gee	Jacob	7/1/2018		6/30/2019
County District 2	Hoffman	Brent	5/14/2015	6/23/2016 (term begin 7/1/16) 7/1/2017 7/1/2018	6/30/2019
County District 3	Aiken	Douglas	5/14/2015	6/23/2016 (term begin 7/1/16) 7/1/2017 7/1/2018	6/30/2019
County District 4	Werner	Carol	5/14/2015	6/23/2016 (term begin 7/1/16) 7/1/2017 7/1/2018	6/30/2019
County	Horne	Robert	5/14/2015	6/23/2016 (term begin 7/1/16) 7/1/2017 7/1/2018	6/30/2019
County	Gracey	Brian	5/14/2015	6/23/2016 (term begin 7/1/16) 7/1/2017 7/1/2018	6/30/2019

TERM: One-Year

CONTACT: Lisa Ritchie, Hall County Commission Clerk

NOTES: Meets no less than quarterly.
This committee was established
per Resolution CR-2015-02
based on Intergovernmental

Updated: Wednesday, September 19, 2018

SPLOST VII CITIZENS ADVISORY BOARD ATTENDANCE REPORT

MEETING			BOARD MEMBER							
	DATE	TYPE	Bell	Norton	Williams					
1	1/24/2017	R	1	1	N/A					
2	4/25/2017	R	1	1	N/A					
3	8/22/2017	R	1	1	N/A					
4	10/24/2017	R	1	1	N/A					
5	1/30/2018	R	1	1	N/A					
6	5/1/2018	R	1	1	N/A					
7	8/21/2018	R	0	1	N/A					
8	10/23/2018	R	1	1	1					
9	1/22/2019	R	1	1	0					
10	4/16/2019	R	1	0	0					
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
21										
22										
23										
24										
25										
26										
27										
28										
29										
30										
TOTAL		10	9	9	1					
ATTENDANCE %			90%	90%	33%					

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

C = Called Meeting
1 = Attended

NOTES: Etherean Williams became a member of the Board 9/18/18.

Submitted By: Lisa Ritchie
Recording Secretary

Date: 5/7/2019

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 6/10/2019

Presenter: Lisa Poole

Item of Business: Resolution: Approval of Lease of Portion of Lot A-16 in AIP to Mulberry Farms, Inc. and Assignment of Lease to United Community Bank as Collateral

Meeting Date: 6/13/2019

Purpose of Request:

To approve the lease for a portion of Lot A-16 to Mulberry Farms, Inc., by resigning to enable the recording of the lease on the Hall County Deed Records and to approve the assignment of the Lease to United Community Bank (UCB) as collateral for UCB's loan to Mulberry Farms, Inc.

History/Background:

The City entered into a lease agreement with Mulberry Farms, Inc. on November 2, 1981.

Facts & Issues for Consideration:

In order for the UCB to take assignment of the lease, it must be recorded on the Hall County Deed Records.

Department Recommendation:

Approval of the resolution.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Approval of Lease of Portion of Lot A-16 In AIP to Mulberry Farms, Inc and Assignment of Lease to UCB as Collateral	Resolution
☐ Lease Agreement for Portion of Lot A-16 In AIP to Mulberry Farms, Inc and Assignment of Lease to UCB as Collateral	Contract/Agreement/MOU
☐ Letter of Request regarding Mulberry Farms Lease Agreement and Assignment of Lease to UCB as Collateral	Backup Material

RESOLUTION BR-2019 - ____

Approval of Lease of Portion of Lot A-16 in Airport Industrial Park to Mulberry Farms, Inc. and Assignment of Lease to United Community Bank as Collateral

WHEREAS, the City of Gainesville entered into a Lease Agreement on November 2, 1981, for a portion of the Airport Industrial Park Lot A-16 (said Lease Agreement hereinafter referred to as "the Lease") with Mulberry Farms, Inc. (hereinafter referred to as "Lessee"); and

WHEREAS, Lessee is seeking a loan from United Community Bank (hereinafter referred to as "UCB") in the amount of \$250,000.00, with said loan to be secured by an assignment of Lessee's interest in the Lease; and

WHEREAS, in order to pledge Lessee's interest in the Lease as collateral for the loan from UCB, the Lease must be recorded on the Hall County Deed Records, which will require the City and Lessee to sign the Lease with appropriate witnesses and notaries to enable the recording of the Lease; and

WHEREAS, Lessee has notified the City of Lessee's requests that the City sign the Lease with appropriate witnesses and notaries to enable the recording of the Lease and that the City approve Lessee's assignment of the Lease to UCB as collateral for UCB's loan to Lessee; and

WHEREAS, the City has the desire to approve the requests from Lessee.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves: (1) the signing of the Lease with appropriate witnesses and notaries to enable the recording of the Lease, and (2) Lessee's assignment of the Lease to UCB as collateral for UCB's loan to Lessee; and

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the Mayor, City Manager, and City Attorney to sign such documents as necessary to effectuate the approvals set forth in the preceding paragraph of this Resolution.

Adopted this ____ day of _____, 2019.

C. Danny Dunagan, Jr., Mayor

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

ATTEST:

Denise O. Jordan, City Clerk

GEORGIA, HALL COUNTY

This AGREEMENT, made the 2nd day of November 1981, among the CITY OF GAINESVILLE, GEORGIA, a municipal corporation of said State, first party, (hereafter called "Lessor"); second party, (hereafter called "Lessee"), MULBERRY FARMS, INC.

WITNESSETH:

1. Premises Leased and Term - Lessor does hereby rent and lease to the Lessee real property which is, and shall be, leased subject to the conditions, covenants, restrictions, reservations and easements set forth herein, located in the County of Hall, State of Georgia, and is more particularly described as follows, to wit:

PORTION OF LOT A-16

AIRPORT INDUSTRIAL PARK

All that lot, tract and parcel of land lying, situate and being in the City of Gainesville, Hall County, Georgia. Said tract is a portion of Lot A-16 of the Airport Industrial Park and is more particularly described as follows:

Beginning at an iron pin located on the right-of-way of Airport Parkway that is N32°29'31"E, 524.40 feet from U.S.G.S B.M. S-185 which has a latitude of 34°16'16"N and a longitude of 83°48'52.5"W; thence running N72°42'00"W, 558.82 feet along the right-of-way of Airport Parkway to a point; thence running N44°17'32"W, 94.28 feet along a curve in the right-of-way of Airport Parkway that has a radius of 99.09 feet and an arc of 98.26 feet to an iron pin on the right-of-way of Airport Parkway; thence running N75°02'05"E, 627.55 feet to an iron pin; thence running S00°59'48"W, 395.78 feet to the point of beginning. Said tract contains 3.046 acres. A plat of said tract prepared by McGill-Grogan and Associates dated June 28, 1978 is recorded in Plat Book 84, Page 182.

for a term commencing on the 1st day of November 1981 and ending on the 31st day of October 2006.

Lessee shall have the option to extend said lease for two (2) additional terms of ten (10) years each which shall be exercised by Lessee at any time prior to the expiration of each term by notifying Lessor of each election in writing.

2. Rental - Lessee shall pay to Lessor, beginning November 1, 1981 at its office in Gainesville, Georgia, promptly on the first day of each month in advance, during the term of this lease, a monthly rental of \$126.92 (Annual Rental \$1,523.00).

3. Use of Premises. General Purposes: The real property described herein is subjected to the conditions, covenants, restrictions, reservations and easements hereby declared to insure to the proper use and appropriate development and improvement of each building site thereon; to protect the lessees of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to guard against the erection thereon of structures built of improper or unsuitable materials, to insure adequate and reasonable development of said property;

to encourage the erection of attractive improvements thereon, and with appropriate locations thereof on building sites; to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from streets, and adequate open and clear spaces between structures; and in general to provide adequately for an attractive and high quality of improvement in said property.

4. Definition of Terms: Except as specifically defined herein, all words used in these covenants have their customary dictionary definitions. For the purpose of these provisions, certain words or terms used herein shall be defined as follows: Words used in the present tense include the future tense. Words used in the singular number include the plural, and words used in the plural include the singular. The word "person" includes an individual, a firm, co-partnership, or corporation. The word "lot" includes the word "plot" or "parcel". The word "building" includes the word "structure". Terms used herein, whether referring to the masculine, feminine or neuter gender shall mean all genders. The word "shall" is always mandatory, and not merely directory. The word "used or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied".

Building setback line or building line shall mean a line across a lot between two side lot lines establishing the minimum open space to be provided between the building or buildings and the street right-of-way line.

Building site shall mean a portion or parcel of land devoted to a common use or occupied by a building or group of buildings devoted to a common use, together with the customary accessories and open spaces belonging to same. The term building site and Lot shall mean the same land and shall be used interchangeably herein.

Lessor shall mean the City of Gainesville, its successors and assigns unless the context indicates otherwise.

Improvements shall mean and include a commercial or light industrial building or buildings, outbuildings appurtenant thereto, parking areas, loading areas, fences, masonry walls, hedges, lawns, mass plantings and any structures of any type or kind located above ground.

Protective screen shall mean either a permanent wooden or masonry fence at least five (5) feet in height which is at least 50 per cent solid, or a planted row of shrubbery or trees capable of growth to six (6) feet in height after a period of two years and placed close enough together to touch.

Yard shall mean a space on the same lot with a principal building, open, unoccupied and unobstructed by buildings or structures from ground to sky except where encroachments and accessory buildings are expressly permitted.

Yard front, shall mean open, unoccupied space on the same lot with a principal building, extending the full width of the lot, and situated between the street right-of-way line and the front line of the building projected to the side lines of the lot.

Yard rear shall mean open, unoccupied space on the same lot with a principal building, extending the full width of the lot, and situated between the rear line of the lot and the rear line of the building projected to side lines of the lot.

Yard sides sides shall mean open, unoccupied space on the same lot with a principal building, situated between the building and the side line of the lot and extending from the rear line of the front yard to the front line of the rear yard.

5. General Restrictions

Except as otherwise provided,
A. / The admission of any occupant to the Gainesville Industrial

Park shall be at the discretion of the Lessor. No industry or other business shall be established, maintained or permitted thereon which may be or become an annoyance or nuisance by reason of unsightliness or the excessive emission of smoke, dust, noise, glare, odor, fumes or vibrations. Determination of whether an industry or business is objectionable for any

of the above reasons shall be at the discretion of the Lessor.

B. The Lessee shall not use any of the land or premises for the manufacture, storage, distribution or sale of materials or products which shall increase the insurance rates or depreciate the value of the adjoining property or for any purposes which constitute a nuisance in the generally accepted definition of that term, or defined as such by any ordinance of the City of Gainesville, Georgia.

C. All structures and improvements must comply with Federal Aviation Administration Regulation Part 77, "Objects Affecting Navigable Air Space", or any regulation which may ultimately supercede this regulation.

D. Improvements erected on property subject to this declaration as described in paragraph 1 hereof, shall not exceed 25 feet in height, provided, however, that water towers or tanks, standpipes, penthouses or structures for housing elevators or elevator equipment, ventilating or similar equipment required to operate and stairways, maintain the building, fire or parapet walls, skylights, tanks, cooling or other towers, flagpoles, gravity flow storage and/or mixing towers or similar structures may exceed this height with the written approval of the Lessor, and in conformity with Federal Aviation Administration regulations as specified in Paragraph 5 sub-section C. herein.

E. Any building or other structures other than a free standing sign, erected on the property shall be fireproof, constructed of masonry or other strong material, and conform with the City of Gainesville building codes. Wooden or frame construction except in signing is prohibited insofar as its use in an exposed or visible exterior position is concerned.

F. These covenants shall and do so hereby provide that no improvements as herein defined shall be erected, placed or altered on any building site in said development until the building or other improvement plans, specifications, and plot plan showing the location of such improvements on the particular building site have been submitted to and approved in writing as to conformity and harmony of external design with existing structures in the development, and as to location of the

improvements on the building site, giving due regard to the anticipated use thereof as same may affect adjoining structures, uses and operations, and as to location of the improvements with respect to topography, grade and finished ground elevation, by the City of Gainesville, unless and until such right has been expressly assigned, and then such right will pass to such assignee; provided, however, that the Lessor, its successors or assigns, shall not be liable in damages to any one so submitting plans for approval or to any owner or owners of land covered by this instrument by reason of mistake in judgment, negligence or non-feasance of itself, its agents or employees, arising out of or in connection with the approval or disapproval, or failure to approve any such plans; likewise anyone so submitting plans to the Lessor for approval, by the submitting of such plans agrees that he or it will not bring any action or suit to recover for any such damages against the Lessor. In the event Lessor fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, this covenant will be deemed to have been fully complied with. Lessee, its successors and assigns, covenant to hold Lessor harmless from any and all claims of whatever nature and kind arising out of the use of the leased property from which Lessor is not protected by its governmental immunity.

G. Property fronting on the streets of the industrial areas shall have a building setback line of at least sixty-five (65) feet from street right-of-way line. No structures or buildings shall be located closer than twenty-five (25) feet to any side building site line or rear property line, it being required that an open area of at least fifty (50) feet shall exist between all adjacent but separately owned improvements, both sides and rear.

H. Whenever a lot abuts upon a railroad lead track easement or right-of-way, sufficient space shall be reserved to permit the construction of a side track approximately parallel to the railroad easement or right-of-way. Where a right-of-way easement has been granted to the Seaboard Coast Line Railroad, its successors or assigns, either at the rear or side of any building site, no structures or buildings shall be

constructed on said right of way or any part thereof except with the written consent of Lessor and said Seaboard Coast Line Railroad, its successors or assigns.

I. Buildings or other structures or parking or loading areas shall not be built or maintained which, in the aggregate, cover more than 60 per cent of the total land area of the property. Neither shall any building or structure above ground extend beyond the building lines, and it is hereby declared that said area between the building lines and property lines is to be used either for open landscaped or green areas or for off-street surfaced parking areas. Said area shall be attractively landscaped with lawn, trees, shrubs, or similar materials according to plans first approved in writing by the Lessor. If said area is to be used for off-street parking, the parking arrangement and surfacing must be planted with a protective screen and likewise be approved in writing by the Lessor. Any landscaped areas shall be properly maintained thereafter in a sightly and well-kept condition. Parking areas shall likewise be maintained in good condition.

J. It shall be the responsibility of the Lessee to provide off-street parking facilities for employees, customers, and at a ratio of one (1) space for every one and one-half (1 1/2) employees employed on the premises at maximum shift; plus one (1) space for each managerial employee; plus one (1) visitor space for each ten (10) managerial staff. The size of each parking space shall not be less than three hundred (300) square feet, including aisles, but not driveways thereto. No parking of cars or trucks will be permitted in the street right-of-way. Plants requiring subsequent expansions of work force shall have the parking space requirement adjusted to accommodate the additional employment.

K. The following landscaping and site improvement conditions shall be complied with:

a. Front yard: Front yards of building sites shall be maintained in grass except walks, drive, plantings and flagpoles. Suitable planting shall be provided and maintained in front of the building or

incorporated in the architecture of the structure by means of planters. No driveways parallel to the street shall be permitted in the required minimum front yard.

b. Side yard: A partial foundation planting shall be provided.

c. Paved area: All areas subject to wheeled traffic shall be paved with bituminous concrete or equivalent surfacing and shall have appropriate bumper or wheel guards when needed. It shall be the Lessee's responsibility to extend driveways to existing or presently projected streets at no expense to the Lessor, even though part of this construction is within the street right-of-way. This work should be done in accordance to the Code of the City of Gainesville.

d. Unpaved portion of site: Any area not paved shall be maintained in grass and landscaped, including any such property which may be in a street or utility right-of-way. The removal of undergrowth, weeds, debris, rubbish, trash, excess dirt, industrial wastes or garbage, and any other unsightly material from the property shall be at no expense to the Lessor.

e. Maintenance: It shall be the responsibility of the Lessee to keep the premises, buildings and all improvements in a safe, clean, healthful and presentable condition at all times.

L. The following uses shall be permitted within the Gainesville Industrial Park:

a. Any industrial use, except rendering plants, junk yards, chemical plants, oil storage facilities, cement plants, poultry plants, or foundries, provided that uses which may cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazard, or other objectionable conditions shall require a finding by the Lessor that the proposed location, construction, and operation will not injure unduly the other tenants in the Industrial Park, either present or future. An enclosure, such as a fence, hedge, or protective screen, shall be required for outdoor storage areas.

b. Wholesaling and warehousing.

c. Airports and airport-related uses. (Does not include fixed Base Operator)

- d. Truck and bus terminals.
- e. Restaurants.
- f. Service stations (filling stations), as defined in the Gainesville Zoning Ordinance.
- g. Farm supply and equipment sales.
- h. Business offices.
- i. Motels.

M. The maneuvering of trucks and trailers shall be confined to the premises of each establishment. Minimum requirements for off-street loading facilities shall be one loading space at least 12 x 60 feet with a 16-foot height clearance, if covered, for every 10,000 square feet or fraction thereof of floor area, except that all establishments must have a minimum of one 12 x 60 foot space. Loading bays shall be located only on those sides of the building not facing streets and at least twenty-five (25) feet from the nearest right-of-way line. Whenever a loading dock is to be located partially or wholly within a building such loading dock and every part thereof shall be located at least twenty-five (25) feet from the nearest right-of-way. The actual depth of such loading dock within the building or structure shall be determined in connection with the building plans or improvement plans to be approved as provided in Clause IV, Sections A and F.

N. Power used in or developed or obtained for the operation of any establishment within the confines of the area subjected to these restrictions shall be confined to electrical or substantially equivalent type of power using only oil, gasoline, gas or liquid petroleum products or similar combustible materials in its production, or other products which do not produce excessive smoke, odor or fumes.

O. No billboards or advertising signs other than those identifying the name, business and products of the person or firm occupying the premises shall be permitted, except that plaques, directional signs, and a sign offering the premises for sale or lease may be permitted as provided below.

P. Only permanent signs shall be erected, except that temporary signs may be erected during the construction of the building. No banners, pennants, ribbons or similar devices shall be permitted.

The following sign regulations pertain to all buildings unless otherwise specified:

a. A maximum of two signs will be permitted for each industry occupying a building, including any sign which is part of the building's architecture. In multiple unit buildings the same number of signs will be allowed for each industry, provided that on any such building no sign fixed to the wall may extend above the roof or parapet.

b. Signs shall pertain only to the identification of the business conducted within the building and products sold or manufactured, and to the direction of visitors. No pictures or samples will be permitted on a sign except as part of a trade-mark.

c. The following types of signs will be permitted: horizontal wall signs, otherwise known as belt or face signs, excluding signs painted on the wall itself; plaques attached to the face of the building in proximity to the main entrance and bearing the name or trade-mark of the industry; signs offering the premises for sale or lease.

d. Wall signs shall have a maximum height of four feet; a maximum area of not more than three (3) square feet for each running foot of the face of the building displaying such a sign; and a maximum projection of not more than 12 inches from the face of the building. Plaques shall have a maximum area of eight (8) square feet. Directional signs shall have a maximum area of two (2) square feet. Sale signs shall be as prescribed by the lessor.

e. Free standing signs are not encouraged but one such sign will be permitted for single occupancy buildings under the following conditions:

1. That the sign be located in the front yard only.
2. That the overall area of the free standing sign will not be in excess of 150 square feet;
3. That the actual site location, height and lighting of the sign be approved by the City Architectural Control Committee and

the Federal Aviation Authority;

4. That copy for the sign must conform to requirements stated in Paragraph P sub-paragraph "b" above;

5. Wooden or wooden frame construction is prohibited, and the sign must conform to all other provisions of the City Code.

f. Any spotlight or similar illumination shall be so directed or shielded that the light source is not visible from the street or from adjacent properties. No animated signs shall be allowed.

Q. Finished or semi-finished products and other materials placed temporarily outside of the plant will be placed on the rear half of the property. Whenever temporary storage of goods, equipment, supplies, and other materials is necessary such open storage area shall be fenced with a screening fence at least five (5) feet in height. All fencing for screening, security or other purpose shall be attractive in appearance and shall be of an all-metal industrial type of galvanized or nonferrous material treated in accordance with the definition "Protective Screening" in paragraph No. 4.

R. No fence, masonry wall, hedge or mass planting shall be permitted to extend beyond the building lines established herein except upon approval in writing by the Lessor.

S. Waste will be disposed of in a properly accepted manner, and no industry that produces industrial sewage will be allowed except upon approval in writing by the Lessor.

T. The Lessee shall agree to execute all easements necessary and reasonable for the further development of the Gainesville Industrial Park. Reference to easements includes those existing for gas, water, sewerage, telephone, entrance and access roads, right-of-ways and electrical lines as set forth in the Park Plan. Any additional easements essential for the further development of the Park shall not exceed a width of fifteen (15) feet above or below the ground.

U. The Lessee herein agrees to commence construction of a building covering at least _____ square feet within twelve months of the execution hereof. If, after the expiration of one year from the

date of execution of any lease to any site in the Industrial Park, the Lessee thereof shall not have begun in good faith, with reasonably complete plans to carry through to prompt completion, the construction of an approved building, then the Lessor shall have the option to terminate the lease. The Lessor further reserves the exclusive right to extend the foregoing one-year period for commencement of construction whenever it shall determine that valid reasons exist therefor.

V. Each of the conditions, covenants, restrictions, and reservations set forth above shall continue and be binding upon the Lessee and upon its successors and assigns and upon each of them and all parties and all persons claiming under them for the period of the lease and exercised options.

W. The covenants herein set forth shall run with the land and bind the lessee, its successors and assigns, and all parties claiming by, through, or under it shall be taken to hold, agree and covenant with the Lessee of said building sites, its successors and assigns, and with each of them, to conform to and observe said restrictions as to the use of building sites, and the construction of improvements thereon, but no restrictions herein set forth shall be personally binding on any corporation, person or persons, except in respect to breaches committed during its, his or their leasehold of said land and Lessor or owner of any of the above land shall have the right to sue for and obtain an injunction to prevent the breach of or to enforce the observance of the restrictions above set forth, in addition to ordinary legal action for damages, and the failure of Lessor to enforce any of the restrictions herein set forth at the time of its violation, shall in no event be deemed to be a waiver of the right to do so as to any subsequent violation. The violation of these restrictions shall not defeat nor render invalid the lien or any mortgage (or deed of trust) made in good faith and for value.

X. Invalidation of any one of these covenants or any part thereof by judgments or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

6. Cancellation of Lease by Lessor

Section 1. If, at any time prior to the date fixed as the commencement of the term of this lease, a petition in bankruptcy or insolvency or for reorganization or arrangement or for the appointment of a receiver or trustee of all or a substantial part of Lessee's property is filed in any court by Lessee, or if filed against Lessee, proceedings to vacate same are not commenced within thirty (30) days thereafter and diligently prosecuted, or if Lessee makes an assignment for the benefit of creditors, without the prior written consent of Lessor, then, and in any such event, this lease shall be terminated and cancelled and neither Lessee nor any person claiming through Lessee shall be entitled to possession of the demised premises.

Section 2. If, at the date fixed as the commencement of this lease, or if, at any time during the term of this lease, a petition in bankruptcy or insolvency or for reorganization or arrangement of, for the appointment of a receiver or trustee of all or a part of Lessee's property is filed in any court by Lessee, or if filed against Lessee, proceedings to vacate same are not commenced within thirty (30) days thereafter and diligently prosecuted, or if Lessee makes an assignment for the benefit of creditors without the prior written consent of Lessor, then, and in any such event this lease shall be terminated and cancelled and neither Lessee nor any person claiming through Lessee shall be entitled to possession of the demised premises.

Section 3. If at the date fixed as the commencement of this lease or if at any time during the term of this lease a petition in bankruptcy or insolvency or for reorganization or arrangement or for the appointment of a receiver or trustee of all or a part of Lessee's property is filed in any court by Lessee, or if filed against Lessee, proceedings to vacate same are not commenced within thirty (30) days thereafter and diligently prosecuted or if Lessee makes an assignment for the benefit of creditors without the prior written consent of Lessor, then and in any of such events, this lease at the option of Lessor exercised within a reasonable time after notice of the happening of any one or more of such events may be cancelled and terminated in which event neither Lessee nor any person claiming through or under Lessee by virtue of any statute or of an order of

any court shall be entitled to possession or to remain in possession of the premises demised, but shall forthwith quit and surrender the premises and Lessor in addition to the other rights and remedies Lessor had by virtue of any other provision herein or elsewhere in this contained by virtue of any statute or rule of law, may retain any rent or monies received by Lessor from Lessee or others in behalf of Lessee.

7. Assignment and Subletting - Lessee may assign this lease or any interest thereunder, or sub-let premises or any part thereof, or permit the use of premises by any part other than Lessee only upon the written consent of Lessor. Sub-tenants or assignees shall become liable directly to Lessor for all obligations of Lessee hereunder, without relieving Lessee of any of its liability.

Notwithstanding the foregoing, Lessor hereby expressly agrees and gives its consent for Lessee to assign this lease to any bona fide mortgagee or financial lender for the purpose of obtaining financing by Lessee, provided no rights of Lessor are affected thereby. Lessor agrees it shall give any such mortgagee or financial lender notice of such default by Lessee hereunder and shall give such mortgagee or lender the right and opportunity to cure such default within 30 days from receipt of such notice.

The parties expressly agree, however, that Lessee may sublet the subject property to the Gainesville Small Business Development Company.

8. Architectural Control Provision - The design of all structures to be placed upon the leased property shall be approved by the Building Inspector of the City of Gainesville before construction is begun and all such structures shall be constructed according to the approved design.

9. Lessor's right to assign its leasehold interests - Lessor shall have the right to sell, transfer or assign any or all its rights hereunder provided such action on the part of Lessor does not infringe upon or impair the rights of Lessee or its assigns hereunder.

10. Improvements subject to F.A.A. approval - All structures and improvements placed upon the leased property shall be subject to the approval of the Federal Aviation Administration, which approval shall be obtained by Lessee prior to any construction.

11. Lessor's power to enforce covenants - Lessor shall have the right to enforce any and all the terms of this agreement at law or in equity in any court of competent jurisdiction.

12. Lessor's possession and ownership of improvements at termination of lease - At the termination of this lease all improvements placed on said leased premises shall become the property of Lessor in fee simple, free from any lien or encumbrance whatsoever.

13. Attorney's fees - If any rent owing under this lease is collected by or through an attorney at law, Lessee agrees to pay 10% thereof as attorney's fees. Lessee waives all rights and exemptions which he may have under any law as against any obligation owing under this lease.

14. Non-discrimination Clause. The Lessee, for himself, his personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that (1) no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the Lessee, shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Sub-title A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation-Effecuation of Title VI of the Civil Rights of 1964, and as said Regulations may be amended.

15. Rental Adjustment. The above rental shall be subject to change upon an appraisal of the value thereof every 5 years, based upon the last cost of living index published by the U. S. Department of Commerce. All provisions of this lease to the contrary notwithstanding the City Commission of the City of Gainesville shall have the authority within its sole discretion to maintain the rental at the figure stated above or any subsequently

adjusted amount, should said commission determine that the economic welfare of the community requires it. The latest published cost of living Index was for Dec. 1980 based on the 1967 price level as 100, the Index was 258%.

16. This lease contains the entire agreement of the parties and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. No failure of Lessor to exercise any power given Lessor hereunder, or to insist upon strict compliance by Lessee of any obligation hereunder, and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of Lessor's right to demand exact compliance with the terms hereof.

17. Time is of the essence of this agreement.

IN WITNESS WHEREOF the parties have executed these presents under seal in triplicate the day and year first above written.

Signed, sealed and delivered
by Lessor in presence of:

Skyllis Perry
Martha O'Kelley

City of Gainesville, Georgia (L.S.)
LESSOR

By: [Signature]
CITY MANAGER

Signed, sealed and delivered
by Lessee in presence of:

Martha O'Kelley

Mulberry Farms Inc
LESSEE

By: [Signature]
(TITLE)

STEWART MELVIN & FROST
ATTORNEYS AT LAW
AN UNCOMMON PRACTICE

June 7, 2019

VIA EMAIL

Mr. Abbott S. Hayes, Jr.
Gainesville City Attorney
200 EE Butler Pkwy.
Gainesville, Ga 30501

Re: Mulberry Farms, Inc., /United Community Bank

Dear Abb:

Mulberry Farms, Inc., (the "Company") has a lease (the "Lease") with the City of Gainesville ("City") for a portion of Lot A-16 of the Airport Industrial Park (the "Property"). According to my calculations there are seven (7) years remaining on the Lease. The Lease has been signed by the City and Mulberry Farms, Inc., but it is not recorded on the Deed Records in Hall County since the signatures are not properly witnessed and notarized.

The Company is requesting that United Community Bank ("UCB") loan the Company \$250,000 secured by the leasehold interest in the Property. We are aware that the Assignment of the Lease as collateral for the loan from UCB needs to be approved by the City of Gainesville.

For UCB to take an assignment of the Lease, the Lease needs to be recorded on the Deed Records in the office of the Clerk of the Superior Court of Hall County, Georgia. We are requesting that the City and the Company resign the last page of the Lease with proper witnesses and notaries so the Lease can be recorded. In addition, we are requesting that the City approve the assignment of the Lease to UCB as collateral for a loan to the Company.

Yours truly,



J. Randall Frost