



Mayor/Council Meeting Agenda
Tuesday, August 6, 2024, 5:30 PM
Public Safety Complex, Municipal Court Room
701 Queen City Parkway, Gainesville, GA 30501
Mayor or Mayor Pro Tem Presides

INVOCATION:

PLEDGE OF ALLEGIANCE:

PRESENTATIONS / RECOGNITIONS:

- A. Police Department Employee of the Year Awards

COUNCIL ANNOUNCEMENTS:

PUBLIC COMMENTS: (20 minutes maximum)

CONSENT AGENDA:

Appointments

- A. Convention & Visitors Bureau Authority
- Reappoint Nimisha Patel and Amy Bradford

Minutes

- A. July 11, 2024 Work Session
- B. July 16, 2024 Mayor/Council Meeting

Resolutions

- A. BR-2024-36 Issuance of Water and Sewerage Revenue Bonds
- B. GR-2024-06 Community Development Block Grant (CDBG) PY2024-2028 HUD Consolidated Housing Plan & 2024 Annual Action Plan with Analysis of Impediments to Fair Housing

GENERAL LEGISLATION:

- A. **Ordinance 2024-25 Amend Chapter 6-4 as it Pertains to Alcoholic Beverages**
AN ORDINANCE TO AMEND SECTIONS 6-4-1(a), 6-4-2, 6-4-3(a)(3), 6-4-10(a)(3)(i), 6-4-11(a), 6-4-82, 6-4-83, 6-4-86, 6-4-87(f)(6), 6-4-89(b)(3), 6-4-90, AND 6-4-103(g) OF THE CODE OF ORDINANCES OF THE CITY OF GAINESVILLE; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

PUBLIC HEARING(S):

Annexation/Zoning Items

- A. Request from **AP2 Ventures, LLC** for a special use on a 7.01± acres tract located on the west side of Mabry Road, southeast of Old Flowery Branch Road (a/k/a **3521 Mabry Road, SW**), having a zoning of Light Industrial (L-I). **Ward Number: Four**. Tax Parcel Number(s): 08-024-002-047. **Request: Vehicle storage yard.**
- Proposed Zoning Resolution ZR-2024-06

- B. Request from the **City of Gainesville** to amend the Gainesville Unified Land Development Code consisting of Articles 9-1 through 9-24, as published by Municode. The City of Gainesville is proposing to amend Articles 9-1 through 9-24 of the Gainesville Unified Land Development Code as part of the update of both the Code of Ordinances and the Unified Land Development Code in partnership with Municode.
- Proposed ULDC Amendment Ordinance 2024-26

CITY MANAGER ISSUES:

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Monday, August 5, 2024, 1:05 PM



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: July 17, 2024
Date Submitted: July 17, 2024
Final Approval Date: August 5, 2024
Presenter: Jay Parrish, Chief of Police
Item of Business: Police Department Employee of the Year Awards
Meeting Date: August 6, 2024

Purpose of Request:

To present Employee of the Year Awards for the Police Department.

Facts & Issues / History & Background:

Awards to be presented are as follows:

- Uniform Patrol Officer of the Year — Merideth Gaither
- Specialized Services Officer of the Year – Travis Quick
- Supervisor of the Year – Zach Lowery
- Detective of the Year – Ben Green
- Professional Staff Member of the Year – Angie Miller
- Employee of the Year - Travis Quick

Department Recommendation:

Department Director:

Jay Parrish

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

Administrative Comments:

Attachments:

1. Detective of Year Green
2. Employee of Year Quick
3. Patrol Officer of Year Gaither
4. Professional Staff of the Year Miller
5. SSD Officer of Year Quick
6. Supervisor of Year Lowery

7 X 9 Walnut Plaque

Black/Gold Engraved



DETECTIVE OF THE YEAR

BEN GREEN

IN RECOGNITION
OF YOUR COMMITMENT
AND OUTSTANDING
CONTRIBUTIONS TO THE

GAINESVILLE POLICE DEPARTMENT

2023-2024

7 X 9 Walnut Plaque

Black/Gold Engraved



EMPLOYEE OF THE YEAR

TRAVIS QUICK

IN RECOGNITION
OF YOUR COMMITMENT
AND OUTSTANDING
CONTRIBUTIONS TO THE

GAINESVILLE POLICE DEPARTMENT

2023-2024

7 X 9 Walnut Plaque

Black/Gold Engraved



UNIFORM PATROL OFFICER OF THE YEAR

MERIDETH GAITHER

IN RECOGNITION
OF YOUR COMMITMENT
AND OUTSTANDING
CONTRIBUTIONS TO THE

GAINESVILLE POLICE DEPARTMENT

2023-2024

7 X 9 Walnut Plaque

Black/Gold Engraved



PROFESSIONAL STAFF MEMBER OF THE YEAR

ANGIE MILLER

IN RECOGNITION
OF YOUR COMMITMENT
AND OUTSTANDING
CONTRIBUTIONS TO THE

GAINESVILLE POLICE DEPARTMENT

2023-2024

7 X 9 Walnut Plaque

Black/Gold Engraved



SPECIALIZED SERVICES OFFICER OF THE YEAR

TRAVIS QUICK

IN RECOGNITION
OF YOUR COMMITMENT
AND OUTSTANDING
CONTRIBUTIONS TO THE

GAINESVILLE POLICE DEPARTMENT

2023-2024

7 X 9 Walnut Plaque

Black/Gold Engraved



SUPERVISOR OF THE YEAR

ZACH LOWERY

IN RECOGNITION
OF YOUR COMMITMENT
AND OUTSTANDING
CONTRIBUTIONS TO THE

GAINESVILLE POLICE DEPARTMENT

2023-2024



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: August 5, 2024
Date Submitted: August 5, 2024
Final Approval Date: August 5, 2024
Presenter: Sam Couvillon
Item of Business: Convention & Visitors Bureau Authority

- Reappoint Nimisha Patel and Amy Bradford

Meeting Date: August 6, 2024

Purpose of Request:

The purpose of this request is to address the expired term positions for the Hotel/Motel Industry and the Attractions Industry.

Facts & Issues / History & Background:

The board follows the guidelines set forth in state legislation as well as the City Charter and Code of Ordinances. Members of the Authority serve two-year terms. Nimisha Patel and Amy Bradford have confirmed a willingness to serve another term. An outstanding debt verification was completed with no concerns.

Department Recommendation:

To accept and approve the nominations for appointment as submitted by the Mayor during the August 1, 2024 Work Session.

Department Director:

Sam Couvillon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. CVB Members
2. CVB Attendance Report

CONVENTION VISITORS BUREAU AUTHORITY

POST	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRES
Hotel/Motel Industry (Econo Lodge)	Patel	Nimisha	3/15/2022 UE	8/16/2022	6/30/2024
Hotel/Motel Industry (The Guest Lodge)	Singh	Jay	6/15/2021	9/5/2023	6/30/2025
Restaurant/Food Establishment (Carswell Restaurant Group, LLC)	Carswell	Rand	9/5/2023		6/30/2025
Attractions Industry (Elachee NSC)	Bradford	Amy	8/16/2022		6/30/2024
Attractions Industry (Ramsey Conference Ctr)	Pruitt VACANT POSITION	Jeff	6/18/2019	6/15/2021 9/5/2023	6/30/2025
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 Ingebrigtsen, 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: Monday, July 8, 2024

CONVENTION AND VISITORS BUREAU ADVISORY BOARD ATTENDANCE REPORT

MEETING			BOARD MEMBER				
	DATE	TYPE	Singh	Carswell	Patel	Bradford	Pruitt
1	5/25/2022	R	1		1		1
2	7/27/2022	R	0		1		1
3	9/28/2022	R	1		1		1
4	11/30/2022	R	1		1		1
5	3/29/2023	R	1		1		0
6	5/31/2023	R	0		1		0
7	8/30/2023	R	1	1	1	1	1
8	11/15/2023	R	1	1	1	1	0
9	1/26/2024	R	1	1	1	1	0
10	3/20/2024	R	1	0	1	1	0
11	5/15/2024	R	1	0	1	1	0
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							
25							
	TOTAL	11	9	3	11	9	5
	ATTENDANCE %		82%	60%	100%	82%	45%

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

C = Called Meeting
1 = Attended

NOTES:

Submitted By: Regina Ingebrigtsen
 Recording Secretary

Date: 5/31/2024



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: April 5, 2024
Date Submitted: July 31, 2024
Final Approval Date: August 5, 2024
Presenter: Denise Jordan, City Clerk
Item of Business: July 11, 2024 Work Session
Meeting Date: August 6, 2024

Purpose of Request:

The purpose of this request is to allow the governing body to approve the minutes from the referenced meeting.

Facts & Issues / History & Background:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

None



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: April 5, 2024
Date Submitted: August 5, 2024
Final Approval Date: August 5, 2024
Presenter: Denise Jordan, City Clerk
Item of Business: July 16, 2024 Mayor/Council Meeting
Meeting Date: August 6, 2024

Purpose of Request:

The purpose of this request is to allow the governing body to approve the minutes from the referenced meeting.

Facts & Issues / History & Background:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

None



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: August 5, 2024
Date Submitted: August 5, 2024
Final Approval Date: August 5, 2024
Presenter: Bryan Lackey, City Manager
Item of Business: BR-2024-36 Issuance of Water and Sewerage Revenue Bonds
Meeting Date: August 6, 2024

Purpose of Request:

To authorize the proposed resolution for Issuance of Water and Sewerage Revenue Bonds.

Facts & Issues / History & Background:

This resolution consists of the following three parts:

- Authorize Financial Services and the Department of Water Resources to proceed with the issuance of water and sewerage revenue bonds in order to finance the cost of certain improvements to the water and sewerage system. With the acquisition and construction of improvements, betterments, and extensions of the system, including improvements to the Flat Creek Water Reclamation Facility, the Riverside Water Treatment Plant and the Lakeside Water Treatment Plant, this resolution provides authorization to proceed with the issuance of the proposed bonds. The anticipated cost of the projects and the bonds will be approximately \$60,000,000.
- Authorize the refunding of the Series 2014 water and sewerage revenue bonds.
- Authorize the use of a portion of the proposed bond proceeds to reimburse the General Fund and/or the Department of Water Resources Fund for moneys used to pay expenditures related to the projects.

Department Recommendation:

Financial Services, along with the Department of Water Resources, recommend the approval of the resolution.

Department Director:

Jeremy Perry

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. BR-2024-36 Issuance of Water and Sewerage Revenue Bonds

RESOLUTION BR-2024-36

ISSUANCE OF WATER AND SEWERAGE REVENUE BONDS

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA AUTHORIZING PROCEEDING WITH THE ISSUANCE OF ITS WATER AND SEWERAGE REVENUE BONDS IN ORDER TO (A) FINANCE, IN WHOLE OR IN PART, THE COST OF CERTAIN IMPROVEMENTS TO THE WATER AND SEWERAGE SYSTEM OF THE CITY OF GAINESVILLE, GEORGIA, AND (B) IF ECONOMICALLY FEASIBLE, TO REFUND ALL OR A PORTION OF THE CITY'S WATER AND SEWERAGE REFUNDING REVENUE BONDS, SERIES 2014; TO DECLARE THE INTENT OF THE CITY OF GAINESVILLE, GEORGIA TO REIMBURSE ITSELF WITH A PORTION OF THE PROCEEDS OF SUCH BONDS FOR EXPENDITURES MADE IN CONNECTION WITH SUCH IMPROVEMENTS; AND FOR OTHER RELATED PURPOSES.

WHEREAS, under and by virtue of the authority of the Constitution and laws of the State of Georgia, including specifically, but without limitation, Article 3 of Chapter 82 of Title 36 of the Official Code of Georgia Annotated, known as the "Revenue Bond Law", as amended (the "Revenue Bond Law"), the City of Gainesville, Georgia (the "City"), acting by and through its governing body, is authorized to operate and maintain a system, plant, work, instrumentality, and property used or useful in connection with (i) the obtaining of a water supply and the conservation, treatment, and disposal of water for public and private uses, and (ii) the collection, treatment, and disposal of sewage, waste, and storm water, together with all parts of any such undertaking and all appurtenances thereto; and

WHEREAS, the Revenue Bond Law authorizes the City to issue revenue bonds (a) to finance, in whole or in part, the cost of the acquisition, construction, reconstruction, improvement, betterment, or extension of any undertaking, including any of the undertakings specified above, and (b) at any time to refund or refinance, in whole or in part, all outstanding revenue bonds and all obligations or debt of any nature against any existing undertaking or any combination thereof, including any of the undertakings specified above, or its anticipated revenue; and

WHEREAS, the City currently owns, operates, and maintains a water and sewerage system (such system, as now existent and as hereafter added to, extended, improved, and equipped, hereinafter sometimes referred to as the "System"); and

WHEREAS, the City has determined that there is a need for the acquisition and construction of improvements, betterments, and extensions of the System, including improvements to the Flat Creek Water Reclamation Facility, the Riverside Water Treatment Plant and the Lakeside Water Treatment Plant (the "Project"), and the City presently anticipates that the cost of the Project will be approximately \$60,000,000; and

WHEREAS, the City has been advised by staff and Raymond James & Associates, Inc., the underwriter (the "Underwriter") of the Proposed Bonds (hereafter defined) that due to market conditions the refunding all or a portion of the City's outstanding Water and Sewerage Refunding Revenue Bonds, Series 2014 (the "Series 2014 Bonds") may be desirable if it generates sufficient interest savings to the City to be economically feasible, and the City desires that staff continue to monitor market conditions, and, in conjunction with the financing of the Project, pursue the refunding of those Series 2014 Bonds that is economically feasible and desirable as determined by staff; and

RESOLUTION BR-2024-36

ISSUANCE OF WATER AND SEWERAGE REVENUE BONDS

WHEREAS, the governing body of the City has determined that the best and most feasible method of obtaining the funds necessary to finance the Project, including reimbursement to the City for certain expenditures it has incurred or may incur, to refinance all or a portion of the Series 2014 Bonds and to pay related costs, is through the issuance of water and sewerage revenue bonds (the "Proposed Bonds"); and

WHEREAS, Treasury Regulation Section 1.150-2 requires the City to declare its intent to use proceeds of the Proposed Bonds to reimburse its General Fund or its Water and Sewer System Fund for moneys used to pay expenditures related to the Project; and

WHEREAS, the City desires (a) that the Proposed Bonds be issued by the City in accordance with and for the purposes set forth in this Resolution and (b) to authorize the City Manager, the Chief Financial Officer, the City Attorney, the Underwriter and Murray Barnes Finister, as bond counsel and disclosure counsel ("Bond/Disclosure Counsel") to proceed with the issuance of the Proposed Bonds.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body of the City of Gainesville Georgia, and it is **HEREBY RESOLVED**, as follows:

Section 1. Authorization of the Proposed Bonds. The governing body of the City hereby authorizes the City to issue the Proposed Bonds upon the terms and conditions to be set forth in a parity bond resolution to be adopted by the City for the purposes of (i) financing the Project, (ii) refunding such of the Series 2014 Bonds as is economically feasible and desirable as determined by staff and (iii) pay any costs related to the Proposed Bonds.

Section 2. Authorization to Proceed. The City Manager, the Chief Financial Officer, the City Attorney, the Underwriter and Bond/Disclosure Counsel are hereby authorized, empowered and directed to do all such acts and things as may be necessary or desirable in connection with the issuance of the Proposed Bonds, which shall be sold at negotiated public sale.

Section 3. Authorization of Reimbursement. The City declares its intent to use a portion of the proceeds of the Proposed Bonds to reimburse its General Fund or Water and Sewer System Fund for moneys used to pay expenditures related to the Project.

Section 4. Actions Ratified, Approved and Confirmed. All acts and doings of the councilmembers, officers, employees and agents of the City which are in conformity with the purposes and intents of this Resolution and in the furtherance of the refunding of the Series 2014 Bonds, the Project and the issuance of the Proposed Bonds are in all respects ratified, approved and confirmed.

Section 5. Repealing Clause. All resolutions or parts thereof of the City in conflict with the provisions contained in this Resolution are, to the extent of such conflict, hereby superseded and repealed.

RESOLUTION BR-2024-36

ISSUANCE OF WATER AND SEWERAGE REVENUE BONDS

Section 6. Effective Date. This Resolution shall take effect immediately upon its adoption.

ADOPTED this _____ day of August, 2024.

CITY OF GAINESVILLE, GEORGIA

W. Samuel Couvillon, 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:

(SEAL)

Denise O. Jordan, City Clerk

RESOLUTION BR-2024-36

ISSUANCE OF WATER AND SEWERAGE REVENUE BONDS

CITY CLERK'S CERTIFICATE

The undersigned City Clerk of the of the City of Gainesville, Georgia (the "City"), DOES HEREBY CERTIFY that the foregoing pages of typewritten matter pertaining to the authorization to proceed with the issuance of water and sewer revenue bonds constitute a true and correct copy of the Resolution adopted on August 6, 2024, by the governing body of the City in an open public meeting duly called and lawfully assembled, and that the original of this Resolution appears of record in the Minute Book of the City which is in the undersigned's custody and control.

WITNESS my hand and the official seal of the City, this 6th day of August, 2024.

Denise O. Jordan, City Clerk

(SEAL)



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created:	August 5, 2024
Date Submitted:	August 5, 2024
Final Approval Date:	August 5, 2024
Presenter:	Bryan Lackey, City Manager
Item of Business:	GR-2024-06 Community Development Block Grant (CDBG) PY2024-2028 HUD Consolidated Housing Plan & 2024 Annual Action Plan with Analysis of Impediments to Fair Housing
Meeting Date:	August 6, 2024

Purpose of Request:

To adopt the PY2024-PY2028 HUD Consolidated Housing Plan for the City's Community Development Block Grant (CDBG) Program. Melissa Maillou, Consultant with Mosaic Community Planning, to present the information along with Jessica Tullar.

Facts & Issues / History & Background:

Being 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, the City of Gainesville is required to adopt a five-year HUD Consolidated Plan with an "Analysis of Impediments to Fair Housing (AI)" study in order to receive its annual allocation of Community Development Block Grant (CDBG) funds. This five-year strategy identifies the city's community development and affordable housing needs and sets priorities for investment of federal CDBG grant funds to address them, and the fair housing analysis identifies barriers to equal access to housing and proposes fair and affordable housing strategies to overcome those barriers.

From February 2024 through May 2024, CEDD staff and consultant Mosaic Community Planning facilitated eight focus groups, community open houses and event tables at the Family Connections Resiliency Conference and GICH Community Housing Festival, and multiple interviews with various public and nonprofit, residents and business stakeholders. CEDD staff and the consultant hosted two public hearings on June 18, 2024 (Open-house style from 8:30 A.M. to 4:30 P.M.) and June 19, 2024 (formal, in-person style at 6:00 P.M.) during the Public Comment Period, which ran from June 20, 2024, through July 19, 2024. Spanish translation was available at all public input events. No comments leading to changes in the needs or priorities identified in the draft plan were received.

The City of Gainesville has been awarded \$420,750 in 2024 *Community Development Block Grant* funds, which will be utilized only for activities outlined in the first program year PY2024 Annual Action Plan included in the PY2024-PY2028 Consolidated Plan. Upon adoption by Mayor and City Council, the PY2024-PY2028 HUD Consolidated Plan and First Year Annual Action Plan will be submitted to HUD for approval on or before August 15, 2024.

Department Recommendation:

Adopt the resolution.

Department Director:

Rusty Ligon

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

Amount Requested:

\$420,750 (CDBG entitlement award)

Sources of Funds:

HUD CDBG-entitlement grant award allocation

Finance Comments:

Administrative Comments:

Attachments:

1. GR-2024-06 Community Development Block Grant (CDBG) PY24-28 Consolidated Plan & 2024 Annual Action Plan With Analysis of Impediment to Fair Housing
2. Exhibit A: PY2024-PY2028 HUD Consolidated Plan
3. Exhibit B: PY2024-PY2028 HUD Consolidated Plan
4. Presentation: PY24-PY28 HUD Consolidated Plan

RESOLUTION GR-2024-06

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PY2024-PY2028 CONSOLIDATED PLAN & 2024 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 PY2024-PY2029 (July 1, 2024 through June 30, 2029) Consolidated Plan and completed an AI study in accordance with the CDBG program regulations and HUD rules; and

WHEREAS, the Community 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 \$420,750 in 2024 *Community Development Block Grant* funds which will be utilized only for activities outlined in the first program year “PY2024 Annual Action Plan”; and

WHEREAS, the PY2024-PY2028 Consolidated Plan and PY2024 Annual Action Plan as well as the 2024 Analysis of Impediments to Fair Housing study were made available for public comment from June 20, 2024 through July 19, 2024 as well as presented the plan at a public hearing offered during two community meetings on June 18, 2024 and June 19, 2024; and

WHEREAS, the said five-year update of the HUD Consolidated Plan and FY2024 Annual Action Plan shall be included as part of this resolution as Exhibit A, and the 2024 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 PY2024-PY2028 HUD Consolidated Plan and PY2024 Annual Action Plan, with the Analysis of Impediments to Fair Housing, and authorizes submittal to HUD.

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the Mayor and/or City Manager to sign all necessary resolutions, certifications, applications, subrecipient agreements, and documents directly related to accepting and administering the PY2024 *Community Development Block Grant*.

Adopted this ____ **day of** _____, **2024.**

RESOLUTION GR-2024-06

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PY2024-PY2028 CONSOLIDATED PLAN & 2024 ANNUAL ACTION PLAN,
WITH ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING**

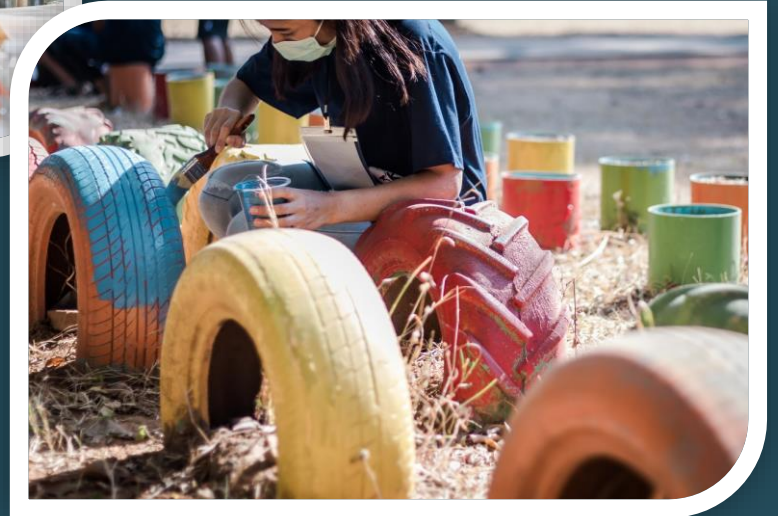
W. Samuel Couvillon, Mayor

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:
PY2024-PY2028 HUD Consolidated Plan,
Analysis of Impediments to Fair Housing &
First Program Year PY2024 Annual Action Plan



City of Gainesville DRAFT 2024-2028 FIVE-YEAR CONSOLIDATED PLAN AND 2024 ANNUAL ACTION PLAN



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

1. INTRODUCTION

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2. SUMMARY OF THE OBJECTIVES AND OUTCOMES

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3. EVALUATION OF PAST PERFORMANCE

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4. SUMMARY OF PARTICIPATION AND CONSULTATION PROCESS

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5. SUMMARY OF PUBLIC COMMENTS

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6. SUMMARY OF COMMENTS OR VIEWS NOT ACCEPTED

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7. SUMMARY

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FIVE-YEAR CONSOLIDATED PLAN: The Process

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

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

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

Table 1 – Responsible Agencies

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

NARRATIVE

The City of Gainesville Community and Economic Development Department’s Housing Division is responsible for planning for and administering the Community Development Block Grant (CDBG) program. The Housing Division prepared this 2024-2028 Five-Year Consolidated Plan and the associated first year Annual Action Plan. The Consolidated Plan identifies priority community development and housing needs in Gainesville and describes the City’s goals to address them over the next five years. The Annual Action Plan discusses activities to be funded during the 2024 program year, which begins on July 1, 2024 and ends on June 30, 2025.

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

CONSOLIDATED PLAN PUBLIC CONTACT INFORMATION

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PR-10 CONSULTATION – 91.100, 91.110, 91.200(B), 91.300(B), 91.215(I) AND 91.315(I)

1. INTRODUCTION

Through a comprehensive engagement process, the City of Gainesville gathered input for the Consolidated Plan and Annual Action Plan from a wide range of stakeholders, including City staff, government agencies, nonprofit agencies and service providers, housing providers, and Gainesville residents. Activities included a series of stakeholder focus groups, open houses, community event tables, individual interviews, and a communitywide survey. This section summarizes input gathered from key stakeholders, while the following section focuses on input received from residents.

The City's primary method for engaging stakeholders was a series of focus groups and interviews, listed below. Each session began with an overview of the Consolidated Planning process and eligible uses of CDBG funds before moving into a discussion of local affordable housing and community development priorities. Agencies that participated in one or more of the focus groups or interviews are listed in Table 2.

City Staff Focus Group

Thursday, February 15, 2024

11:30 AM

Gainesville City Hall

300 Henry Ward Way SE, Gainesville, GA 30501

Gainesville Housing Authority Board and Staff Focus Group

Wednesday, February 21, 2024

8:00 AM

Midtown Villages at Melrose Arts and Activities Center (MAC)

854 Davis Street, Gainesville, GA 30501

Gainesville Nonprofit Development Foundation Board Focus Group

Wednesday, February 21, 2024

3:30 PM

Gainesville City Hall

300 Henry Ward Way SE, Gainesville, GA 30501

Gainesville City School System Focus Group

Wednesday, March 20, 2024

9:30 AM

Superintendent's Office

508 Oak Street, Gainesville, GA 30501

One Hall Financial Stability Committee Focus Group

Wednesday, March 20, 2024

1:30 PM

North Georgia Community Foundation Community Room

340 Jesse Jewell Parkway, Gainesville, GA 30501

Northeast Georgia Medical Center Staff Interview

Thursday, March 21, 2024

3:30 PM

Via Zoom

Georgia Mountain Food Bank Staff Interview

Tuesday, April 16, 2024

9:00 AM

Georgia Mountain Food Bank

1642 Calvary Industrial Drive SW, Gainesville, GA 30507

Newtown Florist Club Focus Group

Wednesday, April 17

3:00 PM

Newtown Florist Club Office

1064 Desota Street SE, Gainesville, GA 30501

Northeast Georgia Medical Center Focus Group

Thursday, April 18, 2024

12:30 PM

NGMC Offices

465 E.E. Bulter Parkway, Gainesville, GA 30501

Hispanic Alliance Interview

Thursday, April 18, 2024

2:30 PM

Via Phone

Family Promise Interview

Thursday, April 18, 2024

3:45 PM

Gainesville Community & Economic Development Department

311 Henry Ward Way SE, Gainesville, GA 30501

Major Employers Interview Series

April 2024

Via Zoom

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

The City of Gainesville works closely with public and private sector providers to ensure delivery of services to residents and to promote interagency communication and planning. The City has representatives on many non-profit agency boards and/or advisory committees, including the Gainesville Housing Authority and Gainesville Nonprofit Development Foundation, and the Community & Economic Development Department provides staff support for the latter. The Community & Economic Development Department also works with a variety of housing, health, mental health, and service agencies to gather data and identify gaps in services.

In allocating CDBG funding, the City of Gainesville considers activities that will enhance linkages between housing and services. For example, Gainesville provided CDBG funds to support the multi-phase Walton Harbor redevelopment, which also uses Low Income Housing Tax Credits (LIHTCs). Under LIHTC program guidelines, Walton Harbor is in the process of preparing a Community Transformation Plan that will outline how the housing development will facilitate access to a variety of community services, including healthcare, for its residents.

In developing this Consolidated Plan, the City strove to include input from housing providers and health, mental health, and other service agencies. In addition to gathering input from the Gainesville Housing Authority, the City held a focus group at the Northeast Georgia Medical Center offices that included a mix of homeless housing and service providers, mental health providers, and healthcare workers.

DESCRIBE COORDINATION WITH THE CONTINUUM OF CARE AND EFFORTS TO ADDRESS THE NEEDS OF HOMELESS PERSONS AND PERSONS AT RISK OF HOMELESSNESS.

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

In Hall County, the Ninth District Opportunity Community Action Coalition/Hall County Community Resource Center serves as a CoC Coordinated Entry System (CES) access point. It is co-located with a variety of other service-oriented nonprofit organizations (Disability Resource Center, Boys & Girls Clubs of Lanier, Community Food Pantry, Family Ties Gainesville, and others) at 615 Oak Street in Gainesville.

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

Georgia DCA also allocates Emergency Solutions Grant (ESG) across the state to organizations in jurisdictions not eligible to receive ESG funds as an annual entitlement grant, which includes the City of Gainesville and Hall County.

The City of Gainesville supports local organization that apply to DCA for CoC, ESG or other funding to coordinate housing and services for residents experiencing or at-risk of experiencing homelessness. Over the last five years, DCA provided funding to the Gainesville Salvation Army, which operates a shelter space for men, women, and families. Specifically, DCA provided funding to support emergency shelter, family shelter, supportive services, rapid re-housing, and the use of HUD's Homeless Management Information System (HMIS). Additionally, DCA awarded ESG funds to Ninth District Opportunity for rapid re-housing, homelessness prevention, hotel/motel vouchers, and HMIS administration.

DESCRIBE CONSULTATION WITH THE CONTINUUM(S) OF CARE IN DETERMINING HOW TO ALLOCATE ESG FUNDS, DEVELOP PERFORMANCE STANDARDS AND EVALUATE OUTCOMES, AND DEVELOP FUNDING, POLICIES AND PROCEDURES FOR THE ADMINISTRATION OF HMIS.

Gainesville and Hall County are 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). DCA administers ESG funding statewide, and the City of Gainesville provides input regarding local homeless needs and risk of homeless as requested to assist in determining how to allocate ESG funds, develop performance standards, and evaluate outcomes. Over the last five years, the Gainesville Salvation Army and Ninth District Opportunity received a combined total of \$75,743 in statewide ESG funds to support local administration of HMIS.

2. DESCRIBE AGENCIES AND GROUPS WHO PARTICIPATED IN THE PROCESS AND CONSULTATIONS WITH HOUSING, SOCIAL SERVICE AGENCIES AND OTHER ENTITIES.

Table 2 – Agencies, Groups, and Organizations Who Participated

Agency/Group/Organization	Agency Type	Relevant Plan Section	Consultation Type
Chateau Elan Military Service Foundation	• Services – veterans • Services – housing • Services – health	• Housing need assessment • Homeless needs – veterans • Non-homeless special needs • Homelessness strategy	• Focus group
City of Gainesville City Council	• Local government	• Housing need assessment • Public housing needs • Non-housing community development needs	• Focus groups
City of Gainesville City Management	• Local government	• Housing need assessment • Non-housing community development needs • Market analysis • Economic development	• Focus group
City of Gainesville Human Resources	• Local government	• Housing need assessment • Economic development	• Focus group
City of Gainesville Planning Division	• Local government • Grantee department	• Housing need assessment • Non-housing community development needs • Market analysis • Economic development • Lead-based paint strategy	• Focus group
City of Gainesville Police Department	• Local government	• Housing need assessment • Homeless needs – chronically homeless • Homeless needs – families with children • Homelessness strategy • Anti-poverty strategy	• Focus group
Community Construction Group	• Housing	• Housing need assessment • Market analysis	• Open house
Community Service Center	• Local government • Services – seniors • Transportation	• Housing need assessment • Non-housing community development needs • Non-homeless special needs • Anti-poverty strategy	• Focus groups

Agency/Group/Organization	Agency Type	Relevant Plan Section	Consultation Type
Concerned Citizens of Gainesville	• Civic organization	• Housing need assessment • Non-housing community development needs • Market analysis	• Open house
Cresswind Community Fund	• Services – seniors • Civic organization	• Housing need assessment • Non-homeless special needs • Non-housing community development needs	• Focus group
Family Promise of Hall County	• Services – homeless • Services – children • Services – employment	• Housing need assessment • Homeless needs – families with children • Non-housing community development needs • Homelessness strategy • Market analysis	• Interview
Fieldale	• Major employer	• Housing need assessment • Non-housing community development needs	• Interview
First Baptist Church	• Services – housing • Services – children • Religious organization	• Housing need assessment • Non-housing community development needs • Market analysis	• Focus group
First Option Mortgage	• Private sector financing	• Housing need assessment • Market analysis	• Focus group
Forum Communications	• Business organization	• Non-housing community development needs • Market analysis	• Focus group
Gainesville City School System	• Services – education • Local school system	• Housing need assessment • Homeless needs – families with children • Non-housing community development needs • Homelessness strategy • Anti-poverty strategy	• Focus groups
Gainesville Housing Authority	• Housing • Public housing authority	• Housing need assessment • Public housing needs • Non-housing community development needs • Market analysis • Public housing accessibility and involvement	• Focus groups
Gainesville Nonprofit Development Foundation	• Civic leaders • Foundation	• Housing need assessment • Non-housing community development needs • Anti-poverty strategy	• Focus group

Agency/Group/Organization	Agency Type	Relevant Plan Section	Consultation Type
Gateway Domestic Violence Center	- Housing - Services – homeless - Services – victims of domestic violence - Services – children	- Housing need assessment - Homeless needs – families with children - Homelessness strategy - Non-homeless special needs - Non-housing community development needs	Focus group
Georgia Department of Community Health	- Health agency - Government – state	- Housing need assessment - Non-housing community development needs	Open house
Georgia Department of Juvenile Justice	Government – state	- Housing need assessment - Non-housing community development needs	Focus group
Georgia Department of Public Health, District 2	- Health agency - Government – state	- Housing need assessment - Non-housing community development needs	Focus group
Georgia Legal Services	Services – fair housing	- Housing need assessment - Non-homeless special needs - Non-housing community development needs	Focus group
Georgia Mountain Food Bank	Services – food access	- Housing need assessment - Non-housing community development needs - Market analysis - Economic development	Interview
Girl Scouts	Services - children	- Housing need assessment - Non-homeless special needs - Non-housing community development needs	Focus group
Good News at Noon	- Services – housing - Services - homeless	- Housing need assessment - Homeless needs – chronically homeless - Homeless needs – veterans - Homelessness strategy	Focus group
Good News Clinic	- Services – health - Health agency	- Housing need assessment - Non-homeless special needs - Non-housing community development needs	Focus group
Goodwill Career Center	Services – employment	- Housing need assessment - Non-housing community development needs - Anti-poverty strategy	Focus groups

Agency/Group/Organization	Agency Type	Relevant Plan Section	Consultation Type
Habitat for Humanity	Housing	- Housing need assessment - Non-housing community development needs - Market analysis - Anti-poverty strategy	Focus group
Hall County Emergency Management	- Agency – emergency management - Government – county	- Housing need assessment - Non-housing community development needs - Hazard mitigation	Report review
Hall County Planning Commission	Government – county	- Housing need assessment - Non-housing community development needs - Market analysis	Focus group
Harris Products Group	Business organization	- Non-housing community development needs - Economic development	Focus group
Hispanic Alliance	- Services – education - Services – health - Services – employment - Advocacy organization	- Housing need assessment - Homeless needs – families with children - Non-homeless special needs - Non-housing community development needs - Market analysis	Interview
J's Place	- Services – health - Services - employment	- Housing need assessment - Non-homeless special needs - Non-housing community development needs - Market analysis	Focus group
Kubota	Major employer	- Housing need assessment - Non-housing community development needs	Interview
Laurelwood	- Health agency - Services – health	- Housing need assessment - Homeless needs – chronically homeless - Homelessness strategy	Focus group
Legacy Link	- Services – seniors - Services – people with disabilities	- Housing need assessment - Non-homeless special needs - Non-housing community development needs	Focus group
My Sister's Place	- Housing - Services – homeless - Services – children - Services – health	- Housing need assessment - Homeless needs – chronically homeless, families with children, unaccompanied youth - Homelessness strategy	Focus group

Agency/Group/Organization	Agency Type	Relevant Plan Section	Consultation Type
Neighborhood TV	Other – media outlet	Not applicable	Open house
Newtown Florist Club	Neighborhood organization	- Housing need assessment - Non-housing community development needs - Market analysis	Focus group
Northeast Georgia Health System	- Health agency - Services – health	- Housing need assessment - Homeless needs – chronically homeless - Homeless needs – families with children - Homelessness strategy - Non-homeless special needs - Non-housing community development needs	- Focus group - Interview
One Hall Financial Stability Committee	Civic leaders	- Housing need assessment - Homeless needs – families with children - Homelessness strategy - Non-homeless special needs - Non-housing community development needs	Focus group
Overhead Cover	Services – homeless	- Housing need assessment - Homeless needs – chronically homeless - Homeless needs – families with children - Homeless needs – unaccompanied youth - Non-housing community development needs - Market analysis	Open house
Salvation Army Gainesville	- Housing - Services – homeless	- Housing need assessment - Homeless needs – chronically homeless - Homeless needs – families with children - Homeless needs – unaccompanied youth	Focus group
St. Paul's United Methodist Church	- Services – homeless - Services – food access - Religious organization	- Housing need assessment - Homeless needs – families with children - Non-homeless special needs - Non-housing community development needs	Focus group
St. Vincent de Paul	- Housing - Services – housing - Services – food access - Services – health	- Housing need assessment - Homeless needs – chronically homeless - Non-homeless special needs - Non-housing community development needs	Focus group

Agency/Group/Organization	Agency Type	Relevant Plan Section	Consultation Type
United Way of Hall County	• Civic leaders • Regional organization	• Housing need assessment • Homeless needs – families with children • Homelessness strategy • Non-homeless special needs • Non-housing community development needs	• Focus group
Wellroot	• Services – children • Services – mental health	• Housing need assessment • Non-homeless special needs • Non-housing community development needs	• Focus group
Wisdom Project	• Civic leaders	• Housing need assessment • Non-homeless special needs • Non-housing community development needs • Market analysis	• Focus group
ZF Industries	• Major employer	• Housing need assessment • Non-housing community development needs	• Interview

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

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

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

Table 3 – Other Local/Regional/Federal Planning Efforts

Plan Name	Lead Agency	Overlap with Strategic Plan
Continuum of Care Point-in-Time Homeless Count (2022)	Georgia DCA	DCA provides homeless McKinney-Vento Act funds to agencies in Gainesville through the Balance of State Continuum of Care. These funds assist with emergency shelter, transitional housing, homelessness prevention, HMIS, and outreach and supportive services. Point-in-time homeless counts prepared by the Continuum of Care are reported in the Needs Assessment.
2040 Comprehensive Plan (2022)	City of Gainesville	Goals and strategies identified in the Comprehensive Plan that overlap with those in the Strategic Plan include: • Expanding availability of housing affordable to low-income earners and entry-level homeowners. • Providing a range of housing sizes, costs, and density. • Supporting preservation of historic and intown neighborhoods and ensure compatible infill development. • Eliminate substandard or dilapidated housing. • Planning for expanded infrastructure to accommodate future development. • Expanding broadband infrastructure to underserved areas. • Enhancing safety for users of all travel modes, including pedestrians, bicyclists, and transit riders.
Athens Street/Highway 129 South Corridor Master Plan (2022)	City of Gainesville	Goals and strategies identified in the Comprehensive Plan that overlap with those in the Strategic Plan include: • Expanding availability of housing affordable to low-income earners and entry-level homeowners. • Providing a range of housing sizes, costs, and density. • Supporting preservation of historic and intown neighborhoods and ensuring compatible infill development. • Eliminate substandard or dilapidated housing. • Planning for expanded infrastructure to accommodate future development.

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

Plan Name	Lead Agency	Overlap with Strategic Plan
HALLmark 2020-2025: A Five-Year Community & Economic Development Initiative for Greater Hall County	Greater Hall Chamber of Commerce	HALLmark is an economic development initiative led by the Greater Hall Chamber of Commerce with a focus on developing a collective vision for economic success through partnership between businesses, government, educational institutions, and private citizens. Goals identified for the 2020-2025 period include: • Expanding inclusion efforts in diverse communities. • Expanding the healthcare initiative with collaborative partners. • Continuing the Vibrant Vision 2030 Public Art Program. • Planning the Vision 2050 Initiative. • Growing involvement in south Hall County.
Hall County Hazard Mitigation Plan Update	Hall County Emergency Management	This plan contains goals and strategies to mitigate environmental and manmade hazards through prevention, emergency services, public education and awareness, structural projects, and property and natural resource protection.

DESCRIBE COOPERATION AND COORDINATION WITH OTHER PUBLIC ENTITIES IN THE IMPLEMENTATION OF THE CONSOLIDATED PLAN (91.215(L)).

In implementing the 2024-2028 Five-Year Consolidated Plan, the City of Gainesville will coordinate with a variety of other public entities to make the most efficient use of limited CDBG funds. Representatives from several county and state agencies provided input for the development of this plan, including Hall County Emergency Management, Hall County Planning Commission, and the Georgia Departments of Community Health, Juvenile Justice, and Public Health. The City has a strong history of collaboration with the Gainesville Housing Authority and will continue to cooperate with the Housing Authority in future program years. The City anticipates working with the Housing Authority regarding redevelopment at Harrison Square, and related implementation of the Athens Street Corridor Master Plan.

Over the next five years, the City of Gainesville and Hall County will collaborate to implement community improvements, including improvements along the Athens Street corridors. In 2023, the City was awarded \$2.2 million in state grant funds for development of a multi-use trail along Athens Street, replacing narrow existing sidewalks. Simultaneously, Hall County was awarded \$2.2 million in state grant funds to improve sidewalks, amenities, and lighting in and around Butler Park.

Additionally, the City of Gainesville will leverage a variety of additional funding sources, including several available from the state, to address priority affordable housing and community development needs identified in this Consolidated Plan. The City uses Georgia Department of Community Affairs (DCA) Community Housing Investment Program (CHIP) grant funds to expand access to affordable housing. Further, Gainesville was recently announced as one of two cities selected to participate in DCA's Georgia Initiative for Community Housing (GICH) Senior Year, which will bring additional housing resources to the city.

PR-15 CITIZEN PARTICIPATION – 91.105, 91.115, 91.200(C) AND 91.300(C)

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

City of Gainesville residents were invited to provide input for this Consolidated Plan by attending an open house, visiting the Community & Economic Development Department table at a community event, joining a focus group, or taking a community-wide survey. The section outlines the community participation process, while input received from the public is summarized in Table 4.

Evening open house meetings were held at Gainesville Middle School West and the HUB at Gainesville High School, with Spanish interpretation available. Each meeting began with an overview of the Consolidated Planning process and eligible uses of CDBG funds before moving into a discussion of local affordable housing and community development priorities. Fourteen people participated in an open house.

The Community & Economic Development Department hosted a table at the Family Connections Resiliency Conference and the City's Housing Festival. At both events, the City provided information about the CDBG programs and the Consolidated Planning process and offered an interactive activity through which participants voted on CDBG priorities for the upcoming five-year cycle. A total of 188 residents shared ideas about priority housing and community development needs at these events. Spanish interpretation was available at the Family Connections Resiliency Conference event.

To gather input from Gainesville Housing Authority residents, the City held a focus group at the Arts and Activities Center at Midtown Villages at Melrose, with Spanish interpretation provided. Sixteen residents attended and several participated in Spanish. The City also gathered information about housing needs through interviews with young professionals working within Gainesville. Two residents provided input through this forum.

In addition to in-person engagement, the City of Gainesville also offered a Housing and Community Needs Survey in both English and Spanish. The survey was available online and in hard copy at meetings and community events. It was open from March through April 2024 and received a total of 28 responses.

Advertisement for the open houses, community survey, and the Resiliency Conference targeted the general public, as well as nonprofits, service providers, housing providers, and others working with low- and moderate-income households. Notice was given to residents through an announcement in English and Spanish in the *Gainesville Times* and bilingual flyers. Meeting advertisements noted that language and accessibility accommodations were available if needed. While many participants utilized available Spanish interpretation, no requests for accessibility accommodations were received.

Dates, times and locations for the community events are shown below:

Open Houses

Thursday, March 12, 2024

6:00 PM

Gainesville Middle School West, Cafeteria
1279 McEver Road, Gainesville, GA 30504

Thursday, March 21, 2024

6:00 PM
The HUB at Gainesville High School
830 Century Place, Gainesville, GA 30501

Community Event Tables

Saturday, March 23, 2024
11:00 AM to 3:00 PM
Family Connections Resiliency Conference
Butler Center
1300 Athens Street, Gainesville, GA 30507

Saturday, April 20, 2024
9:30 AM to 12:30 PM
Gainesville Housing Festival
Longwood Park
20 Pearl Nix Parkway NW, Gainesville, GA 30501

Gainesville Housing Authority Resident Focus Group

Wednesday, February 21, 2024
6:00 PM
Midtown Villages at Melrose Arts and Activities Center (MAC)
854 Davis Street, Gainesville, GA 30501

Young Professionals Interview Series

May 2024
Via Phone

The City of Gainesville held two public hearings to gather input on the draft 2024-2028 Five-Year Consolidated Plan and 2024 Annual Action Plan in June 2024. Hearings included a day-long open house and an evening meeting at which the draft Plan was presented and comments were received. Dates, times, and locations for the public hearings are shown below:

Public Hearing – Open House

Tuesday, June 18, 2024
8:30 AM to 4:30 PM
Gainesville Community & Economic Development Office
311 Henry Ward Way SE, Gainesville, GA 30501

Public Hearing – In-Person Meeting

Wednesday, June 19, 2024
6:00 PM
Gainesville Community & Economic Development Office
311 Henry Ward Way SE, Gainesville, GA 30501

The City will hold a 30-day public comment period to receive comments on the draft 2020-2024 Five-Year Consolidated Plan and 2024 Annual Action Plan. Draft documents are available for review at the Gainesville Community & Economic Development Office and for download on the City's website. The comment period will

run from Thursday, June 20 through Friday, June 19, 2024, and residents can provide written comments via mail or email.

The City of Gainesville advertised the public hearings and public comments via English and Spanish public notices in the *Gainesville Times* on June 8, 2024. Both notices informed residents that accessibility accommodations and language interpretation would be available if needed, and provided contact information through which assistance may be requested. Additionally, the City placed English and Spanish notifications regarding the hearings and comment period on its website and emailed notifications to stakeholders who participated in the Consolidated Planning process.

Following the public comment period, the Community & Economic Development Department will present the final 2024-2028 Five-Year Consolidated Plan and 2024 Annual Action Plan to City Council for approval. Once approved, the plans will be submitted to HUD by August 16, 2024.

CITIZEN PARTICIPATION OUTREACH

Table 4 – Citizen Participation Outreach

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
Newspaper ads	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	N/A	Ads in English and Spanish placed in the <i>Gainesville Times</i> informing residents about the open houses, public hearings, and public comment period	N/A
Flyers	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	N/A	Flyers in English and Spanish advertising the open houses, public hearings, and public comment period shared with stakeholders and Gainesville Housing Authority residents	N/A
City website and social media	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	N/A	Webpages: https://www.gainesville.org/CivicAlerts.aspx?AID=549 https://www.gainesville.org/CivicAlerts.aspx?AID=587 Facebook: https://www.facebook.com/GainesvilleGeorgiaGovernment	N/A
Open houses	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	14 attendees	Housing needs: • Apartments affordable to workers making \$10-15 per hour • Assistance with upfront move-in costs (deposits, first and last month's rent, etc.) • Affordable senior housing • Tiny homes/small apartments, including units for people who are homeless; zoning to support tiny homes • Redevelopment of budget motels into affordable housing	None

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
			• Supportive housing and transitional housing with services • Zoning to support accessory dwelling units (ADUs) • Single-family homes for rent near community amenities • Mixed-income and mixed-demographic communities • Better understanding/definition of “affordable housing” Community development needs: • Homebuyer readiness and wealth-building courses • More resources for people who are homeless, including public phone charging stations • Improved access to affordable groceries, including a potential small grocer on Athens Street and a community pantry with food distribution and refrigerators/freezers • Safety improvements for pedestrians and bicyclists, including sidewalks along major corridors and crosswalks with pedestrian crossing signals in high-traffic areas • Fixed-route transit option • Safe places for young people to gather	
Community event tables	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents	188 participants	Participants were asked to help prioritize CDBG spending by allocating five mock \$100 bills among nine categories of eligible uses. Spending results (shown below) indicate new affordable apartments and housing for people who are homeless as priorities. 1. New affordable apartments: \$20,500 2. Housing for people who are homeless: \$18,700 3. New affordable homeownership units: \$15,600 4. Downpayment assistance: \$8,600 5. Parks: \$7,400 6. Grocery stores: \$6,800 7. Homeowner housing rehabilitation: \$6,700 8. Other: \$5,100 9. Sidewalks: \$4,600	None
Gainesville Housing Authority resident focus group	Assisted housing residents	16 attendees	Housing needs: • Remodeling of older homes • Incorporation of smart home features	None

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
			Community development needs: - Traffic calming and pedestrian safety improvements, particularly along Athens Highway and other major corridors - More safe walking trails citywide and lighting improvements at the Midland Greenway - Community gardens throughout the city and at Midtown Villages at Melrose - Improved access to fresh food and affordable groceries - Expanded public transportation options, including a small bus that circulates on a fixed route to key community locations such as grocery stores, medical offices, etc. - Activities for older teens, including afterschool jobs, internships, or job training activities	
Community survey	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents	28 responses	Survey takers were asked to select priority community development and affordable housing needs from a list of CDBG-eligible activities. Most popular responses are shown below, each selected by at least one-half of respondents (14 people): - Help buying a home/downpayment assistance - Permanent supportive housing - Access to homeless shelters - Homelessness prevention - Childcare and childcare or afterschool centers - Construction of new affordable rental units - Help with rental payments - Community centers - Homeless centers - Financial assistance to community organizations	None
City staff focus group	City of Gainesville staff	8 attendees	Housing needs: - Greater availability of affordable housing - Permanent supportive housing - Affordable housing connected with case management, therapy, substance abuse services, and job opportunities	None

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
			• Reduced barriers to renting an apartment/assistance with upfront rental costs (security deposit, rent deposits, etc.) especially for homeless families • Potential use of budget motels as affordable housing • Affordable one-bedroom units to serve young adult market • Mixed-income communities with incentives for police officers and teachers to live within the community • Habitability issues in older homes • ADA accessibility improvements for senior homeowners Community development needs: • Targeted infrastructure development or upgrades (stormwater, water/sewer, traffic/street improvements) • Small grocery store • Demolition of blighted/obsolete structures	
Gainesville Housing Authority board and staff focus group	Gainesville Housing Authority board members and staff	10 attendees	Housing needs: • Missing middle and workforce housing • Senior housing, particularly one-bedroom units • Housing projects that leverage multiple funding sources • Strategic approach to prevent gentrification • Code enforcement in older neighborhoods near downtown, including collaboration with Hall County code enforcement • Affordable homeownership opportunities • Housing market study/needs assessment to better understand housing need by income level • Public relations campaign and common understanding/ definition of “affordable housing” • Collaboration with major employers, including chicken plants, to address workforce housing needs Community development needs: • Improved marketing of existing available programs • Walkability improvements, particularly around industrial employment centers	

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
Nonprofit Development Foundation Board focus group	Nonprofit Development Foundation board members	8 attendees	Housing needs: • Collaborative approaches and concentrated efforts to make a bigger impact • Affordable housing with amenities and wrap-around services • Assistance for owners of small, affordable rental properties • Code enforcement to make sure units are kept in good shape • Homeowner housing repair and heirs' property issues Community development needs: • Infrastructure and amenities along US-129 • Transportation to and from the Butler Center • Affordable grocery store	None
Gainesville City School System focus group	Gainesville City School System board members and staff	6 attendees	Housing needs: • Greater availability of affordable housing, including one-bedroom units, which have a wait list of 4 or more years • Assistance to address housing barriers, including application fees, eviction histories, and need for social security numbers • Eviction prevention and housing counseling programs • Significant homelessness among school-aged children, including children living in hotels/motels and shelters • Potential opportunity to convert hotels/motels to affordable housing • Overcrowding, with many students living "doubled up" and social workers providing air mattresses to families • Improved rental housing conditions/landlord accountability, renters report deferred maintenance, neglect, and inadequate kitchen facilities Community development needs: • School families need access to basic needs and medical care • Significant need for safe spaces outside of schools	None
One Hall Financial Stability Committee focus group	One Hall Financial Stability Committee members	31 attendees	Housing needs: • Additional subsidized housing, including units with rents lower than those at LIHTC properties • Short-term and/or transitional housing that families can move into quickly • Eviction prevention and renter education programs	None

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
			• Housing affordable at HUD-designated income levels (example: under \$1,200/month for single-income household) • Poor condition of rental units • Limited supply and availability of units for larger families • Improved access to housing programs for young adults • Address housing barriers related to credit history, criminal history, and credit history • Housing that supports aging-in-place and affordability for older adults • Homeowner repair assistance for fixed-income households • Zoning that supports cottage housing and small homes • Homeownership preparation programs or possible rent-to-own options • Expanded eligibility for homeownership programs • Development or rehabilitation of housing for affordable homeownership Community development needs: • Senior day center and senior centers that provide services for people with cognitive disabilities • Improved language access (Spanish) for homeownership classes and other services • Improved systems for brining services to renters • Capacity building for existing service providers • Improved outreach about available services, particularly to the south side of the city • Job training for technical jobs • Credit counseling • Grocery store on the south side of the city • Improved pedestrian infrastructure, particularly on Skelton Road, West Ridge Road, Candler Road, and Atlanta Hwy • Expanded transit options	
Northeast Georgia Medical System focus group	Medical care providers	13 attendees	Housing needs: • Transitional housing, including short-term care (6-8 weeks) for patients being discharged from hospitals	None

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
			• Development of a housing continuum that includes transitional housing, subsidized units and market-rate housing that encourages residents to move to the next stage as they become more self-sufficient, opening up space for others needing assisted housing • Not enough shelter beds, including beds for women • Housing connected with services that assist people with mental health needs and/or case management • Supportive apartment model that combines housing with services • Low-barrier housing for people with criminal backgrounds • Assistance addressing barriers to accessing housing, such as security deposits, first and last month's rent, etc. • Multi-generational housing • Housing that accepts pets • Mixed-income housing for households able to live independently • Affordable housing for Gainesville workforce (hospital workers, teachers, etc.) • Community discussion about housing and homelessness Community development needs: • Improved system for identifying available services and housing; navigating the system is hard for professionals and extremely difficult for patients also dealing with health issues • Support for implementation of United Way's Unite Us platform, which will provide real time information on available services and housing • Language barriers • Difficulty accessing resources for undocumented residents • Challenge to provide hospice services and medication management to patients in shelters or unstably housed • Dental care • Transportation, although WeGo functions well for many patients traveling within Gainesville	

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
Newtown Florist Club focus group	Newtown Florist Club members	6 attendees	Housing needs: - Affordable housing, which should be a spending focus - Homeowner repairs, including plumbing, electrical, exterior maintenance, and addressing simple wear and tear; program needs to include homes built before 1980 - Technical assistance with heirs' property issues - Use of underutilized space within people's homes for creation of additional housing (ADUs, extra rooms, etc.) - Better marketing to get the word out about available programs Community development needs: - Resources and collaboration to address growing homelessness, including people impacted by Covid - Crosswalks with pedestrian-activated lights in high traffic areas (MLK Boulevard, Multiple Intelligences Academy) - Beautification along Athens Street and in the neighborhood - Affordable neighborhood market on Athens Street - Youth gardening program - Off road parking at Butler Park - Economic development activities along Athens Street similar to what Main Street program does in downtown - Traffic study, including possible roundabout at MLK Boulevard and E.E. Butler Parkway - Financial assistance to smaller community organizations	None
Stakeholder interviews	Housing and service providers; major employers; young professionals	9 participants	Housing needs: - Affordable apartments to serve the workforce, including many Latino residents that work in the poultry industry and may be living in "doubled up" housing - Apartments affordable to single young adults - Mixed-income, mixed-housing type communities - Mandatory inclusionary zoning, especially for apartments - Partnerships that leverage funding for affordable housing - Homelessness prevention, emergency rental assistance - Low-barrier affordable housing for people who are homeless - Transitional housing for families working to regain stability - Housing accessible to residents working on citizenship status - Affordable starter homes	None

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
			• Rent-to-own programs that promote stabilization • Language and technology barriers • Affordable housing for people with incomes over 80% AMI, including young adults, teachers, law enforcement officers, etc. working in Gainesville • Affordable housing near downtown that provides access to live, work, play atmosphere for residents who cannot afford luxury units • Educational program around housing to combat NIMBYism • Property tax relief for eligible homeowners • Potential collaboration with major employers Community development needs: • Wrap around services such as workforce development, job training, refugee assistance, senior assistance, etc. • Workforce development programs, including soft skills • Affordable daycare/childcare near major employers • Food insecurity • Access to affordable grocery store/neighborhood market, particularly in Midland and Athens Street areas • Health care resources, including resources related to mental health, anxiety, substance use, and healthy habits • Difficulty accessing services due to language barriers and non-traditional work hours • Homeless residents need access to jobs, medication, mental health services, post office boxes • Pedestrian improvements along Athens St and Atlanta Hwy • Expanded public transit • Community center for Hispanic Alliance	
Public hearings	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

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
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



FIVE-YEAR CONSOLIDATED PLAN: Housing Need 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 2016-2020 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 2016-2020 5-Year American Community Survey, Gainesville is home to 41,465 residents and 14,155 households, and is the largest city in Hall County. The city grew by about 12% since 2009, adding 4,350 residents and 1,730 households. Median household income in Gainesville is estimated at \$53,662, having grown by about 32% since 2009.

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, 7,465 households in Gainesville have low or moderate incomes (under 80% of HUD Adjusted Median Family Income (HAMFI)), and together comprise 51% of city households.

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:

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.

Overcrowding: A household is overcrowded if there is more than 1 person per room, not including kitchens and bathrooms.

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.

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 4,230 renters and 815 owners with incomes below 80% HAMFI. Severe cost burdens affect 1,470 renters and 330 owners with incomes under 80% HAMFI. 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 230 households); overcrowding (904 households); lead-based paint hazards (2,005 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: 2009	Most Recent Year: 2020	% Change
Population	37,115	41,465	12%
Households	12,425	14,155	14%
Median Income	\$40,706	\$53,662	32%

Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

NUMBER OF HOUSEHOLDS

Table 6 – Total Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total households	2,420	1,930	3,115	1,575	5,115
Small family households	485	745	1,000	735	2,170
Large family Households	385	240	460	180	475
Household contains at least one person 62-74 years of age	530	379	410	420	1,590
Household contains at least one person age 75 or older	510	160	315	215	500
Households with one or more children 6 years old or younger	650	440	695	270	410

Source: 2016-2020 CHAS

HOUSING NEEDS SUMMARY TABLES

1. Housing Problems (Households with One of the Listed Needs)

Table 7 – Housing Problems

	Renter Households					Owner Households				
	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
Substandard Housing - Lacking complete plumbing or kitchen facilities	165	0	65	0	230	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	10	75	50	4	139	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	245	205	145	105	700	0	0	40	0	40
Housing cost burden greater than 50% of income (and none of the above problems)	1,315	395	10	0	1,720	235	85	120	0	440
Housing cost burden greater than 30% of income (and none of the above problems)	230	540	1,005	0	1,775	15	140	225	65	445
Zero/negative Income (and none of the above problems)	85	0	0	0	85	15	0	0	0	15

Source: 2016-2020 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 Households					Owner Households				
	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
Having 1 or more of four housing problems	1,735	675	270	105	2,785	235	85	160	0	480
Having none of four housing problems	415	710	1,800	825	3,750	35	465	885	645	2,030
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Source: 2016-2020 CHAS

3. Cost Burden > 30%

Table 9 – Cost Burden > 30%

	Renter Households				Owner Households			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	405	480	305	1,190	60	55	165	280
Large Related	380	155	50	585	10	0	25	35
Elderly	665	155	225	1,045	180	95	120	395
Other	520	330	560	1,410	0	70	35	105
Total need by income	1,970	1,120	1,140	4,230	250	220	345	815

Source: 2016-2020 CHAS

4. Cost Burden > 50%

Table 10 – Cost Burden > 50%

	Renter Households				Owner Households			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	0	0	210	210	60	0	0	60
Large Related	0	0	45	45	10	0	0	10
Elderly	620	30	45	695	165	45	50	260
Other	0	390	130	520	0	0	0	0
Total need by income	620	420	430	1,470	235	45	50	330

Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

Table 11 – Crowding Information – 1/2

	Renter Households					Owner Households				
	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
Single family households	250	235	80	75	640	0	0	10	0	10
Multiple, unrelated family households	25	45	80	34	184	0	0	30	0	30
Other, non-family households	10	0	30	0	40	0	0	0	0	0
Total need by income	285	280	190	109	864	0	0	40	0	40

Source: 2016-2020 CHAS

DISCUSS THE NEEDS OF FORMERLY HOMELESS FAMILIES AND INDIVIDUALS WHO ARE RECEIVING RAPID RE-HOUSING ASSISTANCE AND ARE NEARING THE TERMINATION OF THAT ASSISTANCE.

IF A JURISDICTION PROVIDES ESTIMATES OF AT-RISK POPULATION(S), INCLUDE A DESCRIPTION OF THE OPERATIONAL DEFINITION OF THE AT-RISK GROUP AND THE METHODOLOGY USED TO GENERATE ESTIMATES.

SPECIFY PARTICULAR HOUSING CHARACTERISTICS THAT HAVE BEEN LINKED WITH INSTABILITY AND AN INCREASED RISK OF HOMELESSNESS.

DISCUSSION

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 overall need by income level 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. Table 13 through Table 16 identify the number of households experiencing one or more of the four housing problems by household 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 \$31,200 for a family of four;
- Low income – 30 to 50% AMI or \$31,201 to \$46,350 for a family of four;
- Moderate income – 50 to 80% AMI or \$46,351 to \$74,150 for a family of four; and
- Medium income – 80 to 100% AMI or \$74,151 to \$92,700 for a family of four.

0%-30% OF AREA MEDIAN INCOME

Table 13 – Disproportionally Greater Need 0%-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	1,520	170	160
White	500	85	75
Black / African American	390	35	65
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	605	40	20

Source: 2016-2020 CHAS

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%.

30%-50% OF AREA MEDIAN INCOME

Table 14 – Disproportionally Greater Need 30%-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	460	0
White	424	185	0
Black / African American	380	85	0
Asian	55	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	615	190	0

Source: 2016-2020 CHAS

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%.

50%-80% OF AREA MEDIAN INCOME

Table 15 – Disproportionally Greater Need 50%-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	1,535	995	0
White	600	595	0
Black / African American	239	100	0
Asian	24	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	675	245	0

Source: 2016-2020 CHAS

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%.

80%-100% OF AREA MEDIAN INCOME

Table 16 – Disproportionally Greater Need 80%-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	435	970	0
White	255	495	0
Black / African American	120	95	0
Asian	4	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	55	320	0

Source: 2016-2020 CHAS

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%.

DISCUSSION

Housing needs are most likely to impact the lowest income households. For households with incomes under 30% of Area Median Income (AMI), more than four-fifths (82%) of households have a housing problem. Three-fourths (76%) of low-income households (30 to 50% AMI) have a housing problem, as do 61% of moderate-income households (50 to 80% AMI). For the medium income band (80 to 100% AMI), about 31% of households have a housing problem. Disproportionate needs impact several racial and ethnic groups, as described below.

Very Low Incomes

Overall, 82% of very low-income households have a housing problem. Asian households have disproportionate need: 100% of the ten (10) Asian households in this income band have a housing problem. Additionally, 91% of Hispanic/Latino households have a housing problem, a 9-percentage point gap that falls just below HUD's definition of disproportionate need.

Low Incomes

Overall, 76% of low-income households have a housing problem. Again, Asian households have disproportionate need: 100% of the 55 Asian households in this income band have a housing problem. No other group shows a disproportionate need.

Moderate Incomes

Overall, 61% of moderate-income households have a housing problem. Three groups have disproportionate housing needs:

- Seventy-three percent (73%) of Hispanic/Latino households have a housing problem;
- Seventy-one percent (71%) of Black/African American households have a housing problem; and
- Seventy-one percent (71%) of Asian households have a housing problem.

Medium Incomes

Overall, 31% of medium-income households have a housing problem. Black/African American households have disproportionate need, with 56% having a housing problem.

No American Indian, Alaska Native, or Pacific Islander households were reported in any income band examined here.

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 overall severe need by income level 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. Table 17 through Table 20 identify the number of households experiencing one or more of the severe four housing problems by household race, ethnicity, and income level. The four severe housing problems include: (1) severe cost burdens (paying more than 50% of income for housing costs); (2) severe overcrowding (more than 1.5 people 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 \$31,200 for a family of four;
- Low income – 30 to 50% AMI or \$31,201 to \$46,350 for a family of four;
- Moderate income – 50 to 80% AMI or \$46,351 to \$74,150 for a family of four; and
- Medium income – 80 to 100% AMI or \$74,151 to \$92,700 for a family of four.

0%-30% OF AREA MEDIAN INCOME

Table 17 – Severe Housing Problems 0%-30% AMI

Severe 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	1,350	335	160
White	460	130	75
Black / African American	275	145	65
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	600	50	20

Source: 2016-2020 CHAS

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 over 50%.

30%-50% OF AREA MEDIAN INCOME

Table 18 – Severe Housing Problems 30%-50% AMI

Severe 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	784	1,165	0
White	254	350	0
Black / African American	105	365	0
Asian	40	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	375	440	0

Source: 2016-2020 CHAS

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 over 50%.

50%-80% OF AREA MEDIAN INCOME

Table 19 – Severe Housing Problems 50%-80% AMI

Severe 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	570	1,960	0
White	225	970	0
Black / African American	104	235	0
Asian	4	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	245	675	0

Source: 2016-2020 CHAS

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 over 50%.

80%-100% OF AREA MEDIAN INCOME

Table 20 – Severe Housing Problems 80%-100% AMI

Severe 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	85	1,320	0
White	30	720	0
Black / African American	30	185	0
Asian	0	59	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	19	355	0

Source: 2016-2020 CHAS

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 over 50%.

DISCUSSION

Severe housing needs are most likely to impact the lowest income households. For households with incomes under 30% of Area Median Income (AMI), about 73% of households have a severe housing problem. Forty percent (40%) of low-income households (30 to 50% AMI) have a severe housing problem, as do 23% of moderate-income households (50 to 80% AMI). For the medium income band (80 to 100% AMI), only 6% of households have a severe housing problem. Disproportionate needs impact Asian and Hispanic/Latino households at very low and low incomes, as described below.

Very Low Incomes

Overall, 73% of very low-income households have a severe housing problem. Asian households have disproportionate need: 100% of the ten (10) Asian households in this income band have a severe housing problem. Additionally, 90% of Hispanic/Latino households have a severe housing problem, a 16-percentage point gap that also indicates a disproportionate level of need.

Low Incomes

Overall, 40% of low-income households have a severe housing problem. Again, Asian households have disproportionate need: 73% of the 55 Asian households in this income band have a severe housing problem. No other group shows a disproportionate need.

Moderate Incomes

Overall, 23% of moderate-income households have a severe housing problem. No group has a disproportionate housing need, although 31% of African American/Black households have a severe housing problem, an 8-percentage point gap.

Medium Incomes

Overall, 6% of medium-income households have a housing problem. No group has a disproportionate housing need, although 14% of African American/Black households have a severe housing problem, an 8-percentage point gap.

No American Indian, Alaska Native, or Pacific Islander households were reported in any income band examined here.

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 levels of cost burdens or severe cost burdens in comparison to levels within the city overall. While the preceding sections assessed all housing and severe housing problems, Table 21 focuses only on the share of their income households spend on housing. Data is broken down into groups spending less than 30% of their 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, from whom housing as a share of income cannot be calculated. No racial or ethnic group has more than 3% of households with no or negative income.

HOUSING COST BURDEN

Table 21 – Greater Need: Housing Cost Burdens

Housing Cost Burden	<=30%	30-50%	>50%	No/negative income (not computed)
Jurisdiction as a whole	7,610	2,639	2,144	160
White	4,595	940	965	75
Black / African American	910	670	380	65
Asian	170	40	50	0
American Indian, Alaska Native	20	0	0	0
Pacific Islander	0	0	0	0
Hispanic	1,815	1,000	725	20

Share of Total Households by Race and Ethnicity

Jurisdiction as a whole	61%	21%	17%	1%
White	70%	14%	15%	1%
Black / African American	45%	33%	19%	3%
Asian	65%	15%	19%	0%
American Indian, Alaska Native	100%	0%	0%	0%
Pacific Islander	0%	0%	0%	0%
Hispanic	51%	28%	20%	1%

Source: 2016-2020 CHAS

DISCUSSION

Table 21 shows that approximately 38% of all households in Gainesville are considered cost burdened or severely cost burdened. White households are the least likely to spend more than 30% of income on housing costs (29% of white households are cost burdened or severely cost burdened), compared to 52% of Black/African American households and 48% of Hispanic/Latino households. Both groups have a disproportionate need relative to the jurisdiction as a whole.

Looking at severe cost burdens (i.e., households spending more than 50% of income on housing), 17% of all households in Gainesville are impacted. Rates of severe cost burdens range from 15% for white households to 20% for Hispanic/Latino households; no racial or ethnic group has a disproportionate need.

Of the 20 American Indian or Alaska Native households, none had a cost burden or severe cost burden. No Pacific Islander households were reported in the data examined here.

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?

There are several income categories in which a racial or ethnic group has a disproportionately greater need than the needs of the income category as a whole, summarized below.

Very Low Incomes (Under 30% AMI)

- At very low incomes, 82% of all households have a housing problem and 73% have a severe housing problem.
- Asian households have disproportionate needs and severe needs. Of the ten (10) Asian households in this income band, 100% have a housing problem that is also severe. Note, however, that the relatively small number of Asian households with very low incomes may result in skewed data due to small sample size.
- Hispanic/Latino households have disproportionate severe needs at this income level, with 90% having a severe housing problem.

Low Incomes (30 to 50% AMI)

- At low incomes, 76% of all households have a housing problem and 40% have a severe housing problem.
- Asian households have disproportionate needs. Of the 55 Asian households in this income band, 100% have a housing need and 73% have a severe housing need.

Moderate Incomes (50 to 80% AMI)

- At moderate incomes, 61% of all households have a housing problem and 23% have a severe housing problem.
- Hispanic/Latino households have disproportionate needs, with 73% having a housing problem.
- Black/African American households have disproportionate needs, with 71% having a housing problem.
- Asian households have disproportionate needs, with 71% having a housing problem.
- No groups have disproportionately greater severe housing needs at this income level.

Middle Incomes (80 to 100% AMI)

- At middle incomes, 31% of all households have a housing problem and 6% have a severe housing problem.
- Black/African American households have disproportionate needs, with 56% having a housing problem.
- No groups have disproportionately greater severe housing needs at this income level.

IF THEY HAVE NEEDS NOT IDENTIFIED ABOVE, WHAT ARE THOSE NEEDS?

Community input gathered from stakeholders and other community members identified housing and other community needs in Gainesville, particularly among Hispanic/Latino and Black/African American households. Stakeholders noted that many Latino households in Gainesville and Hall County include multiple families in a

single unit (i.e., doubled up) or families that meet the McKinney-Vento definition of homelessness by living in hotels/motels, cars, or encampments. Affordable housing accessible to residents working on citizenship/immigration status is a need. Additionally, technology and language can be barriers for Latino households with limited English proficiency when rental applications are not available in hard copy or in Spanish. Other community needs impacting Latino/Hispanic households include food insecurity, lack of affordable childcare, assistance accessing public benefits, and pedestrian safety, particularly along high-traffic routes around major employers.

For Black/African American households, community members emphasized the continued need for affordable housing, as captured in HUD's CHAS data. Other needs identified include home repair assistance for homeowners (ex: plumbing, electrical, exterior maintenance, etc.), assistance developing underutilized spaces into additional housing, and technical assistance related to heirs' property. Community development needs also impact Black/African American residents in Gainesville, including the need for improved pedestrian safety, additional youth programming, access to affordable groceries, neighborhood beautification, and economic development activities.

ARE ANY OF THOSE RACIAL OR ETHNIC GROUPS LOCATED IN SPECIFIC AREAS OR NEIGHBORHOODS IN YOUR COMMUNITY?

According to 2018-2022 Five-Year American Community Survey (ACS) estimates, over one-third of Gainesville residents identify as Hispanic or Latino (36%). Hispanic or Latino residents make up the majority of the population on the eastern side of the city, including the census tracts roughly bounded by Mountain View Road on the south, Atlanta Highway and Industrial Boulevard on the east, EE Butler Parkway on the north, and McEver Road on the west. Portions of this area fall within Gainesville city limits, while others lie in unincorporated Hall County. Hispanic or Latino population shares within these five tracts range from 57% to 85%.

Black or African American residents comprise 15% of Gainesville's population according to 2018-2022 ACS data. Largest population shares are in the neighborhoods including and surrounding downtown Gainesville, including areas around the Jesse Jewell Parkway and E.E. Butler Parkway intersection, and in the neighborhoods along Athens Street. In the census tract that includes these areas, about 34% of the population identifies as Black or African American.

NA-35 PUBLIC HOUSING – 91.205(B)

INTRODUCTION

The Gainesville Housing Authority provides public housing and a range of related services for its residents. HUD's Public and Indian Housing (PIH) Information Center reports a total of 468 occupied public housing units managed by the Housing Authority (see Table 22), including the following properties:

Harrison Square is a 75-unit family apartment development with a mix of two-, three-, four-, and five-bedroom units. It is anticipated to be redeveloped as a 120-unit garden-style, family apartment community, with a mix of one-, two-, three-, and four-bedroom units. Redevelopment will use Low Income Housing Tax Credits (LIHTCs), Project-Based Vouchers, (PBVs) and Project-Based Rental Assistance (PBRA) through the Rental Assistance Demonstration (RAD) program. All units will be income-restricted, with affordability levels at 30% AMI, 60% AMI and 80% AMI.

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

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

Gainesville Housing Authority maintains a waitlist for its public housing units. The waitlist for one- and two-bedroom apartments is currently closed, but applications are still being accepted for three-, four-, and five-bedroom units. The Housing Authority notes that wait times are generally longest for smaller units (one or two bedrooms).

The Housing Authority has a strong history of collaboration with the City of Gainesville and worked with a development partner, Walton Communities, to create additional affordable housing using Housing Authority funding, CDBG funds, and LIHTCs. These properties include Walton Harbor, which includes 160 units of family and senior housing, and Walton Summit/Legacy at Walton Summit, which includes 174 units of family and senior housing.

While the Gainesville Housing Authority does not administer or manage any Housing Choice Vouchers (HCVs), Gainesville residents are eligible to apply for HCVs through the Georgia Department of Community Affairs. According to HUD's Picture of Subsidized Households, there are about 179 voucher holders in Gainesville. Note that these are not reflected in the table on the following page, as they are not administered locally. DCA's HCV waitlist is currently closed but was last open for a four-day window in October 2023.

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
Number of units/vouchers in use	0	0	468	0	0	0	0	0	0

Source: PIC (PIH Information Center)

Disabled Special Purpose Vouchers include Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition.

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
Number homeless at admission	0	0	5	0	0	0	0	0
Number of elderly program participants (>62)	0	0	79	0	0	0	0	0
Number of disabled families	0	0	49	0	0	0	0	0
Number of families requesting accessibility features	0	0	468	0	0	0	0	0
Number of HIV/AIDS program participants	0	0	0	0	0	0	0	0
Number of domestic violence victims	0	0	0	0	0	0	0	0

Source: PIC (PIH Information Center)

RACE AND ETHNICITY OF RESIDENTS

Table 24 – Race and 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
Race									
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
Ethnicity									
Hispanic	0	0	236	0	0	0	0	0	0
Not Hispanic	0	0	232	0	0	0	0	0	0

Source: PIC (PIH Information Center)

Disabled Special Purpose Vouchers include Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition.

SECTION 504 NEEDS ASSESSMENT: DESCRIBE THE NEEDS OF PUBLIC HOUSING TENANTS AND APPLICANTS ON THE WAITING LIST FOR ACCESSIBLE UNITS.

HUD's PIH Information Center reports 468 public housing units in use in Gainesville, 10% of which (49 units) are occupied by a family that includes one or more people with a disability. According to HUD data, all 468 families in public housing requested units with accessibility features. Stakeholder input indicates a general need for more affordable housing options for residents with disabilities. As many residents with disabilities have extremely limited incomes, 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.

MOST IMMEDIATE NEEDS OF RESIDENTS OF PUBLIC HOUSING AND HOUSING CHOICE VOUCHER HOLDERS

The City of Gainesville and the Gainesville Housing Authority held a focus group with public housing residents during development of this Consolidated Plan to identify priority housing and community development needs. Participants noted that Gainesville Housing Authority staff generally keep units in good repair, handle complaints in a timely manner, and provide a variety of resident services. Regarding housing, public housing residents noted a need to remodel or rehabilitate older homes in the community. They also identified an array of community development needs, including:

- Traffic calming and pedestrian safety improvements, particularly along Athens Highway and other major corridors.
- More safe walking trails in the city and lighting improvements at the Midland Greenway.
- Community gardens throughout the city and at Midtown Villages at Melrose.
- Improved access to fresh food and affordable groceries.
- Expanded public transportation options, including a small bus that circulates on a fixed-route taking residents to key community locations such as grocery stores, medical offices, etc.
- Activities for older teens, including afterschool jobs, internships, or job training activities.

HOW DO THESE NEEDS COMPARE TO THE HOUSING NEEDS OF THE POPULATION AT LARGE?

Generally, community development needs identified by participants at the Gainesville Housing Authority focus group are comparable to those identified by other residents and stakeholders throughout Gainesville. Among feedback received from the population at large, needs related to traffic calming, pedestrian safety, access to fresh and affordable groceries, and public transit were commonly identified. A key difference between needs among public housing residents and the population at large is related to affordable housing. While public housing residents have access to safe and affordable housing, Community Housing Affordability Strategy (CHAS) data and resident input indicate significant needs related to cost burdens and severe cost burdens among the population at large.

DISCUSSION

HUD's PIH Information Center provides a variety of demographic characteristics, including race and ethnicity, for the households living in public housing units owned by the Gainesville Housing Authority. As Table 24

shows, about one-half of public housing residents are Hispanic or Latino (236 households or 50%) and one-half are non-Hispanic (232 households or 50%). Considering race, the majority of public housing residents identify as white (286 households or 61%) and 38% identify as Black or African American (180 households). Only two households identify as another race: one Asian and 1 American Indian/Alaska Native. Households with one or more residents over age 62 comprise 17% of public housing residents (79 households) and the Housing Authority indicates that their longest waiting list is for one-bedroom units, which includes many senior households. Turnover for one-bedroom public housing units is low, with some residents on the waiting list for as long as ten years.

NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(C)

INTRODUCTION

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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).

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NATURE AND EXTENT OF HOMELESSNESS

Table 25 – Hall County Homeless Point-in-Time Count

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

ESTIMATE THE NUMBER AND TYPE OF FAMILIES IN NEED OF HOUSING ASSISTANCE FOR FAMILIES WITH CHILDREN AND THE FAMILIES OF VETERANS.

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DESCRIBE THE NATURE AND EXTENT OF HOMELESSNESS BY RACIAL AND ETHNIC GROUP.

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DESCRIBE THE NATURE AND EXTENT OF UNSHELTERED AND SHELTERED HOMELESSNESS.

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

INTRODUCTION

This section discusses the characteristics and needs of people in various subpopulations in Gainesville how may have unique housing or supportive service needs, including seniors, people with disabilities (mental, physical, or developmental), people with HIV/AIDS, people with substance abuse needs, survivors of domestic violence, and others.

DESCRIBE THE CHARACTERISTICS OF SPECIAL NEEDS POPULATIONS IN YOUR COMMUNITY.

Seniors

HUD identifies two groups of seniors: elderly (age 65 and older) and frail elderly (age 75 and older). According to 2018-2022 American Community Survey estimates, .

People with HIV/AIDS and Their Families

According to AIDSVu, an interactive mapping tool from Emory University's Rollins School of Public Health, an estimated 331 people in Hall County are living with HIV as of 2021. The majority of these residents are male (73%) and about one-quarter (27%) are female.

AIDSVu also provides information about the race of residents living with HIV, indicating that the largest share are white (126 people or 38%), followed by Black or African American residents (88 people or 27%) and Hispanic or Latino residents (85 people or 26%). Comparing the racial composition of the population with HIV to that of Hall County overall indicates Black or African American residents are significantly more likely to be impacted by HIV than Hispanic or white residents. About 6.5 out of every 1,000 Black or African American residents in Hall County is living with HIV, compared to 1.4 out of every 1,000 Hispanic or Latino residents and 1.0 out of every white resident.

People with Drug or Alcohol Addiction

Survivors of Domestic Violence

While reliable data estimating the prevalence of domestic violence is not available at the local level, the National Coalition Against Domestic Violence estimates that about 37% of women and 30% of men in Georgia have experienced intimate partner physical violence, sexual violence, and/or stalking in their lifetimes. These rates translate to approximately 8,238 women and 6,155 men living in Gainesville who have experienced domestic violence.

Data from the Gateway Domestic Violence Center in Gainesville indicates a continued need for housing and services for survivors of domestic violence. In 2023, Gateway received more than 1,500 crisis calls on their 24/7 hotline and served a total of 1,337 clients, including adults and children.

Other Populations

In addition to the groups outlined above, stakeholders identified several other subpopulations as having special needs, including the following:

- Spanish speakers with limited English proficiency

WHAT ARE THE HOUSING AND SUPPORTIVE SERVICE NEEDS OF THESE POPULATIONS AND HOW ARE THESE NEEDS DETERMINED?

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DISCUSS THE SIZE AND CHARACTERISTICS OF THE POPULATION WITH HIV/AIDS AND THEIR FAMILIES WITHIN THE ELIGIBLE METROPOLITAN STATISTICAL AREA.

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IF THE PJ WILL ESTABLISH A PREFERENCE FOR A HOME TBRA ACTIVITY FOR PERSONS WITH A SPECIFIC CATEGORY OF DISABILITIES, DESCRIBE THEIR UNMET NEED FOR HOUSING AND SERVICES NEEDED TO NARROW THE GAP IN BENEFITS AND SERVICES RECEIVED BY SUCH PERSONS.

Not applicable. The City of Gainesville does not receive a HOME grant allocation.

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

DESCRIBE THE NEED FOR PUBLIC FACILITIES.

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HOW WERE THESE NEEDS DETERMINED?

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DESCRIBE THE NEED FOR PUBLIC IMPROVEMENTS.

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HOW WERE THESE NEEDS DETERMINED?

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DESCRIBE THE NEED FOR PUBLIC SERVICES.

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HOW WERE THESE NEEDS DETERMINED?

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FIVE-YEAR CONSOLIDATED PLAN: 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 severe issue in Gainesville, with housing prices increasing significantly over the last several years.

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 2016-2020 Five-Year American Community Survey estimated that there are 16,530 housing units in Gainesville, with an occupancy rate of 86% (Table 26). Unit types are nearly evenly split between single-family (48%) and multifamily (50%). The largest share of units are single-family detached structures (45%) and attached single units (townhomes) make up a much smaller share of the stock (3%). The largest share of multifamily units (26%) is found in medium-sized complexes (5-19 units). Large complexes account for 17% of Gainesville homes, while units in small buildings – duplexes, triplexes, and fourplexes – account for only 7%.

There are an estimated 305 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 224 five years ago.

As Table 27 shows, about 41% of Gainesville households own their homes and 58% rent. This is lower than the statewide homeownership rate of 63%, but has increased in comparison to the homeownership rate reported in Gainesville’s previous Consolidated Plan. Nearly all owned-housing in Gainesville has at least two bedrooms: 14% has two bedrooms and 85% has three or more bedrooms. Rental units tend to be smaller: about 30% are studios or one-bedroom units. The most common rental unit contains two bedrooms (44%), while about one-quarter (26%) 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 26 – Residential Properties by Unit Number

Property Type	Number	Percent
1-unit detached structure	7,495	45%
1-unit, attached structure	555	3%
2-4 units	1,150	7%
5-19 units	4,280	26%
20 or more units	2,745	17%
Mobile Home, boat, RV, van, etc.	305	2%
Total	16,530	100%

Source: 2016-2020 ACS

UNIT SIZE BY TENURE

Table 27 – Unit Size by Tenure

Number of Bedrooms	Owner Households		Renter Households	
	Number	Percent	Number	Percent
No bedroom	15	0%	550	7%
1 bedroom	30	1%	1,885	23%
2 bedrooms	830	14%	3,660	44%
3 or more bedrooms	5,040	85%	2,140	26%
Total	5,915	100%	8,235	100%

Source: 2016-2020 ACS

DESCRIBE THE NUMBER AND TARGETING (INCOME LEVEL/TYPE OF FAMILY SERVED) OF UNITS ASSISTED WITH FEDERAL, STATE, AND LOCAL PROGRAMS.

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PROVIDE AN ASSESSMENT OF UNITS EXPECTED TO BE LOST FROM THE AFFORDABLE HOUSING INVENTORY FOR ANY REASON, SUCH AS EXPIRATION OF SECTION 8 CONTRACTS.

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DOES THE AVAILABILITY OF HOUSING UNITS MEET THE NEEDS OF THE POPULATION?

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DESCRIBE THE NEED FOR SPECIFIC TYPES OF HOUSING.

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

INTRODUCTION

This section reviews housing costs and affordability in Gainesville. Generally, Gainesville has tended to have higher housing costs than statewide averages based on access to the lake and the volume of historic homes in the city. As Table 28 shows, median home value in Gainesville was estimated at \$230,700 according to 2016-2020 ACS data, up by 66% from 2009 estimates. Median rent in Gainesville is estimated at \$803 as of 2016-2020 ACS data, up 23% from 2009. However, these figures do not reflect the significant housing cost increases that occurred nationally and locally during and following the COVID-19 pandemic. Stakeholders that participated in development of this plan emphasized unaffordable rents in Gainesville, and noted that most new construction is luxury apartment buildings.

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 28 – Cost of Housing

Property Type	Base Year: 2009	Most Recent Year: 2020	% Change
Median home value	139,200	230,700	66%
Median contract rent	655	803	23%

Source: 2009 (Base Year), 2016-2020 ACS (Most Recent Year)

Table 29 – Rent Paid

Rent Paid	Number	Percent
Less than \$500	1,035	12.6%
\$500-999	4,925	59.8%
\$1,000-1,499	1,885	22.9%
\$1,500-1,999	235	2.8%
\$2,000 or more	165	2.0%
Total	8,245	100.0%

Source: 2016-2020 ACS

HOUSING AFFORDABILITY

Table 30 – Housing Affordability

Number of Units Affordable to Households Earning	Renter	Owner
30% HAMFI	580	No Data
50% HAMFI	2,330	230
80% HAMFI	5,740	1,415
100% HAMFI	No Data	2,069
Total	8,650	3,714

Source: 2016-2020 CHAS

MONTHLY RENT

Table 31 – Monthly Rent

Monthly Rent (\$)	Studio/ Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Fair Market Rent					
High HOME Rent					
Low HOME Rent					

Source: HUD FMR and HOME Rents

IS THERE SUFFICIENT HOUSING FOR HOUSEHOLDS AT ALL INCOME LEVELS?

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HOW IS AFFORDABILITY OF HOUSING LIKELY TO CHANGE CONSIDERING CHANGES TO HOME VALUES AND/OR RENTS?

[illegible]

HOW DO HOME RENTS / FAIR MARKET RENT COMPARE TO AREA MEDIAN RENT? HOW MIGHT THIS IMPACT YOUR STRATEGY TO PRODUCE OR PRESERVE AFFORDABLE HOUSING?

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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 2016-2020 ACS estimates, nearly one-half (48%) of rental units and one-fifth (19%) 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. For renters, 8% of units have two conditions (655 units), and 70 units 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 (48%) were built from 1980-1999 than owner units (18%). The newest units, built after 2000, contain a higher percentage of owners (45%) than renters (22%). 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.

DEFINITIONS

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.

CONDITION OF UNITS

Table 32 – Condition of Units

Condition of Units	Owner Households		Renter Households	
	Number	Percent	Number	Percent
With one selected Condition	1,095	19%	3,985	48%
With two selected Conditions	0	0%	655	8%
With three selected Conditions	0	0%	40	0%
With four selected Conditions	0	0%	30	0%
No selected Conditions	4,825	82%	3,525	43%
Total	5,920	101%	8,235	99%

Source: 2016-2020 ACS

YEAR UNIT BUILT

Table 33 – Year Unit Built

Year Structure Built	Owner Households		Renter Households	
	Number	Percent	Number	Percent
2000 or later	2,675	45%	1,830	22%
1980-1999	1,065	18%	3,965	48%
1950-1979	1,830	31%	1,895	23%
Before 1950	350	6%	550	7%
Total	5,920	100%	8,240	100%

Source: 2016-2020 ACS

RISK OF LEAD-BASED PAINT HAZARD

Table 34 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner Households		Renter Households	
	Number	Percent	Number	Percent
Total number of units built before 1980	2,180	37%	2,445	30%
Housing units built before 1980 with children present	1,695	29%	310	4%

Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

VACANT UNITS

Table 35 – Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Source:

NEED FOR OWNER AND RENTAL REHABILITATION

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ESTIMATED NUMBER OF HOUSING UNITS OCCUPIED BY LOW- OR MODERATE-INCOME FAMILIES WITH LBP 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. As shown, this includes 1,695 owner-occupied units (or 29% of total owner-occupied housing) and 310 renter-occupied units (or 4% 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

The Gainesville Housing Authority (GHA) provides public housing and a range of related services for its residents. HUD’s Public and Indian Housing (PIH) Information Center reports a total of 495 public housing units managed by the Housing Authority with an occupancy rate of 95%.

TOTALS NUMBER OF UNITS

Table 36 – 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
Number of units/vouchers available	0	0	495	0	0	0	0	0	0
Number of accessible units	0	0	0	0	0	0	0	0	0

Source: PIC (PIH Information Center)

Disabled Special Purpose Vouchers include Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition.

DESCRIBE THE SUPPLY OF PUBLIC HOUSING DEVELOPMENTS.

Public housing properties owned and managed by GHA include:

Harrison Square is a 75-unit family apartment development with a mix of two-, three-, four-, and five-bedroom units. It is anticipated to be redeveloped as a 120-unit garden-style, family apartment community, with a mix of one-, two-, three-, and four-bedroom units. Redevelopment will use Low Income Housing Tax Credits (LIHTCs), Project-Based Vouchers, (PBVs) and Project-Based Rental Assistance (PBRA) through the Rental Assistance Demonstration (RAD) program. All units will be income-restricted, with affordability levels at 30% AMI, 60% AMI and 80% AMI.

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

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

Gainesville Housing Authority maintains a waitlist for its public housing units. The waitlist for one- and two-bedroom apartments is currently closed, but applications are still being accepted for three-, four-, and five-bedroom units. The Housing Authority notes that wait times are generally longest for smaller units (one or two bedrooms).

The Housing Authority has a strong history of collaboration with the City of Gainesville and worked with a development partner, Walton Communities, to create additional affordable housing using Housing Authority funding, CDBG funds, and LIHTCs. These properties include Walton Harbor, which includes 160 units of family and senior housing, and Walton Summit/Legacy at Walton Summit, which includes 174 units of family and senior housing.

While the Gainesville Housing Authority does not administer or manage any Housing Choice Vouchers (HCVs), Gainesville residents are eligible to apply for HCVs through the Georgia Department of Community Affairs. According to HUD's Picture of Subsidized Households, there are about 179 voucher holders in Gainesville. Note that these are not reflected in the table on the following page, as they are not administered locally. DCA's HCV waitlist is currently closed but was last open for a four-day window in October 2023.

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.

HUD's Real Estate Assessment Center (REAC) conducts physical property inspections of properties that are owned, insured, or subsidized by HUD, including public housing and multifamily assisted housing. About 20,000 such inspections are conducted each year to ensure that assisted families have housing that is decent, safe, sanitary, and in good repair. Inspections are scored using a scale of 1 to 100. A passing score for a REAC Physical Inspection is 60 or above.

There are three letters (A-C) that may follow the score, as well as an asterisk (*). Their meaning is as follows:

A: No health and safety deficiencies noted

- B: Non-life-threatening health and safety deficiencies noted
- C: At least one life-threatening health and safety deficiency noted
- * At least one inoperable smoke detector noted

As Table 37 shows, all public housing developments in Gainesville passed their most recent REAC inspections, with scores ranging from 82 to 98. Melrose Homes received a “c” rating, indicating that at least one life-threatening health and safety deficiency was noted and that at least one inoperable smoke detector was identified.

PUBLIC HOUSING CONDITION

Table 37 – Public Housing Condition

Public Housing Development	Inspection Score	Inspection Date
Melrose Homes	82c*	03/21/2022
Harrison Square	83b	09/26/2022
Walton Harbor Phase 1	98b	02/21/2023

Source: HUD, Physical Inspection Scores by State for Public Housing, Published June 30, 2023

DESCRIBE THE RESTORATION AND REVITALIZATION NEEDS OF PUBLIC HOUSING UNITS IN THE JURISDICTION.

Given its age and condition, GHA is planning to redevelop Harrison Square in two phases, bringing a mix of new family and senior housing to the area. Harrison Village Phase 1 will be a 120-unit garden-style, family apartment community, with a mix of one-, two-, three-, and four-bedroom units. Redevelopment will use Low Income Housing Tax Credits (LIHTCs), Project-Based Vouchers, (PBVs) and Project-Based Rental Assistance (PBRA) through the Rental Assistance Demonstration (RAD) program. All units will be income-restricted, with affordability levels at 30% AMI, 60% AMI and 80% AMI. Harrison Square will remain in operation until construction of Harrison Village Phase 1 is complete and current tenants will have the option to move to Harrison Village when it opens. Following completion of Phase I, Harrison Square is anticipated to be demolished and replaced by senior apartments as Harrison Village Phase II. The GHA recently broke ground on Harrison Village Phase I and construction is expected to take up to one and a half years.

DESCRIBE THE PUBLIC HOUSING AGENCY'S STRATEGY FOR IMPROVING THE LIVING ENVIRONMENT OF LOW- AND MODERATE-INCOME FAMILIES RESIDING IN PUBLIC HOUSING.

The Gainesville Housing Authority operates a robust Resident Opportunity and Supportive Services Program that supports public housing residents by linking them with community resources to encourage economic self-sufficiency, independence, improved quality of life and, in some cases, help individuals maintain stable housing as they age.

Resources for adults include:

- Onsite financial literacy and credit repair assistance
- Onsite English classes
- Onsite produce markets sponsored by Georgia Mountain Food Bank
- Assistance with college and technical school applications and FAFSA
- Job search and job training assistance
- Access to subsidized childcare through Childcare Parent Services (CAPS)
- Referrals for mental health, behavioral health, and basic needs (food, furniture, etc.)
- Limited financial assistance for transportation, education, and childcare
- Senior activities, including bingo, lunches, exercise classes, cooking classes, and social events

Resources for youth and children include:

- RISE Summer Program at Fair Street School, which provides a variety of educational and recreational opportunities for children in kindergarten through fifth grade.
- SHINE Afterschool Program, which provides additional learning support throughout the school year to students in kindergarten through fifth grade.
- Small group programs for middle and high school students at Melrose and Harrison Square community centers.
- GRAD program, which provides one-on-one support to high school students related to school schedules, tutoring, career tests, and connections to other resources.
- Access to scholarship applications for high school seniors, including scholarships available through the Horizon Housing Foundation, the North Georgia Community Foundation, and the Hispanic Scholarship Fund.

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

INTRODUCTION

Community members identify housing for people who are experiencing homelessness as a crucial need in Gainesville. Because Gainesville falls within the Georgia Balance of State Continuum of Care, comprehensive data regarding the number and type of available beds in the city is limited. The table below presents estimated number of beds based on a review of providers operating within Gainesville and Hall County.

FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

Table 38 – Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds (Current & New)	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher/ Seasonal/ Overflow Beds		Current & New	Under Development
Households with adults and children	56		6		
Households with only adults	32				
Chronically homeless households					
Veterans					
Unaccompanied youth					

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.

A variety of agencies provide housing and services for Gainesville residents experiencing homelessness, summarized below:

- Ninth District Opportunity provides residents who are homeless or at imminent risk of homelessness with rental assistance and strong case management support, working to identify and address barriers to maintaining long-term housing. Ninth District Opportunity also holds community outreach events to bring information about its housing programs to homeless residents and other members of the Gainesville and Hall County community.
- Good News at Noon provides transitional housing, case management, and mental health support for men and women experiencing homelessness. Good News also hosts weekly outreach activities to connect their residents and other people experiencing homelessness with the Good News at Noon community.
- Overhead Cover provides mobile showers and meals to unhoused residents through collaboration with community members.
- Gainesville City School System provides outreach services to students and families who meet the McKinney-Vento definition of homelessness.
- Family Promise of Hall County provides both emergency and transitional housing to families experiencing homelessness through its Empowerment and Next Step programs. Other services include childcare, life-skills classes, and a diaper bank.
- Gateway Domestic Violence Center provides emergency shelter to survivors of domestic violence and their children. Gateway also offers some transitional housing and a variety of services including support groups, children's programs, occupational therapy, and legal advocacy.
- My Sister's House provides emergency shelter for up to 90 days to single women and mothers with children who are experiencing homelessness. My Sister's House provides case management to assist residents obtain permanent housing and has three transitional housing units for residents unable to secure permanent housing within 90 days.
- Salvation Army provides emergency shelter for men, women, and families, as well as a food pantry and other resident services.
- Gainesville Baptist Mission provides transitional housing for men experiencing homelessness and a structured program focused on education, employment, life skills, and recovery from substance abuse.
- Chateau Elan Military Support Foundation serves the north Georgia region and, among other services, can help homeless veteran families with temporary housing.

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

INTRODUCTION

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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.

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DESCRIBE PROGRAMS FOR ENSURING THAT PERSONS RETURNING FROM MENTAL AND PHYSICAL HEALTH INSTITUTIONS RECEIVE APPROPRIATE SUPPORTIVE HOUSING.

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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)

[illegible]

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

NEGATIVE EFFECTS OF PUBLIC POLICIES ON AFFORDABLE HOUSING AND RESIDENTIAL INVESTMENT

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ECONOMIC DEVELOPMENT MARKET ANALYSIS

Table 39 – 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	112	56	1%	0%	-1%
Arts, Entertainment, Accommodations	1,406	3,525	10%	8%	-1%
Construction	749	1,256	5%	3%	-2%
Education and Health Care Services	1,870	12,200	13%	28%	15%
Finance, Insurance, and Real Estate	681	2,197	5%	5%	0%
Information	200	300	1%	1%	-1%
Manufacturing	4,236	9,754	29%	23%	-6%
Other Services	330	855	2%	2%	0%
Professional, Scientific, Management Services	752	2,166	5%	5%	0%
Public Administration	0	0	0%	0%	0%
Retail Trade	1,656	4,413	11%	10%	-1%
Transportation and Warehousing	587	1,274	4%	3%	-1%
Wholesale Trade	867	1,596	6%	4%	-2%
Total	13,446	39,592	--	--	--

Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Table 40 – Labor Force

Total population in civilian labor force	19,880
Civilian employed population 16 years and over	19,210
Unemployment rate	3.36
Unemployment rate for ages 16 to 24	9.82
Unemployment rate for ages 25 to 65	1.86

Source: 2016-2020 ACS

Table 41 – Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	3,500
Farming, fisheries and forestry occupations	345
Service	1,760
Sales and office	3,885
Construction, extraction, maintenance and repair	1,870
Production, transportation and material moving	2,600

Source: 2016-2020 ACS

Table 42 – Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,662	70%
30-59 Minutes	3,769	21%
60 or More Minutes	1,602	9%
Total	18,033	100%

Source: 2016-2020 CHAS

EDUCATION

Table 43 – Educational Attainment by Employment Status (Population 16 and Older)

	In Civilian Labor Force		Not in Labor Force
	Employed	Unemployed	
Less than high school graduate	3,750	120	1,335
High school graduate (includes equivalency)	3,785	90	1,135
Some college or Associate's degree	3,865	125	640
Bachelor's degree or higher	3,605	30	755

Source: 2016-2020 ACS

Table 44 – Educational Attainment by Age

	Age				
	18–24 years	25–34 years	35–44 years	45–65 years	65+ years
Less than 9th grade	219	490	875	1,575	705
9th to 12th grade, no diploma	530	520	1,000	735	310
High school graduate, GED, or alternative	1,685	1,885	1,384	1,735	1,415
Some college, no degree	1,905	1,520	755	1,260	1,555
Associate's degree	195	575	154	390	330
Bachelor's degree	225	910	610	1,140	1,110
Graduate or professional degree	10	215	365	1,165	985

Source: 2016-2020 ACS

Table 45 – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$26,338
High school graduate (includes equivalency)	\$85,424
Some college or Associate's degree	\$62,870
Bachelor's degree	\$84,897
Graduate or professional degree	\$160,246

Source: 2016-2020 ACS

BASED ON THE BUSINESS ACTIVITY TABLE ABOVE, WHAT ARE THE MAJOR EMPLOYMENT SECTORS WITHIN YOUR JURISDICTION?

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DESCRIBE THE WORKFORCE AND INFRASTRUCTURE NEEDS OF THE BUSINESS COMMUNITY.

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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.

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HOW DO THE SKILLS AND EDUCATION OF THE CURRENT WORKFORCE CORRESPOND TO EMPLOYMENT OPPORTUNITIES IN THE JURISDICTION?

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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.

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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.

DISCUSSION

85

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

ARE THERE AREAS WHERE HOUSEHOLDS WITH MULTIPLE HOUSING PROBLEMS ARE CONCENTRATED? (INCLUDE A DEFINITION OF "CONCENTRATION")

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ARE THERE ANY AREAS IN THE JURISDICTION WHERE RACIAL OR ETHNIC MINORITIES OR LOW-INCOME FAMILIES ARE CONCENTRATED? (INCLUDE A DEFINITION OF "CONCENTRATION")

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WHAT ARE THE CHARACTERISTICS OF THE MARKET IN THESE AREAS/NEIGHBORHOODS?

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ARE THERE ANY COMMUNITY ASSETS IN THESE AREAS/ NEIGHBORHOODS?

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ARE THERE OTHER STRATEGIC OPPORTUNITIES IN ANY OF THESE AREAS?

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MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW-
AND MODERATE-INCOME HOUSEHOLDS - 91.210(A)(4),
91.310(A)(2)

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DESCRIBE THE JURISDICTION'S INCREASED NATURAL HAZARD RISKS ASSOCIATED WITH CLIMATE CHANGE.

DESCRIBE THE VULNERABILITY TO THESE RISKS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS BASED ON AN ANALYSIS OF DATA, FINDINGS, AND METHODS.



FIVE-YEAR CONSOLIDATED PLAN: Strategic Plan

SP-05 OVERVIEW

STRATEGIC PLAN OVERVIEW

The Strategic Plan will guide the allocation of Community Development Block Grant funding during the 2020-2024 planning period. The City's goals for the 2020-2024 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 review of recently completed plans and studies. Available resources are targeted toward several specific goals designed to address those priority needs. These goals include:

1. Expanded affordable housing supply
2. Homeowner housing rehabilitation
3. Homebuyer assistance
4. Improved public facilities and infrastructure
5. Demolition and acquisition
6. Code enforcement and neighborhood revitalization
7. Public services
8. Economic development
9. Section 108 loan repayment
10. Program administration

Strategies discussed in this Strategic Plan are potential means to achieve these goals, but the City of Gainesville may use other strategies not identified within this plan and may not fund all strategies identified.

The above-listed goals will be used to guide funding decisions for each program year and to prepare Annual Action Plans. Projects selected for funding during each program year will be managed as efficiently as possible in order to address the wide range of issues that exist. All funded activities will address at least one goal.

Guiding principles for the selection of projects include:

- All activities supported through CDBG funds will seek to improve the quality of life for Gainesville's low- and moderate-income residents (i.e., residents with incomes under 80% of area median income (AMI)).
- The City of Gainesville will encourage agency collaboration and cooperation to improve program outcomes.

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

GEOGRAPHIC AREA

Table 46 – 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 of this area to the attention of staff. As described in the <i>2040 Comprehensive Plan</i> , the neighborhood's vision is to affirm its single-family character through historic preservation and infill development, enhanced walkability, and beautification.
	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	Aging housing and heirs' property issues.
	Area name	Midtown Greenway
	Area type	Local target area
	Other target area description	Midland Greenway
	Revitalization type	Comprehensive
	Neighborhood boundaries	The Midtown overlay district is roughly bounded by Jesse Jewell Parkway to the northwest, E.E. Butler Parkway to the northeast, Moreno Street and Industrial Boulevard to the southeast, and Queen City Parkway to the southwest.

	Housing and commercial characteristics	Midtown is 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. In the northern portion over the overlay district, several high-end apartment communities have opened in recent years or are under construction.
	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	Continued construction of the Midtown Greenway. Other input obtained during a pop-up community engagement event conducted at the Midtown Greenway as part of the Comprehensive Plan indicated desire for additional retail options along the greenway and expanded affordable and workforce housing options.
	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; multifamily housing; a multimodal transportation node at the Amtrak station; and an office/conference/hospitality extension of Downtown across Jesse Jewell Parkway.
	Barriers to improvement	Brownfield issues that will need to be addressed. High cost of recently-developed rental housing and need for mixed-income communities.
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 focus group was held with the Newtown Florist Club as part of the Consolidated Plan community engagement process. See PR-10 for a summary of input received from the focus group, which focused on the need for affordable housing, homeowner repairs, pedestrian safety, and economic development.

	Target area needs	To rehabilitate existing housing stock, neighborhood beautification, parks, greenspace, public infrastructure, pedestrian safety improvements, youth activities, and economic development opportunities.
	Opportunities for improvement	Continued efforts to maintain the single-family characteristics of the neighborhood through goals of historic preservation, architectural standards, code enforcement, and increased safety and beautification.
	Barriers to improvement	The commercial encroachment and the railroad limit the amount of available land in this neighborhood as well as heirs' property issues.
4	Area name	Fair Street Neighborhood
	Area type	Local target area
	Other target area description	Fair Street NPU
	Revitalization type	Comprehensive
	Neighborhood boundaries	The Fair Street Area lies between the M.L. King Jr. Boulevard and Jesse Jewell Parkway.
	Housing and commercial characteristics	Fair Street is traditional neighborhoods of Craftsman bungalows, small vernacular cottages and ranch houses from the 1920s through the 1960s. It has a rich African American heritage and strong sense of community. However, the proximity to Downtown and the peripheral highways have contributed to commercial encroachment.
	Consultation and citizen participation	Ongoing efforts through community outreach, monthly public meetings, public workshops, and locally published information through newspaper and Government TV channel. As described in the <i>2040 Comprehensive Plan</i> , the neighborhood's vision is to affirm its single-family character through historic preservation, upholding architectural standards, code enforcement, and increased safety and beautification.
	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 heirs' property issues.
5	Area name	Citywide
	Area type	Local target area
	Other target area description	Not applicable

Revitalization type	Comprehensive
Neighborhood boundaries	Gainesville city limits
Housing and commercial characteristics	See the Market Analysis included with this Consolidated Plan.
Consultation and citizen participation	Ongoing efforts through community outreach, monthly public meetings, public workshops, and locally published information through newspaper and Government TV channel. As described in the <i>2040 Comprehensive Plan</i> , the neighborhood's vision is to affirm its single-family character through historic preservation, upholding architectural standards, code enforcement, and increased safety and beautification.
Target area needs	Affordable housing, public infrastructure and facility improvements, housing and services for people experiencing homelessness, code enforcement, demolition and property acquisition, economic development opportunities,
Opportunities for improvement	Removal of slum and blight. Preservation and/or redevelopment of existing affordable housing.
Barriers to improvement	Limited resources relative to the depth of need. Heirs' property issues. Need for coordination with Hall County in areas where public improvement needs straddle both geographies.

GENERAL ALLOCATION PRIORITIES

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 2023 program year, there are 19 such block groups within 10 census tracts in Gainesville.

Six of these tracts (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.

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 46, however, individual low- and moderate-income persons residing anywhere in the City may be eligible beneficiaries of CDBG funds. CDBG funding may also be spent in eligible block groups/census tracts where at least 51% of households have low- or moderate-incomes (i.e., incomes under 80% of the area median, adjusted for household size), as described above.

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

PRIORITY NEEDS

Table 47 – Priority Needs Summary

1	Priority need	Expand and Preserve Affordable Housing
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Families with children Elderly Public housing residents People with disabilities
	Geographic area(s) affected	Citywide
	Associated goal(s)	Expanded Affordable Housing Supply Homeowner Housing Rehabilitation Downpayment Assistance Public Services and Economic Development
	Description	• Support the development, redevelopment, and/or the acquisition/rehabilitation of affordable for-sale and rental housing, particularly housing near employment centers and other community resources • Expand the useful life of existing affordable housing through rehabilitation, repair, or weatherization programs • Provide homeownership opportunities for households through downpayment or closing cost assistance • Address and prevent heir's property issues to assist homeowners obtain clear titles
	Basis for priority	Input received through community events, public meetings, and stakeholder focus groups or interviews; Input from Community & Economic Development Department staff; Community survey responses; CHAS and other housing affordability data; Review of recent plans and studies
2	Priority need	Assist in Reducing Homelessness
	Priority level	High
	Population(s) served	Chronic homelessness Homeless individuals Homeless families with children Homeless victims of domestic violence Homeless unaccompanied youth Homeless persons with mental illness or substance abuse needs Homeless veterans
	Geographic area(s) affected	Citywide

	Associated goal(s)	Expanded Affordable Housing Supply Improved Public Facilities and Infrastructure Public Services and Economic Development
	Description	Look for opportunities to assist community partners expand shelter/housing and supportive services/case management for persons experiencing homelessness
	Basis for priority	Input received through community events, public meetings, and stakeholder focus groups or interviews; Data provided by representatives from Gainesville City School System; HUD Point-in-Time homeless count
3	Priority need	Expand Fair Housing
	Priority level	High
	Population(s) served	All
	Geographic area(s) affected	Citywide
	Associated goal(s)	Public Services and Economic Development Administration and Planning
	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
	Basis for priority	Input received through community events, public meetings, and stakeholder focus groups or interviews; Community survey responses; Findings from the Analysis of Impediments to Fair Housing Choice
4	Priority need	Improve Infrastructure and Public Facilities
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Families with children Elderly People with disabilities Homeless individuals Homeless families with children Non-housing community development
	Geographic area(s) affected	Citywide
	Associated goal(s)	Expanded Affordable Housing Supply Improved Public Facilities and Infrastructure Section 108 Loan Repayment

	Description	- Infrastructure improvements including but not limited to sidewalks, roadway, park, and water and sewer replacement or expansion, to support affordable housing development - Improve public infrastructure, public facilities, public safety, and quality of life in low- and moderate-income neighborhoods - Assist community service organizations in improving their facilities to ensure that they are sufficient to meet the organization's service goals
	Basis for priority	Input received through community events, public meetings, and stakeholder focus groups or interviews; Input from Community & Economic Development Department staff; Community survey responses; Review of recent plans and studies
5	Priority need	Revitalize Neighborhoods
	Priority level	High
	Population(s) served	Non-housing community development
	Geographic area(s) affected	Citywide
	Associated goal(s)	Improved Public Facilities and Infrastructure Demolition and Acquisition Section 108 Loan Repayment Code Enforcement
	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	Input received through community events, public meetings, and stakeholder focus groups or interviews; Input from Community & Economic Development Department staff; Community survey responses; Review of recent plans and studies
6	Priority need	Expand 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)	Public Services and Economic Development
	Description	- Support business development to create new employment opportunities for low- and moderate-income workers - Seek opportunities to expand residents' access to groceries and fresh food

		• Provide job training assistance to help residents access employment opportunities
	Basis for priority	Input received through community events, public meetings, and stakeholder focus groups or interviews; Input from Community & Economic Development Department staff; Community survey responses; Review of economic development plans
7	Priority need	Program Administration
	Priority level	High
	Population(s) served	All
	Geographic area(s) affected	Citywide
	Associated goal(s)	Administration and Planning
	Description	• Funding for performance of administrative, implementation, and planning requirements of the CDBG program
	Basis for priority	Input from Community & Economic Development Department staff

NARRATIVE

Table 47 outlines affordable housing and community development priorities the City of Gainesville will address using CDBG funds over the next five years. Gainesville anticipates spending the largest share of funding (approximately 40%) on affordable housing related activities, including expanding the housing supply through support for new development or redevelopment, rehabilitation and emergency repair of owner-occupied homes, and first-time homebuyer assistance. Under a public services goal, the City also anticipates using CDBG funds to assist homeowners address heirs' property issues and obtain clean titles to their homes.

Public facility and infrastructure improvements are expected to comprise about 24% of the City's CDBG spending, and may include a variety of activities, including but not limited to sidewalks, streetscaping, roads, water/sewer, parks, community centers, or facilities used by non-profit agencies serving residents who have low- or moderate-incomes or are homeless. Further, the City will consider using HUD's Section 108 Loan Guarantee Program during the next five years, which would allow it to borrow up to five times its annual CDBG allocation through a low-cost loan. A Section 108 loan could be used for large-scale public facility, economic development, housing, or infrastructure activities, and to catalyze private economic activity in underserved areas.

Other priorities include neighborhood revitalization efforts, such as code enforcement, demolition, and acquisitions; fair housing education efforts; and economic development efforts. Finally, the City will retain 20% of its grant funds to cover administration and planning costs associated with running the CDBG program.

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

INFLUENCE OF MARKET CONDITIONS

Table 48 – Influence of Market Conditions

Affordable Housing Type	Market Characteristics that Will Influence the Use of Funds
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 179 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 and 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

The City of Gainesville receives an annual HUD formula grant through the Community Development Block Grant (CDBG) program. Over the next five years, all federal funding allocations will be used to support the CDBG program goals of providing (1) decent, affordable housing, (2) a suitable living environment, and (3) expanded economic opportunity to principally benefit low- and moderate-income residents in Gainesville. The table below shows the City’s grant allocation for the 2024 program year of \$420,750, along with an estimate of anticipated grant funding to be received for the remaining years covered by this Consolidated Plan. These estimates assume that funding over those four years will average to be about the same as the City’s 2024 allocation.

ANTICIPATED RESOURCES

Table 49 – 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	\$420,750	\$0	\$0	\$420,750	\$1,683,000	CDBG funds may be used to carry out activities related to acquisition, administration and planning, housing, economic development, public facility and infrastructure improvements, and public services.

EXPLAIN HOW FEDERAL FUNDS WILL LEVERAGE THOSE ADDITIONAL RESOURCES (PRIVATE, STATE AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WILL BE SATISFIED.

While CDBG funds do not require a match, the City of Gainesville anticipates leveraging local, state, federal, and private funds as it addresses the priorities and goals outlined in the Consolidated Plan. Several stakeholders emphasized the importance of using CDBG funds in cooperation with other funding sources to amplify outcomes, and the City of Gainesville has a strong history of using CDBG funds in collaboration with the Gainesville Housing Authority and affordable housing developers. Over the next five years, the City will continue to look for opportunities to work with the Housing Authority and/or other development agencies to support affordable housing, including Low Income Housing Tax Credit projects, by providing funding for infrastructure or site preparation. CDBG-funded activities along the Athens Street corridor will benefit from additional grant-funded activities planned for area, including \$4.4 million in state grants for development of a multi-use trail, sidewalk improvements, and amenities and lighting in and around Butler Park.

The City will also leverage local funds (i.e., City general funds) to complete public improvements and code enforcement activities in neighborhoods and business districts with low- and moderate-income households. Additionally, the Gainesville Nonprofit Development Foundation (GNPDF) has been a vital part of revitalization within Gainesville for the past 45 years and provides annual financial support to enhance opportunities provided by the CDBG program.

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

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

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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served

Table 50 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			

Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			

Supportive Services			
Alcohol & Drug Abuse			
Child Care			

Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills	ns		
Mental Health Counseling			
Transportation			

Other			
Other			

Table 51 - Homeless Prevention Services Summary

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

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

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

SP-45 GOALS SUMMARY – 91.215(A)(4)

GOALS SUMMARY INFORMATION

Table 52 – Goals Summary

	Goal Name	Start Year	End Year	Category	Geography	Needs Addressed	Funding	Goal Outcome Indicator
1	Expanded Affordable Housing Supply	2024	2028	Affordable Housing Public Housing Non-Housing Community Development	Citywide	Expand and Preserve Affordable Housing Assist in Reducing Homelessness Improve Infrastructure and Public Facilities	CDBG: \$500,000	Public facility or infrastructure activity: (TBD) low- and moderate-income households assisted
2	Improved Public Facilities and Infrastructure	2024	2028	Non-Housing Community Development Homelessness	Citywide	Improve Infrastructure and Public Facilities Assist in Reducing Homelessness Revitalize Neighborhoods	CDBG: \$500,000	Public facility or infrastructure activity: (TBD) low- and moderate-income people assisted
3	Homeowner Housing Rehabilitation	2024	2028	Affordable Housing Non-Homeless Special Needs	Citywide	Expand and Preserve Affordable Housing	CDBG: \$250,000	Homeowner housing rehabilitated: (TBD) households assisted
4	Downpayment Assistance	2024	2028	Affordable Housing	Citywide	Expand and Preserve Affordable Housing	CDBG: \$108,000	Financial assistance to homebuyers: (TBD) households assisted

	Goal Name	Start Year	End Year	Category	Geography	Needs Addressed	Funding	Goal Outcome Indicator
5	Demolition and Acquisition	2024	2028	Affordable Housing Non-Housing Community Development	Citywide	Revitalize Neighborhoods	CDBG: \$100,000	Buildings demolished: (TBD) buildings
6	Public Services and Economic Development	2024	2028	Non-Housing Community Development Homelessness Non-Homeless Special Needs	Citywide	Expand and Preserve Affordable Housing Assist in Reducing Homelessness Expand Economic Development Expand Fair Housing	CDBG: \$100,000	Public service activity: (TBD) low- and moderate-income residents assisted Jobs created/retained: (TBD) jobs
7	Section 108 Loan Repayment	2024	2028	Non-Housing Community Development	Citywide	Improve Infrastructure and Public Facilities Revitalize Neighborhoods	CDBG: \$100,000	Not applicable
8	Code Enforcement	2024	2028	Non-Housing Community Development	Citywide	Revitalize Neighborhoods	CDBG: \$25,000	Housing code enforcement: (TBD) housing units
9	Administration and Planning	2024	2028	Affordable Housing Public Housing Non-Homeless Special Needs Non-Housing Community Development	Citywide	Plan and Administer Programs Expand Fair Housing	CDBG: \$420,750	Not applicable

GOAL DESCRIPTIONS

1	Expanded Affordable Housing Supply
	Site improvements, public infrastructure, public facilities, or other eligible activities for the support of affordable housing development or re-construction
2	Improved Public Facilities and Infrastructure
	Improve public facilities and infrastructure in low- and moderate-income neighborhoods; Potential improvements may include, but are not limited to, parks and open space, community centers, sidewalk construction or improvement, ADA improvements, pedestrian safety devices and lighting, and bus shelters/seating
3	Homeowner Housing Rehabilitation
	Housing rehabilitation and emergency repair for income-eligible homeowners
4	Downpayment Assistance
	Provide downpayment, closing cost, or other eligible assistance to income-eligible homebuyers
5	Demolition and Acquisition
	Demolition and/or acquisition of dilapidated buildings and land to create greenspace, improve housing affordability, or promote economic development
6	Public Services and Economic Development
	Community and economic development services possibly to include, but not be limited to, legal services, services for people experiencing homelessness, workforce development, business assistance, and fair housing education
7	Section 108 Loan Repayment
	Repayment of anticipated Section 108 loan
8	Code Enforcement
	Code enforcement activities with a special emphasis in low- and moderate-income target areas
9	Administration and Planning
	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).

Over the next five years, the City of Gainesville will provide affordable housing for extremely low-, low-, and moderate-income families by supporting the production of new units through site acquisition, site development, and/or infrastructure development. The City estimates that it will assist in development of (number TBD) units from program years 2024 through 2028.

Additionally, the City will provide downpayment assistance to an estimated (number TBD) homebuyers and rehabilitation and/or emergency repair assistance to an estimated (number TBD) homeowners through the end of program year 2028.

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 Gainesville Housing Authority operates a robust Resident Opportunity and Supportive Services Program that supports public housing residents by linking them with community resources to encourage economic self-sufficiency, independence, improved quality of life and, in some cases, help individuals maintain stable housing as they age.

Resources for adults include:

- Onsite financial literacy and credit repair assistance
- Onsite English classes
- Onsite produce markets sponsored by Georgia Mountain Food Bank
- Assistance with college and technical school applications and FAFSA
- Job search and job training assistance
- Access to subsidized childcare through Childcare Parent Services (CAPS)
- Referrals for mental health, behavioral health, and basic needs (food, furniture, etc.)
- Limited financial assistance for transportation, education, and childcare
- Senior activities, including bingo, lunches, exercise classes, cooking classes, and social events

Resources for youth and children include:

- RISE Summer Program at Fair Street School, which provides a variety of educational and recreational opportunities for children in kindergarten through fifth grade.
- SHINE Afterschool Program, which provides additional learning support throughout the school year to students in kindergarten through fifth grade.
- Small group programs for middle and high school students at Melrose and Harrison Square community centers.
- GRAD program, which provides one-on-one support to high school students related to school schedules, tutoring, career tests, and connections to other resources.
- Access to scholarship applications for high school seniors, including scholarships available through the Horizon Housing Foundation, the North Georgia Community Foundation, and the Hispanic Scholarship Fund.

In addition to these resident support programs, the GHA holds regular public meetings to provide residents with information about GHA activities and plans. During development of this Consolidated Plan, GHA hosted a focus group at the Midtown Villages at Melrose Arts and Activities Center. Sixteen residents attended the meeting, providing input regarding affordable housing and community development needs in Gainesville. Spanish interpretation was available and several residents participated in the meeting in Spanish.

IS THE PUBLIC HOUSING AGENCY DESIGNATED AS TROUBLED UNDER 24 CFR PART 902?

The GHA is designated a “High Performer” based on its 2023 Public Housing Assessment System score of 98 on a 100-point scale.

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

BARRIERS TO AFFORDABLE HOUSING

STRATEGY TO REMOVE OR AMELIORATE THE BARRIERS TO AFFORDABLE HOUSING

SP-60 HOMELESSNESS STRATEGY – 91.215(D)

REACHING OUT TO HOMELESS PERSONS AND ASSESSING THEIR INDIVIDUAL NEEDS

The primary sources of funding for homeless programs and services in the Gainesville community come from the Georgia Department of Community Affairs (DCA) through the Balance of State Continuum of Care (CoC) and the statewide Emergency Solutions Grant (ESG) program. Over the last five years, DCA has provided ESG funding to the Gainesville Salvation Army and the Ninth District Opportunity Community Action Coalition for emergency shelter, family shelter, supportive services, rapid re-housing, and support for the use of the Homeless Management Information System (HMIS). Ninth District Opportunity uses the CoC's Coordinated Entry System (CES) to match households with the most appropriate housing and service interventions based on their needs, with the goal of prioritizing resources and preventing or reducing the time of homelessness.

Historically, the City of Gainesville has not used CDBG funds towards street outreach to unsheltered residents. However, several agencies operating within the city conduct street outreach and will continue to do so over the next five years. Additionally, the City of Gainesville may consider using CDBG funds to support development of a day center by a nonprofit partner during future program years covered under this Consolidated Plan. Such a center could provide outreach and supportive services to unsheltered homeless individuals and families.

Agencies working in Gainesville that conduct outreach to homeless individuals and families, including people who are unsheltered include:

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

ADDRESSING THE EMERGENCY AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS

Historically, the City of Gainesville has not used CDBG funds to support emergency or transitional housing. However, community input emphasized the need for additional housing for people who are homeless, and the City may consider using CDBG funds to support emergency or transitional housing providers in future program years covered under this Consolidated Plan.

A variety of nonprofit agencies provide emergency and transitional housing in Gainesville, including:

- Good News at Noon, which provides transitional housing, case management, and mental health support for men and women experiencing homelessness.
- Family Promise of Hall County, which provides both emergency and transitional housing to families experiencing homelessness through its Empowerment and Next Step programs. Other services include childcare, life-skills classes, and a diaper bank.

- Gateway Domestic Violence Center, which provides emergency shelter to survivors of domestic violence and their children. Gateway also offers some transitional housing and a variety of services including support groups, children's programs, occupational therapy, and legal advocacy.
- My Sister's House, which provides emergency shelter for up to 90 days to single women and mothers with children who are experiencing homelessness. My Sister's House provides case management to assist residents obtain permanent housing and has three transitional housing units for residents unable to secure permanent housing within 90 days.
- Salvation Army, which provides emergency shelter for men, women, and families, as well as a food pantry and other resident services.
- Gainesville Baptist Mission, which provides transitional housing for men experiencing homelessness and a structured program focused on education, employment, life skills, and recovery from substance abuse.
- Chateau Elan Military Support Foundation, which serves the north Georgia region and, among other services, can help homeless veteran families with temporary housing.

HELPING HOMELESS PERSONS MAKE THE TRANSITION TO PERMANENT HOUSING AND INDEPENDENT LIVING

The City of Gainesville will spend an estimated \$500,000 in CDBG grant funds over the next five years to assist in the development of permanent affordable housing, including permanent affordable rental housing. Support for affordable housing development comprises the largest share of anticipated CDBG spending (24%), equivalent to anticipated spending on public infrastructure and facility improvements. Additional housing units constructed with City support will expand the housing options available to residents leaving the transitional housing and emergency shelter program discussed above, potentially shortening the period of time that they experience homelessness.

While the City has historically not used CDBG to fund case management or homelessness prevention, it may consider the use of CDBG funds for these activities over the next five years. Presently, several nonprofit organizations in Gainesville provide case management, helping clients move from transitional or emergency housing to a permanent home. These agencies include Good News at Noon, Family Promise of Hall County, My Sister's House, and the Gainesville Baptist Mission. Together, they serve a mix of chronically homeless individuals, veterans, families with children, and women with children. Ninth District Opportunity also serves residents who are homeless or at imminent risk of homelessness with rental assistance and strong case management support, working to identify barriers to maintaining long-term housing and strategies for overcoming them. The Salvation Army also provides utility and/or rental assistance that can prevent returns to homelessness for at-risk households.

HELPING LOW-INCOME INDIVIDUALS AND FAMILIES AVOID BECOMING HOMELESS, ESPECIALLY EXTREMELY LOW-INCOME INDIVIDUALS AND FAMILIES 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

While the City has historically not used CDBG to fund homelessness prevention, it may consider doing so over the next five years. There are a few nonprofit agencies working within Gainesville that provide homelessness prevention or rapid rehousing services, including Salvation Army and Ninth District Opportunity.

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

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

ACTIONS TO ADDRESS LBP HAZARDS AND INCREASE ACCESS TO HOUSING WITHOUT LBP HAZARDS

Over the next five years, the City of Gainesville will continue to address lead-based paint in housing and public buildings built before 1978. Through the City's owner-occupied rehabilitation and emergency repair program is the key mechanism Gainesville will have for conducting lead-based paint testing and remediation. When property rehabilitation involves a housing unit built before 1978, the City will conduct testing and, if needed, conduct abatement and subsequent clearance testing.

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 1,695 homeowner and 310 renter households with children 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

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

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 ENSURE LONG-TERM COMPLIANCE WITH REQUIREMENTS OF THE PROGRAMS INVOLVED.

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

Pre-Award Meeting

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

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

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

Financial Audits and Follow-up Procedures

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

Post Award Compliance Procedure

Each subrecipient agency will be monitored to determine if the funds provided to the organization are expended appropriately. Monitoring includes on-site visits, evaluations, and financial record reviews. An additional on-site visit and evaluation will be performed six weeks after written notification to the agency if any irregularities are found. The City Comptroller or the Housing Division's Consolidated Plan representative will perform a financial review of the subrecipient's records. The City or the Housing Division may request the subrecipient hire a CPA if any irregularities exist in the financial records to perform a complete financial audit. Subrecipients will receive written notification of any violations or concerns by the Housing 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.



ANNUAL ACTION PLAN For Program Year 2024

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

INTRODUCTION

The City of Gainesville receives an annual HUD formula grant through the Community Development Block Grant (CDBG) program. Over the next five years, all federal funding allocations will be used to support the CDBG program goals of providing (1) decent, affordable housing, (2) a suitable living environment, and (3) expanded economic opportunity to principally benefit low- and moderate-income residents in Gainesville. The table below shows the City's grant allocation for the 2024 program year of \$420,750, along with an estimate of anticipated grant funding to be received for the remaining years covered by this Consolidated Plan. These estimates assume that funding over those four years will average to be about the same as the City's 2024 allocation.

ANTICIPATED RESOURCES

Table 53 - Expected 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	\$420,750	\$0	\$0	\$420,750	\$1,683,000	CDBG funds may be used to carry out activities related to acquisition, administration and planning, housing, economic development, public facility and infrastructure improvements, and public services.

EXPLAIN HOW FEDERAL FUNDS WILL LEVERAGE THOSE ADDITIONAL RESOURCES (PRIVATE, STATE AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WILL BE SATISFIED.

While CDBG funds do not require a match, the City of Gainesville anticipates leveraging local, state, federal, and private funds as it addresses the priorities and goals outlined in the Consolidated Plan. Several stakeholders emphasized the importance of using CDBG funds in cooperation with other funding sources to amplify outcomes, and the City of Gainesville has a strong history of using CDBG funds in collaboration with the Gainesville Housing Authority and affordable housing developers. Over the next five years, the City will continue to look for opportunities to work with the Housing Authority and/or other development agencies to support affordable housing, including Low Income Housing Tax Credit projects, by providing funding for infrastructure or site preparation. CDBG-funded activities along the Athens Street corridor will benefit from additional grant-funded activities planned for area, including \$4.4 million in state grants for development of a multi-use trail, sidewalk improvements, and amenities and lighting in and around Butler Park.

The City will also leverage local funds (i.e., City general funds) to complete public improvements and code enforcement activities in neighborhoods and business districts with low- and moderate-income households. Additionally, the Gainesville Nonprofit Development Foundation (GNPDF) has been a vital part of revitalization within Gainesville for the past 45 years and provides annual financial support to enhance opportunities provided by the CDBG program.

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

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

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

GOALS SUMMARY INFORMATION

Table 54 – Goals Summary

	Goal Name	Start Year	End Year	Category	Geography	Needs Addressed	Funding	Goal Outcome Indicator
1	Expanded Affordable Housing Supply	2024	2028	Affordable Housing Public Housing Non-Housing Community Development	Citywide	Expand and Preserve Affordable Housing Improve Infrastructure and Public Facilities	CDBG: \$130,800	Public facility or infrastructure activity: (TBD) low- and moderate-income households assisted
2	Improved Public Facilities and Infrastructure	2024	2028	Non-Housing Community Development	Citywide	Improve Infrastructure and Public Facilities Neighborhood Revitalization	CDBG: \$130,800	Public facility or infrastructure activity: (TBD) low- and moderate-income people assisted
3	Homeowner Housing Rehabilitation	2024	2028	Affordable Housing Non-Homeless Special Needs	Citywide	Expand and Preserve Affordable Housing	CDBG: \$75,000	Homeowner housing rehabilitated: (TBD) households assisted
4	Administration and Planning	2024	2028	Affordable Housing Public Housing Non-Homeless Special Needs Non-Housing Community Development	Citywide	Plan and Administer Programs Expand Fair Housing	CDBG: \$84,150	Not applicable

GOAL DESCRIPTIONS

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

PROJECTS: AP-35 PROJECTS – 91.220(D)

INTRODUCTION

Projects planned for the 2024 program year are identified in the table below, with additional detail provided in AP-38. Over the next year, the City of Gainesville anticipates assisting low- and moderate-income homeowners with home rehabilitation and emergency repair. The City will also use CDBG funds for public improvements and construction of infrastructure to support affordable housing development. As part of its CDBG program administration, the City will provide fair housing education to residents.

PROJECTS

Table 55 – Project Information

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

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

The City of Gainesville developed PY 2024 allocation priorities based on an assessment of the data presented in its 2024-2028 Consolidated Plan, community input, consultation with City staff and other public agencies, and relevant other City plans and studies. In PY 2024, the City will focus on three key areas: support for affordable housing development, infrastructure improvements, and housing rehabilitation and emergency repair. Stakeholders emphasized the importance on focusing on fewer, high priority activities with the potential to have a substantial impact over dispersing CDBG funding more broadly. Almost universally, stakeholders and community members identified additional affordable housing as the top priority in Gainesville. To meet this need, the City will provide site preparation and/or infrastructure improvements to support development of new affordable housing. The City will also provide funds to homeowners for housing rehabilitation and repair, extending the lifespan of aging housing units in Gainesville.

Limited CDBG funds combined with the high cost of construction and rehab are the key obstacles the City will face in addressing underserved needs. Additionally, heirs' property issues and a lack of clear titles often impact residents' abilities to access the City's homeowner rehabilitation and repair programs. The City is considering a potential future partnership with a legal service provider to assist residents work through heirs' property issues and obtain clear titles to their homes.

AP-38 PROJECT SUMMARY

PROJECT SUMMARY INFORMATION

1	Project Name	Affordable Housing Development Support
	Target Area	Citywide
	Goals Supported	Expanded Affordable Housing Supply
	Needs Addressed	Expand and Preserve Affordable Housing Improve Infrastructure and Public Facilities
	Funding	CDBG: \$130,800
	Description	Infrastructure improvements and site development work to support development or redevelopment of affordable housing
	Target Date	06/30/2025
	Estimate the number and type of persons that will benefit from the proposed activity	TBD Low- and moderate-income households assisted
	Location Description	Locations to be determined during the program year
	Planned Activities	Infrastructure improvements and site development work

2	Project Name	Infrastructure Improvements
	Target Area	Citywide
	Goals Supported	Improved Public Facilities and Infrastructure
	Needs Addressed	Improve Infrastructure and Public Facilities Neighborhood Revitalization
	Funding	CDBG: \$130,800
	Description	Infrastructure improvements to improve the living environment for low- and moderate-income residents
	Target Date	06/30/2025
	Estimate the number and type of persons that will benefit from the proposed activity	TBD Low- and moderate-income persons assisted from public facility or infrastructure activity
	Location Description	Locations to be determined during the program year
	Planned Activities	Various infrastructure improvement activities

3	Project Name	Housing Rehabilitation and Emergency Repairs
	Target Area	Citywide
	Goals Supported	Homeowner Housing Rehabilitation
	Needs Addressed	Expand and Preserve Affordable Housing
	Funding	CDBG: \$75,000
	Description	Housing rehabilitation and emergency repair funding for income-eligible homeowners
	Target Date	06/30/2025
	Estimate the number and type of persons that will benefit from the proposed activity	TBD Low- and moderate-income homeowners assisted
	Location Description	Locations to be determined during the program year
	Planned Activities	Housing rehabilitation and emergency repair funding for income-eligible homeowners

4	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Administration and Planning
	Needs Addressed	Plan and Administer Programs Expand Fair Housing
	Funding	CDBG: \$84,150
	Description	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant program.
	Target Date	06/30/2025
	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		\$420,750

AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

DESCRIPTION OF THE GEOGRAPHIC AREAS OF THE ENTITLEMENT WHERE ASSISTANCE WILL BE DIRECTED

HUD identifies CDBG-eligible block groups where there are concentrations of low- and moderate-income families. In this case, HUD defines a concentration as a block group where low- and moderate-income households make up more than 51% of total households in the block group. As of the 2023 program year, there are 19 such block groups within 10 census tracts in Gainesville.

Six of these tracts (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.

GEOGRAPHIC DISTRIBUTION

Table 56 – Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

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 46, however, individual low- and moderate-income persons residing anywhere in the City may be eligible beneficiaries of CDBG funds. CDBG funding may also be spent in eligible block groups/census tracts where at least 51% of households have low- or moderate-incomes (i.e., incomes under 80% of the area median, adjusted for household size), as described above.

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

INTRODUCTION

During the 2024 program year, the City of Gainesville will assist non-homeless low- and moderate-income homeowner households with the rehabilitation of existing residential units. The City will also make infrastructure improvements to support the construction of affordable housing.

Table 57 – One Year Goals for Affordable Housing by Support Requirement

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

Table 58 – One Year Goals for Affordable Housing by Support Type

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

AP-60 PUBLIC HOUSING – 91.220(H)

INTRODUCTION

The Gainesville Housing Authority provides public housing and a range of related services for its residents. HUD's Public and Indian Housing (PIH) Information Center reports a total of 495 public housing units managed by the Housing Authority, including the following properties:

Harrison Square is a 75-unit family apartment development with a mix of two-, three-, four-, and five-bedroom units.

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

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

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

Harrison Square will be redeveloped as Harrison Village Phase 1, a 120-unit garden-style, family apartment community, with a mix of one-, two-, three-, and four-bedroom units. Redevelopment will use Low Income Housing Tax Credits (LIHTCs), Project-Based Vouchers, (PBVs) and Project-Based Rental Assistance (PBRA) through the Rental Assistance Demonstration (RAD) program. All units will be income-restricted, with affordability levels at 30% AMI, 60% AMI and 80% AMI. Harrison Square will remain in operation until construction of Harrison Village Phase 1 is complete and current tenants will have the option to move to Harrison Village when it opens. Following completion of Phase I, Harrison Square is anticipated to be demolished and replaced by senior apartments as Harrison Village Phase II. The GHA recently broke ground on Harrison Village Phase I and construction is expected to take up to one and a half years.

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

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

In addition to support through GHA's Resident Opportunity and Supportive Services Program, the City of Gainesville also focuses on expanding homeownership for low- and moderate-income households. Over the next five years, the City anticipates providing downpayment assistance to first-time homebuyers and may use CDBG funds to support development of affordable for-sale housing through land acquisition, demolition, or infrastructure and site readiness. Through collaboration with GHA, first-time homebuyer opportunities will be marketed to public housing residents.

The GHA holds regular public meetings to encourage resident involvement in public housing management. During development of this Consolidated Plan, GHA hosted a focus group at the Midtown Villages at Melrose Arts and Activities Center. Sixteen residents attended the meeting, providing input regarding affordable housing and community development needs in Gainesville. Spanish interpretation was available and several residents participated in the meeting in Spanish.

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

The GHA is designated a "High Performer" based on its 2023 Public Housing Assessment System score of 98 on a 100-point scale.

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

INTRODUCTION

The primary sources of funding for homeless programs and services in the Gainesville community come from the Georgia Department of Community Affairs (DCA) through the Balance of State Continuum of Care (CoC) and the statewide Emergency Solutions Grant (ESG) program. Over the last five years, DCA has provided ESG funding to the Gainesville Salvation Army and the Ninth District Opportunity Community Action Coalition for emergency shelter, family shelter, supportive services, rapid re-housing, and support for the use of the Homeless Management Information System (HMIS). Ninth District Opportunity uses the CoC's Coordinated Entry System (CES) to match households with the most appropriate housing and service interventions based on their needs, with the goal of prioritizing resources and preventing or reducing the time of homelessness.

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

Reaching out to Homeless Persons (Especially Unsheltered Persons) and Assessing their Individual Needs

The City of Gainesville does not plan to use PY 2024 CDBG funds towards street outreach. However, several agencies operating within the city conduct street outreach and will continue to do so over the next year, including:

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

Addressing the Emergency Shelter and Transitional Housing Needs of Homeless Persons

The City of Gainesville does not plan to use PY 2024 CDBG funds towards emergency shelter or transitional housing. However, several agencies operating within the city provide both emergency shelter and transitional housing, combined with a variety of supportive services. They include:

- Good News at Noon, which provides transitional housing, case management, and mental health support for men and women experiencing homelessness.
- Family Promise of Hall County, which provides both emergency and transitional housing to families experiencing homelessness through its Empowerment and Next Step programs. Other services include childcare, life-skills classes, and a diaper bank.

- Gateway Domestic Violence Center, which provides emergency shelter to survivors of domestic violence and their children. Gateway also offers some transitional housing and a variety of services including support groups, children's programs, occupational therapy, and legal advocacy.
- My Sister's House, which provides emergency shelter for up to 90 days to single women and mothers with children who are experiencing homelessness. My Sister's House provides case management to assist residents obtain permanent housing and has three transitional housing units for residents unable to secure permanent housing within 90 days.
- Salvation Army, which provides emergency shelter for men, women, and families, as well as a food pantry and other resident services.
- Gainesville Baptist Mission, which provides transitional housing for men experiencing homelessness and a structured program focused on education, employment, life skills, and recovery from substance abuse.

Helping Homeless Persons (Especially Chronically Homeless Individuals and Families, Families with Children, Veterans and their Families, and Unaccompanied Youth) Make the Transition to Permanent Housing and Independent Living, including Shortening the Period of Time that Individuals and Families Experience Homelessness, Facilitating Access for Homeless Individuals and Families to Affordable Housing Units, and Preventing Individuals and Families who were Recently Homeless from Becoming Homeless Again

The City of Gainesville will spend an estimated \$130,800 in CDBG grant funds during program year 2024 to assist in the development of permanent affordable housing, including permanent affordable rental housing. Support for affordable housing development comprises the largest share of anticipated CDBG spending (31%), equivalent to anticipated spending on public infrastructure and facility improvements. Additional housing units constructed with City support will expand the housing options available to residents leaving the transitional housing and emergency shelter program discussed above, potentially shortening the period of time that they experience homelessness.

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

Helping Low-Income Individuals and Families Avoid Becoming Homeless, Especially Extremely Low-Income Individuals and Families and Those Who Are: Being Discharged from Publicly Funded Institutions and Systems of Care; or, Receiving Assistance from Public or Private Agencies that Address Housing, Health, Social Services, Employment, Education, or Youth Needs

The City of Gainesville does not plan to use PY 2024 CDBG funds towards homelessness prevention. There are, however, a few nonprofit agencies working within Gainesville that provide homelessness prevention or rapid rehousing services, including Salvation Army and Ninth District Opportunity.

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

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

Introduction:

Actions it 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

Discussion:

AP-85 OTHER ACTIONS – 91.220(K)

Introduction

Actions Planned to Address Obstacles to Meeting Underserved Needs

ACTIONS PLANNED TO FOSTER AND MAINTAIN AFFORDABLE HOUSING

ACTIONS PLANNED TO REDUCE LEAD-BASED PAINT HAZARDS

Actions planned to reduce the number of poverty-level families

Actions planned to develop institutional structure

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

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

INTRODUCTION

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

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) REFERENCE 24 CFR 91.220(L)(1)

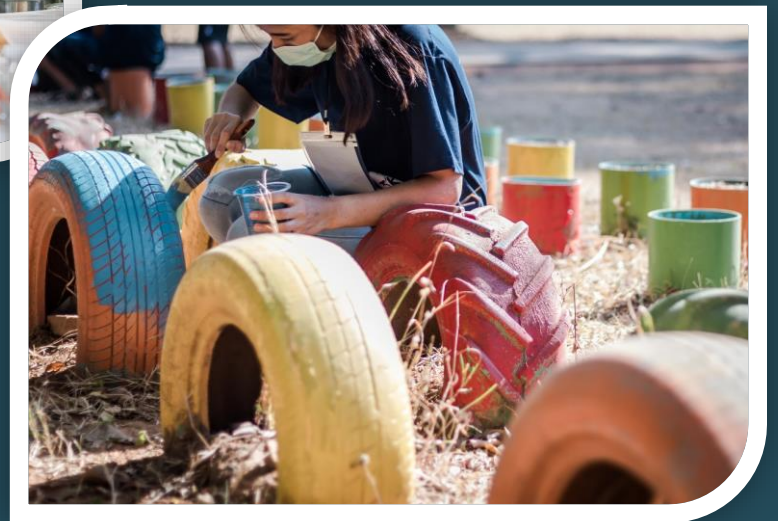
1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified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

OTHER CDBG REQUIREMENTS

1. The amount of urgent needs activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall benefit – A consecutive period of one, two, or three years may be used to determine that a minimum of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70% 2024

EXHIBIT B

PY2024-2028 Five-Year Consolidated Plan And PY2024 Annual Action Plan



City of Gainesville PY2024-PY2028 FIVE-YEAR CONSOLIDATED PLAN AND PY2024 ANNUAL ACTION PLAN



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

1. INTRODUCTION

The City of Gainesville's PY2024-PY2028 Five-Year Consolidated Plan is a comprehensive planning document that outlines a coordinated approach to housing and community development activities funded through U.S. Department of Housing and Urban Development (HUD) grant funds. It identifies priority needs within the City and guides Gainesville's use of Community Development Block Grant (CDBG) funds over the next five years.

The PY2024 Annual Action Plan identifies how the City will allocate the resources it expects to receive during the first year covered under the PY2024-PY2028 Five-Year Consolidated Plan. While program funding varies each year based on the federal budget, Gainesville will receive \$420,750 in CDBG funds for 2024. Projects planned for PY2024 include support for affordable housing development, infrastructure improvements, housing rehabilitation and emergency repair, and program administration.

2. SUMMARY OF THE OBJECTIVES AND OUTCOMES

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

Expand and Preserve Affordable Housing

- Support the development, redevelopment, and/or the acquisition/rehabilitation of affordable for-sale and rental housing, particularly housing near employment centers and other community resources.
- Expand the useful life of existing affordable housing through rehabilitation, repair, or weatherization programs.
- Provide homeownership opportunities for households through downpayment or closing cost assistance.
- Address and prevent heir's property issues to assist homeowners obtain clear titles.

Assist in Reducing Homelessness

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

Expand Fair Housing

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

Improve Infrastructure and Public Facilities

- Infrastructure improvements including but not limited to sidewalks, roadway, park, and water and sewer replacement or expansion, to support affordable housing development.
- Improve public infrastructure, public facilities, public safety, and quality of life in low- and moderate-income neighborhoods.

- Assist community service organizations in improving their facilities to ensure that they are sufficient to meet the organization's service goals.

Revitalize Neighborhoods

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

Expand Economic Development

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

Program Administration

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

3. EVALUATION OF PAST PERFORMANCE

As required by HUD, each year the City of Gainesville prepares a detailed Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER) for its HUD-funded program. The Annual Action Plan and CAPER are submitted to HUD and posted on the City's website after review and approval by HUD. The City's most recent CAPER for PY 2022 (covering activities from June 1, 2022 to May 31, 2023) was submitted to HUD in August 2023 and is posted on the City of Gainesville website along with previous year CAPERs at <https://www.gainesville.org/180/HUD-Consolidated-Plan>.

Accomplishment highlights from the 2022 program year include:

- Finalized efforts on site development, infrastructure improvements, beautification and park facility improvements with the Midtown Redevelopment Area.
- Completed streetscape improvements along Main and Parker Streets and College Avenue.
- Completed sidewalk replacement and park improvements within Midtown/Midland Park.
- Completed site work, infrastructure improvements, water/sewer connections, and tree plantings and beautification to assist in the construction of low- and moderate-income housing by the City's nonprofit housing development foundation.
- Finalized and closed out the City's partnership with the North Georgia Community Foundation to respond to the negative impacts of the coronavirus, including through utility assistance.
- Continued the City Code Enforcement Division's multi-phase Housing Improvement Initiative, including home inspections and follow-ups to address violations.

4. SUMMARY OF PARTICIPATION AND CONSULTATION PROCESS

Through a comprehensive engagement process, the City of Gainesville gathered input for the Consolidated Plan and Annual Action Plan from a wide range of stakeholders, including City staff, government agencies, nonprofit agencies and service providers, housing providers, and Gainesville residents. Activities included a series of stakeholder focus groups, open houses, community event tables, individual interviews, and a communitywide survey.

Evening open house meetings were held at Gainesville Middle School West and the HUB at Gainesville High School, with Spanish interpretation available. Each meeting began with an overview of the Consolidated Planning process and eligible uses of CDBG funds before moving into a discussion of local affordable housing and community development priorities.

The Community & Economic Development Department hosted a table at the Family Connections Resiliency Conference and the City's Housing Festival. At both events, the City provided information about the CDBG programs and the Consolidated Planning process and offered an interactive activity through which participants voted on CDBG priorities for the upcoming five-year cycle. Spanish interpretation was available at the Family Connections Resiliency Conference event.

In addition to in-person engagement, the City of Gainesville also offered a Housing and Community Needs Survey in both English and Spanish. The survey was available online and in hard copy at meetings and community events.

In addition to these activities, the City conducted focus groups or interviews with Gainesville Housing Authority residents, young professionals, City staff, Gainesville Housing Authority staff and board members, the Gainesville City School System, One Hall Financial Stability Committee, healthcare services providers, Georgia Mountain Food Bank staff, Newtown Florist Club members, Hispanic Alliance staff, Family Promise staff, and major employers.

Advertisement for the open houses, community survey, and the Resiliency Conference targeted the general public, as well as nonprofits, service providers, housing providers, and others working with low- and moderate-income households. Notice was given to residents through an announcement in English and Spanish in the *Gainesville Times*, bilingual flyers, the City's website and social media platforms, the City's message board located in Downtown Gainesville, and billboards throughout the greater downtown area. Meeting advertisements noted that language and accessibility accommodations were available if needed. More than 300 individuals participated in one or more engagement activities to provide input for the Consolidated Plan.

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

5. SUMMARY OF PUBLIC COMMENTS

The City held a 30-day public comment period to receive comments on the draft PY2024-PY2028 Five-Year Consolidated Plan and PY2024 Annual Action Plan. Draft documents were available for review at the Gainesville Community & Economic Development Office and at the Hall County

Library – Main Branch in Downtown Gainesville, as well as for download on the City’s website. The comment period ran from Thursday, June 20 through Friday, July 19, 2024, and residents could provide written comments via mail, hand delivery, fax or email.

One resident attended the public hearing and provided the following comments:

- Working through a landbank could be an option to address heirs’ property issues.
- A senior day center is also a need.
- Zoning changes related to lot sizes and manufactured housing should be enacted. Accessory dwelling units (ADUs) should be encouraged.
- Major employers and the business community should be engaged in discussing potential affordable housing strategies.
- The community land trust model offers an option for long-term affordable housing.

The City of Gainesville advertised the public hearings and public comment period via English and Spanish public notices in the *Gainesville Times* on June 8, 2024. Both notices informed residents that accessibility accommodations and language interpretation would be available if needed, and provided contact information through which assistance may be requested. Additionally, the City placed English and Spanish notifications regarding the hearings and comment period on its website and emailed notifications to stakeholders who participated in the Consolidated Planning process.

Following the public comment period, the Community & Economic Development Department presented the final PY2024-PY2028 Five-Year Consolidated Plan and PY2024 Annual Action Plan to City Council for approval.

6. SUMMARY OF COMMENTS OR VIEWS NOT ACCEPTED

All public comments were accepted and taken into consideration in preparing the Consolidated Plan.

7. SUMMARY

The City of Gainesville identified the following goals for the PY2024-PY2028 timeframe:

1. Expanded Affordable Housing: Site improvements, public infrastructure, public facilities, or other eligible activities for the support of affordable housing development or re-construction.
2. Improved Public Facilities: Improve public facilities and infrastructure in low- and moderate-income neighborhoods; Potential improvements may include, but are not limited to, parks and open space, community centers, sidewalk construction or improvement, ADA improvements, pedestrian safety devices and lighting, and bus shelters/seating.
3. Homeowner Housing Rehabilitation: Housing rehabilitation and emergency repair for income-eligible homeowners.
4. Downpayment Assistance: Provide downpayment, closing cost, or other eligible assistance to income-eligible homebuyers.

5. Demolition and Acquisition: Demolition and/or acquisition of dilapidated buildings and land to create greenspace, improve housing affordability, or promote economic development.
6. Public Services and Economic Development: services, services for people experiencing homelessness, workforce development, business assistance, and fair housing education
7. Section 108 Loan Repayment: Repayment of anticipated Section 108 loan.
8. Administration and Planning: Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant program.

During PY2024, the City will concentrate efforts on addressing goals related to expanded affordable housing, improved public facilities, homeowner housing rehabilitation, and program administration and planning.



FIVE-YEAR CONSOLIDATED PLAN: The Process

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

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

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

Table 1 – Responsible Agencies

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

NARRATIVE

The City of Gainesville Community and Economic Development Department’s Housing Division is responsible for planning for and administering the Community Development Block Grant (CDBG) program. The Housing Division prepared this PY2024-PY2028 Five-Year Consolidated Plan and the associated first year Annual Action Plan. The Consolidated Plan identifies priority community development and housing needs in Gainesville and describes the City’s goals to address them over the next five years. The Annual Action Plan discusses activities to be funded during the 2024 program year, which begins on July 1, 2024 and ends on June 30, 2025.

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

CONSOLIDATED PLAN PUBLIC CONTACT INFORMATION

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PR-10 CONSULTATION – 91.100, 91.110, 91.200(B), 91.300(B), 91.215(I) AND 91.315(I)

1. INTRODUCTION

Through a comprehensive engagement process, the City of Gainesville gathered input for the Consolidated Plan and Annual Action Plan from a wide range of stakeholders, including City staff, government agencies, nonprofit agencies and service providers, housing providers, and Gainesville residents. Activities included a series of stakeholder focus groups, open houses, community event tables, individual interviews, and a communitywide survey. This section summarizes input gathered from key stakeholders, while the following section focuses on input received from residents.

The City's primary method for engaging stakeholders was a series of focus groups and interviews, listed below. Each session began with an overview of the Consolidated Planning process and eligible uses of CDBG funds before moving into a discussion of local affordable housing and community development priorities. Agencies that participated in one or more of the focus groups or interviews are listed in Table 2.

City Staff Focus Group

Thursday, February 15, 2024

11:30 AM

Gainesville City Hall

300 Henry Ward Way SE, Gainesville, GA 30501

Gainesville Housing Authority Board and Staff Focus Group

Wednesday, February 21, 2024

8:00 AM

Midtown Villages at Melrose Arts and Activities Center (MAC)

854 Davis Street, Gainesville, GA 30501

Gainesville Nonprofit Development Foundation Board Focus Group

Wednesday, February 21, 2024

3:30 PM

Gainesville City Hall

300 Henry Ward Way SE, Gainesville, GA 30501

Gainesville City School System Focus Group

Wednesday, March 20, 2024

9:30 AM

Superintendent's Office

508 Oak Street, Gainesville, GA 30501

One Hall Financial Stability Committee Focus Group

Wednesday, March 20, 2024

1:30 PM

North Georgia Community Foundation Community Room
340 Jesse Jewell Parkway, Gainesville, GA 30501

Northeast Georgia Medical Center Staff Interview

Thursday, March 21, 2024

3:30 PM

Via Zoom

Georgia Mountain Food Bank Staff Interview

Tuesday, April 16, 2024

9:00 AM

Georgia Mountain Food Bank
1642 Calvary Industrial Drive SW, Gainesville, GA 30507

Newtown Florist Club Focus Group

Wednesday, April 17

3:00 PM

Newtown Florist Club Office
1064 Desota Street SE, Gainesville, GA 30501

Healthcare Service Providers Focus Group

Thursday, April 18, 2024

12:30 PM

NGMC Offices
465 E.E. Bulter Parkway, Gainesville, GA 30501

Hispanic Alliance Interview

Thursday, April 18, 2024

2:30 PM

Via Phone

Family Promise Interview

Thursday, April 18, 2024

3:45 PM

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

Major Employers Interview Series

April 2024

Via Zoom

Young Professionals Interview Series

May 2024

Via Phone

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

The City of Gainesville works closely with public and private sector providers to ensure delivery of services to residents and to promote interagency communication and planning. The City has representatives on many non-profit agency boards and/or advisory committees, including the Gainesville Housing Authority and Gainesville Nonprofit Development Foundation, and the Community & Economic Development Department provides staff support for the latter. The Community & Economic Development Department also works with a variety of housing, health, mental health, and service agencies to gather data and identify gaps in services.

In allocating CDBG funding, the City of Gainesville considers activities that will enhance linkages between housing and services. For example, Gainesville provided CDBG funds to support the multi-phase Walton Harbor redevelopment, which also used Low Income Housing Tax Credits (LIHTCs). Under LIHTC program guidelines, Walton Harbor prepared a Community Transformation Plan that outlines how the housing development will facilitate access to a variety of community services, including healthcare, for its residents.

In developing this Consolidated Plan, the City strove to include input from housing providers and health, mental health, and other service agencies. In addition to gathering input from the Gainesville Housing Authority, the City held a focus group at the Northeast Georgia Medical Center offices that included a mix of homeless housing and service providers, mental health providers, and healthcare workers.

DESCRIBE COORDINATION WITH THE CONTINUUM OF CARE AND EFFORTS TO ADDRESS THE NEEDS OF HOMELESS PERSONS AND PERSONS AT RISK OF HOMELESSNESS.

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

In Hall County, the Ninth District Opportunity Community Action Coalition/Hall County Community Resource Center serves as a CoC Coordinated Entry System (CES) access point. It is co-located with a variety of other service-oriented nonprofit organizations (Disability Resource Center, Boys & Girls Clubs of Lanier, Community Food Pantry, Family Ties Gainesville, and others) at 615 Oak Street in Gainesville.

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

Georgia DCA also allocates Emergency Solutions Grant (ESG) funds across the state to organizations in jurisdictions not eligible to receive ESG funds as an annual entitlement grant, which includes the City of Gainesville and Hall County.

The City of Gainesville supports local organization that apply to DCA for CoC, ESG or other funding to coordinate housing and services for residents experiencing or at-risk of experiencing homelessness. Over the last five years, DCA provided funding to the Gainesville Salvation Army, which operates a shelter space for men, women, and families. Specifically, DCA provided funding to support emergency shelter, family shelter, supportive services, rapid re-housing, and the use of HUD's Homeless Management Information System (HMIS). Additionally, DCA awarded ESG funds to Ninth District Opportunity for rapid re-housing, homelessness prevention, hotel/motel vouchers, and HMIS administration.

DESCRIBE CONSULTATION WITH THE CONTINUUM(S) OF CARE IN DETERMINING HOW TO ALLOCATE ESG FUNDS, DEVELOP PERFORMANCE STANDARDS AND EVALUATE OUTCOMES, AND DEVELOP FUNDING, POLICIES AND PROCEDURES FOR THE ADMINISTRATION OF HMIS.

Gainesville and Hall County are 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). DCA administers ESG funding statewide, and the City of Gainesville provides input regarding local homeless needs and risk of homeless as requested to assist in determining how to allocate ESG funds, develop performance standards, and evaluate outcomes. Over the last five years, the Gainesville Salvation Army and Ninth District Opportunity received a combined total of \$75,743 in statewide ESG funds to support local administration of HMIS. The City of Gainesville also supported funding applications by Avita Partners, Family Promise, Action Ministries, St. Vincent de Paul, and the Hispanic Alliance.

2. DESCRIBE AGENCIES AND GROUPS WHO PARTICIPATED IN THE PROCESS AND CONSULTATIONS WITH HOUSING, SOCIAL SERVICE AGENCIES AND OTHER ENTITIES.

Table 2 – Agencies, Groups, and Organizations Who Participated

Agency/Group/Organization	Agency Type	Relevant Plan Section	Consultation Type
Chateau Elan Military Service Foundation	• Services – veterans • Services – housing • Services – health	• Housing need assessment • Homeless needs – veterans • Non-homeless special needs • Homelessness strategy	• Focus group
City of Gainesville City Council	• Local government	• Housing need assessment • Public housing needs • Non-housing community development needs	• Focus groups
City of Gainesville City Management	• Local government	• Housing need assessment • Non-housing community development needs • Market analysis • Economic development	• Focus group
City of Gainesville Human Resources	• Local government	• Housing need assessment • Economic development	• Focus group
City of Gainesville Planning Division	• Local government • Grantee department	• Housing need assessment • Non-housing community development needs • Market analysis • Economic development • Lead-based paint strategy	• Focus group
City of Gainesville Police Department	• Local government	• Housing need assessment • Homeless needs – chronically homeless • Homeless needs – families with children • Homelessness strategy • Anti-poverty strategy	• Focus group
Community Construction Group	• Housing	• Housing need assessment • Market analysis	• Open house
Community Service Center	• Local government • Services – seniors • Transportation	• Housing need assessment • Non-housing community development needs • Non-homeless special needs • Anti-poverty strategy	• Focus groups

Agency/Group/Organization	Agency Type	Relevant Plan Section	Consultation Type
Concerned Citizens of Gainesville	• Civic organization	• Housing need assessment • Non-housing community development needs • Market analysis	• Open house
Cresswind Community Fund	• Services – seniors • Civic organization	• Housing need assessment • Non-homeless special needs • Non-housing community development needs	• Focus group
Family Promise of Hall County	• Services – homeless • Services – children • Services – employment	• Housing need assessment • Homeless needs – families with children • Non-housing community development needs • Homelessness strategy • Market analysis	• Interview
Fieldale	• Major employer	• Housing need assessment • Non-housing community development needs	• Interview
First Baptist Church	• Services – housing • Services – children • Religious organization	• Housing need assessment • Non-housing community development needs • Market analysis	• Focus group
First Option Mortgage	• Private sector financing	• Housing need assessment • Market analysis	• Focus group
Forum Communications	• Business organization	• Non-housing community development needs • Market analysis	• Focus group
Gainesville City School System	• Services – education • Local school system	• Housing need assessment • Homeless needs – families with children • Non-housing community development needs • Homelessness strategy • Anti-poverty strategy	• Focus groups
Gainesville Housing Authority	• Housing • Public housing authority	• Housing need assessment • Public housing needs • Non-housing community development needs • Market analysis • Public housing accessibility and involvement	• Focus groups
Gainesville Nonprofit Development Foundation	• Civic leaders • Foundation	• Housing need assessment • Non-housing community development needs • Anti-poverty strategy	• Focus group

Agency/Group/Organization	Agency Type	Relevant Plan Section	Consultation Type
Gateway Domestic Violence Center	- Housing - Services – homeless - Services – victims of domestic violence - Services – children	- Housing need assessment - Homeless needs – families with children - Homelessness strategy - Non-homeless special needs - Non-housing community development needs	Focus group
Georgia Department of Community Health	- Health agency - Government – state	- Housing need assessment - Non-housing community development needs	Open house
Georgia Department of Juvenile Justice	Government – state	- Housing need assessment - Non-housing community development needs	Focus group
Georgia Department of Public Health, District 2	- Health agency - Government – state	- Housing need assessment - Non-housing community development needs	Focus group
Georgia Legal Services	Services – fair housing	- Housing need assessment - Non-homeless special needs - Non-housing community development needs	Focus group
Georgia Mountain Food Bank	Services – food access	- Housing need assessment - Non-housing community development needs - Market analysis - Economic development	Interview
Girl Scouts	Services - children	- Housing need assessment - Non-homeless special needs - Non-housing community development needs	Focus group
Good News at Noon	- Services – housing - Services - homeless	- Housing need assessment - Homeless needs – chronically homeless - Homeless needs – veterans - Homelessness strategy	Focus group
Good News Clinic	- Services – health - Health agency	- Housing need assessment - Non-homeless special needs - Non-housing community development needs	Focus group
Goodwill Career Center	Services – employment	- Housing need assessment - Non-housing community development needs - Anti-poverty strategy	Focus groups

Agency/Group/Organization	Agency Type	Relevant Plan Section	Consultation Type
Habitat for Humanity	Housing	- Housing need assessment - Non-housing community development needs - Market analysis - Anti-poverty strategy	Focus group
Hall County Emergency Management	- Agency – emergency management - Government – county	- Housing need assessment - Non-housing community development needs - Hazard mitigation	Report review
Hall County Planning Commission	Government – county	- Housing need assessment - Non-housing community development needs - Market analysis	Focus group
Harris Products Group	Business organization	- Non-housing community development needs - Economic development	Focus group
Hispanic Alliance	- Services – education - Services – health - Services – employment - Advocacy organization	- Housing need assessment - Homeless needs – families with children - Non-homeless special needs - Non-housing community development needs - Market analysis	Interview
J's Place	- Services – health - Services – employment	- Housing need assessment - Non-homeless special needs - Non-housing community development needs - Market analysis	Focus group
Kubota	Major employer	- Housing need assessment - Non-housing community development needs	Interview
Laurelwood	- Health agency - Services – health	- Housing need assessment - Homeless needs – chronically homeless - Homelessness strategy	Focus group
Legacy Link	- Services – seniors - Services – people with disabilities	- Housing need assessment - Non-homeless special needs - Non-housing community development needs	Focus group
My Sister's Place	- Housing - Services – homeless - Services – children - Services – health	- Housing need assessment - Homeless needs – chronically homeless, families with children, unaccompanied youth - Homelessness strategy	Focus group

Agency/Group/Organization	Agency Type	Relevant Plan Section	Consultation Type
Neighborhood TV	• Other – media outlet	• Not applicable	• Open house
Newtown Florist Club	• Neighborhood organization	• Housing need assessment • Non-housing community development needs • Market analysis	• Focus group
Northeast Georgia Health System	• Health agency • Services – health	• Housing need assessment • Homeless needs – chronically homeless • Homeless needs – families with children • Homelessness strategy • Non-homeless special needs • Non-housing community development needs	• Focus group • Interview
One Hall Financial Stability Committee	• Civic leaders	• Housing need assessment • Homeless needs – families with children • Homelessness strategy • Non-homeless special needs • Non-housing community development needs	• Focus group
Overhead Cover	• Services – homeless	• Housing need assessment • Homeless needs – chronically homeless • Homeless needs – families with children • Homeless needs – unaccompanied youth • Non-housing community development needs • Market analysis	• Open house
Salvation Army Gainesville	• Housing • Services – homeless	• Housing need assessment • Homeless needs – chronically homeless • Homeless needs – families with children • Homeless needs – unaccompanied youth	• Focus group
St. Paul's United Methodist Church	• Services – homeless • Services – food access • Religious organization	• Housing need assessment • Homeless needs – families with children • Non-homeless special needs • Non-housing community development needs	• Focus group
St. Vincent de Paul	• Housing • Services – housing • Services – food access • Services – health	• Housing need assessment • Homeless needs – chronically homeless • Non-homeless special needs • Non-housing community development needs	• Focus group

Agency/Group/Organization	Agency Type	Relevant Plan Section	Consultation Type
United Way of Hall County	• Civic leaders • Regional organization	• Housing need assessment • Homeless needs – families with children • Homelessness strategy • Non-homeless special needs • Non-housing community development needs	• Focus group
Wellroot	• Services – children • Services – mental health	• Housing need assessment • Non-homeless special needs • Non-housing community development needs	• Focus group
Wisdom Project	• Civic leaders	• Housing need assessment • Non-homeless special needs • Non-housing community development needs • Market analysis	• Focus group
ZF Industries	• Major employer	• Housing need assessment • Non-housing community development needs	• Interview

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

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

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

Table 3 - Other Local/Regional/Federal Planning Efforts

Plan Name	Lead Agency	Overlap with Strategic Plan
Continuum of Care Point-in-Time Homeless Count (2022)	Georgia DCA	DCA provides homeless McKinney-Vento Act funds to agencies in Gainesville through the Balance of State Continuum of Care. These funds assist with emergency shelter, transitional housing, homelessness prevention, HMIS, and outreach and supportive services. Point-in-time homeless counts prepared by the Continuum of Care are reported in the Needs Assessment.
2040 Comprehensive Plan (2022)	City of Gainesville	Goals and strategies identified in the Comprehensive Plan that overlap with those in the Strategic Plan include: • Expanding availability of housing affordable to low-income earners and entry-level homeowners. • Providing a range of housing sizes, costs, and density. • Supporting preservation of historic and intown neighborhoods and ensure compatible infill development. • Eliminate substandard or dilapidated housing. • Planning for expanded infrastructure to accommodate future development. • Expanding broadband infrastructure to underserved areas. • Enhancing safety for users of all travel modes, including pedestrians, bicyclists, and transit riders.
Athens Street/Highway 129 South Corridor Master Plan (2022)	City of Gainesville	Goals and strategies identified in the Comprehensive Plan that overlap with those in the Strategic Plan include: • Expanding availability of housing affordable to low-income earners and entry-level homeowners. • Providing a range of housing sizes, costs, and density. • Supporting preservation of historic and intown neighborhoods and ensuring compatible infill development. • Eliminate substandard or dilapidated housing. • Planning for expanded infrastructure to accommodate future development.

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

Plan Name	Lead Agency	Overlap with Strategic Plan
HALLmark 2020-2025: A Five-Year Community & Economic Development Initiative for Greater Hall County	Greater Hall Chamber of Commerce	HALLmark is an economic development initiative led by the Greater Hall Chamber of Commerce with a focus on developing a collective vision for economic success through partnership between businesses, government, educational institutions, and private citizens. Goals identified for the 2020-2025 period include: • Expanding inclusion efforts in diverse communities. • Expanding the healthcare initiative with collaborative partners. • Continuing the Vibrant Vision 2030 Public Art Program. • Planning the Vision 2050 Initiative. • Growing involvement in south Hall County.
Hall County Hazard Mitigation Plan Update	Hall County Emergency Management	This plan contains goals and strategies to mitigate environmental and manmade hazards through prevention, emergency services, public education and awareness, structural projects, and property and natural resource protection.

DESCRIBE COOPERATION AND COORDINATION WITH OTHER PUBLIC ENTITIES IN THE IMPLEMENTATION OF THE CONSOLIDATED PLAN (91.215(L)).

In implementing the PY2024-PY2028 Five-Year Consolidated Plan, the City of Gainesville will coordinate with a variety of other public entities to make the most efficient use of limited CDBG funds. Representatives from several county and state agencies provided input for the development of this plan, including Hall County Emergency Management, Hall County Planning Commission, and the Georgia Departments of Community Health, Juvenile Justice, and Public Health. The City has a strong history of collaboration with the Gainesville Housing Authority and will continue to cooperate with the Housing Authority in future program years. The City anticipates working with the Housing Authority regarding redevelopment at Harrison Square, and related implementation of the Athens Street Corridor Master Plan.

Over the next five years, the City of Gainesville and Hall County will collaborate to implement community improvements, including improvements along the Athens Street corridor. In 2023, the City was awarded \$2.2 million in state grant funds for development of a multi-use trail along Athens Street, replacing narrow existing sidewalks. Simultaneously, Hall County was awarded \$2.2 million in state grant funds to improve pedestrian facilities including a recreational trail and sidewalks, amenities, and lighting along Athens Street and in and around Butler Park.

Additionally, the City of Gainesville will leverage a variety of additional funding sources, including several available from the state, to address priority affordable housing and community development needs identified in this Consolidated Plan. The City uses Georgia Department of Community Affairs (DCA) Community Housing Investment Program (CHIP) grant funds to expand access to affordable housing. Further, Gainesville was recently announced as one of two cities selected to participate in DCA's Georgia Initiative for Community Housing (GICH) Senior Year,

which will bring additional housing resources to the city. The City also recently was awarded a \$2.5 million Georgia Rural Workforce Housing Initiative Grant to improve stormwater and drainage infrastructure in the Midland/Gainesville Mill Area in order to support the development of more than 60 renter- and owner-occupied workforce housing units.

PR-15 CITIZEN PARTICIPATION – 91.105, 91.115, 91.200(C) AND 91.300(C)

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

City of Gainesville residents were invited to provide input for this Consolidated Plan by attending an open house, visiting the Community & Economic Development Department table at a community event, joining a focus group, or taking a community-wide survey. The section outlines the community participation process, while input received from the public is summarized in Table 4.

Evening open house meetings were held at Gainesville Middle School West and the HUB at Gainesville High School, with Spanish interpretation available. Each meeting began with an overview of the Consolidated Planning process and eligible uses of CDBG funds before moving into a discussion of local affordable housing and community development priorities. Fourteen people participated in an open house.

The Community & Economic Development Department hosted a table at the Family Connections Resiliency Conference and the City's Housing Festival. At both events, the City provided information about the CDBG programs and the Consolidated Planning process and offered an interactive activity through which participants voted on CDBG priorities for the upcoming five-year cycle. A total of 188 residents shared ideas about priority housing and community development needs at these events. Spanish interpretation was available at the Family Connections Resiliency Conference event.

To gather input from Gainesville Housing Authority residents, the City held a focus group at the Arts and Activities Center at Midtown Villages at Melrose, with Spanish interpretation provided. Sixteen residents attended and several participated in Spanish. The City also gathered information about housing needs through interviews with young professionals working within Gainesville. Two residents provided input through this forum.

In addition to in-person engagement, the City of Gainesville also offered a Housing and Community Needs Survey in both English and Spanish. The survey was available online and in hard copy at meetings and community events. It was open from March through April 2024 and received a total of 28 responses.

Advertisement for the open houses, community survey, and the Resiliency Conference targeted the general public, as well as nonprofits, service providers, housing providers, and others working with low- and moderate-income households. Notice was given to residents through an announcement in English and Spanish in the *Gainesville Times*, bilingual flyers, City's website and social media platforms, City's message board located in Downtown Gainesville, and billboards throughout the greater downtown area. Meeting advertisements noted that language and accessibility

accommodations were available if needed. While many participants utilized available Spanish interpretation, no requests for accessibility accommodations were received.

Dates, times and locations for the community events are shown below:

Open Houses

Thursday, March 12, 2024

6:00 PM

Gainesville Middle School West, Cafeteria
1279 McEver Road, Gainesville, GA 30504

Thursday, March 21, 2024

6:00 PM

The HUB at Gainesville High School
830 Century Place, Gainesville, GA 30501

Community Event Tables

Saturday, March 23, 2024

11:00 AM to 3:00 PM

Family Connections Resiliency Conference
Butler Center
1300 Athens Street, Gainesville, GA 30507

Saturday, April 20, 2024

9:30 AM to 12:30 PM

Gainesville Housing Festival
Longwood Park
20 Pearl Nix Parkway NW, Gainesville, GA 30501

Gainesville Housing Authority Resident Focus Group

Wednesday, February 21, 2024

6:00 PM

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

The City of Gainesville held two public hearings to gather input on the draft PY2024-PY2028 Five-Year Consolidated Plan and PY2024 Annual Action Plan in June 2024. Hearings included a day-long open house and an evening meeting at which the draft Plan was presented and comments were received. Dates, times, and locations for the public hearings are shown below:

Public Hearing – Open House

Tuesday, June 18, 2024

8:30 AM to 4:30 PM

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

Public Hearing – In-Person Meeting

Wednesday, June 19, 2024

6:00 PM

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

The City held a 30-day public comment period to receive comments on the draft PY2024-PY2028 Five-Year Consolidated Plan and PY2024 Annual Action Plan. Draft documents were available for review at the Gainesville Community & Economic Development Office and at the Hall County Library – Main Branch in Downtown Gainesville as well as were available for download on the City’s website. The comment period ran from Thursday, June 20 through Friday, July 19, 2024, and residents could provide written comments via mail, hand-delivery, fax or email.

The City of Gainesville advertised the public hearings and public comment period via English and Spanish public notices in the *Gainesville Times* on June 8, 2024. Both notices informed residents that accessibility accommodations and language interpretation would be available if needed, and provided contact information through which assistance may be requested. Additionally, the City placed English and Spanish notifications regarding the hearings and comment period on its website and emailed notifications to stakeholders who participated in the Consolidated Planning process.

Following the public comment period, the Community & Economic Development Department will present the final PY2024-PY2028 Five-Year Consolidated Plan and 2024 Annual Action Plan to City Council for approval. Once approved, the plans will be submitted to HUD by August 15, 2024.

CITIZEN PARTICIPATION OUTREACH

Table 4 – Citizen Participation Outreach

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
Newspaper ads	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	N/A	Ads in English and Spanish placed in the <i>Gainesville Times</i> informing residents about the open houses, public hearings, and public comment period	N/A
Flyers	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	N/A	Flyers in English and Spanish advertising the open houses, public hearings, and public comment period shared with stakeholders and Gainesville Housing Authority residents	N/A
City website and social media	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	N/A	Webpages: https://www.gainesville.org/CivicAlerts.aspx?AID=549 https://www.gainesville.org/CivicAlerts.aspx?AID=587 Facebook: https://www.facebook.com/GainesvilleGeorgiaGovernment	N/A
Open houses	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	14 attendees	Housing needs: • Apartments affordable to workers making \$10-15 per hour • Assistance with upfront move-in costs (deposits, first and last month's rent, etc.) • Affordable senior housing • Tiny homes/small apartments, including units for people who are homeless; zoning to support tiny homes • Redevelopment of budget motels into affordable housing	None

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
			• Supportive housing and transitional housing with services • Zoning to support accessory dwelling units (ADUs) • Single-family homes for rent near community amenities • Mixed-income and mixed-demographic communities • Better understanding/definition of “affordable housing” Community development needs: • Homebuyer readiness and wealth-building courses • More resources for people who are homeless, including public phone charging stations • Improved access to affordable groceries, including a potential small grocer on Athens Street and a community pantry with food distribution and refrigerators/freezers • Safety improvements for pedestrians and bicyclists, including sidewalks along major corridors and crosswalks with pedestrian crossing signals in high-traffic areas • Fixed-route transit option • Safe places for young people to gather	
Community event tables	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents	188 participants	Participants were asked to help prioritize CDBG spending by allocating five mock \$100 bills among nine categories of eligible uses. Spending results (shown below) indicate new affordable apartments and housing for people who are homeless as priorities. 1. New affordable apartments: \$20,500 2. Housing for people who are homeless: \$18,700 3. New affordable homeownership units: \$15,600 4. Downpayment assistance: \$8,600 5. Parks: \$7,400 6. Grocery stores: \$6,800 7. Homeowner housing rehabilitation: \$6,700 8. Other: \$5,100 9. Sidewalks: \$4,600	None
Gainesville Housing Authority resident focus group	Assisted housing residents	16 attendees	Housing needs: • Remodeling of older homes • Incorporation of smart home features	None

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
			Community development needs: • Traffic calming and pedestrian safety improvements, particularly along Athens Highway and other major corridors • More safe walking trails citywide and lighting improvements at the Midland Greenway • Community gardens throughout the city and at Midtown Villages at Melrose • Improved access to fresh food and affordable groceries • Expanded public transportation options, including a small bus that circulates on a fixed route to key community locations such as grocery stores, medical offices, etc. • Activities for older teens, including afterschool jobs, internships, or job training activities	
Community survey	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents	28 responses	Survey takers were asked to select priority community development and affordable housing needs from a list of CDBG-eligible activities. Most popular responses are shown below, each selected by at least one-half of respondents (14 people): • Help buying a home/downpayment assistance • Permanent supportive housing • Access to homeless shelters • Homelessness prevention • Childcare and childcare or afterschool centers • Construction of new affordable rental units • Help with rental payments • Community centers • Homeless centers • Financial assistance to community organizations	None
City staff focus group	City of Gainesville staff	8 attendees	Housing needs: • Greater availability of affordable housing • Permanent supportive housing • Affordable housing connected with case management, therapy, substance abuse services, and job opportunities	None

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
			• Reduced barriers to renting an apartment/assistance with upfront rental costs (security deposit, rent deposits, etc.) especially for homeless families • Potential use of budget motels as affordable housing • Affordable one-bedroom units to serve young adult market • Mixed-income communities with incentives for police officers and teachers to live within the community • Habitability issues in older homes • ADA accessibility improvements for senior homeowners Community development needs: • Targeted infrastructure development or upgrades (stormwater, water/sewer, traffic/street improvements) • Small grocery store • Demolition of blighted/obsolete structures	
Gainesville Housing Authority board and staff focus group	Gainesville Housing Authority board members and staff	10 attendees	Housing needs: • Missing middle and workforce housing • Senior housing, particularly one-bedroom units • Housing projects that leverage multiple funding sources • Strategic approach to prevent gentrification • Code enforcement in older neighborhoods near downtown, including collaboration with Hall County code enforcement • Affordable homeownership opportunities • Housing market study/needs assessment to better understand housing need by income level • Public relations campaign and common understanding/definition of “affordable housing” • Collaboration with major employers, including chicken plants, to address workforce housing needs Community development needs: • Improved marketing of existing available programs • Walkability improvements, particularly around industrial employment centers	

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
Nonprofit Development Foundation Board focus group	Nonprofit Development Foundation board members	8 attendees	Housing needs: • Collaborative approaches and concentrated efforts to make a bigger impact • Affordable housing with amenities and wrap-around services • Assistance for owners of small, affordable rental properties • Code enforcement to make sure units are kept in good shape • Homeowner housing repair and heirs' property issues Community development needs: • Infrastructure and amenities along US-129 • Transportation to and from the Butler Center • Affordable grocery store	None
Gainesville City School System focus group	Gainesville City School System board members and staff	6 attendees	Housing needs: • Greater availability of affordable housing, including one-bedroom units, which have a wait list of 4 or more years • Assistance to address housing barriers, including application fees, eviction histories, and need for social security numbers • Eviction prevention and housing counseling programs • Significant homelessness among school-aged children, including children living in hotels/motels and shelters • Potential opportunity to convert hotels/motels to affordable housing • Overcrowding, with many students living "doubled up" and social workers providing air mattresses to families • Improved rental housing conditions/landlord accountability, renters report deferred maintenance, neglect, and inadequate kitchen facilities Community development needs: • School families need access to basic needs and medical care • Significant need for safe spaces outside of schools	None
One Hall Financial Stability Committee focus group	One Hall Financial Stability Committee members	31 attendees	Housing needs: • Additional subsidized housing, including units with rents lower than those at LIHTC properties • Short-term and/or transitional housing that families can move into quickly • Eviction prevention and renter education programs	None

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
			- Housing affordable at HUD-designated income levels (example: under \$1,200/month for single-income household) - Poor condition of rental units - Limited supply and availability of units for larger families - Improved access to housing programs for young adults - Address housing barriers related to credit history, criminal history, and credit history - Housing that supports aging-in-place and affordability for older adults - Homeowner repair assistance for fixed-income households - Zoning that supports cottage housing and small homes - Homeownership preparation programs or possible rent-to-own options - Expanded eligibility for homeownership programs - Development or rehabilitation of housing for affordable homeownership Community development needs: - Senior day center and senior centers that provide services for people with cognitive disabilities - Improved language access (Spanish) for homeownership classes and other services - Improved systems for brining services to renters - Capacity building for existing service providers - Improved outreach about available services, particularly to the south side of the city - Job training for technical jobs - Credit counseling - Grocery store on the south side of the city - Improved pedestrian infrastructure, particularly on Skelton Road, West Ridge Road, Candler Road, and Atlanta Hwy - Expanded transit options	
Healthcare Service Providers focus group	Medical care providers	13 attendees	Housing needs: Transitional housing, including short-term care (6-8 weeks) for patients being discharged from hospitals	None

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
			• Development of a housing continuum that includes transitional housing, subsidized units and market-rate housing that encourages residents to move to the next stage as they become more self-sufficient, opening up space for others needing assisted housing • Not enough shelter beds, including beds for women • Housing connected with services that assist people with mental health needs and/or case management • Supportive apartment model that combines housing with services • Low-barrier housing for people with criminal backgrounds • Assistance addressing barriers to accessing housing, such as security deposits, first and last month's rent, etc. • Multi-generational housing • Housing that accepts pets • Mixed-income housing for households able to live independently • Affordable housing for Gainesville workforce (hospital workers, teachers, etc.) • Community discussion about housing and homelessness Community development needs: • Improved system for identifying available services and housing; navigating the system is hard for professionals and extremely difficult for patients also dealing with health issues • Support for implementation of United Way's Unite Us platform, which will provide real time information on available services and housing • Language barriers • Difficulty accessing resources for undocumented residents • Challenge to provide hospice services and medication management to patients in shelters or unstably housed • Dental care • Transportation, although WeGo functions well for many patients traveling within Gainesville	

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
Newtown Florist Club focus group	Newtown Florist Club members	6 attendees	Housing needs: • Affordable housing, which should be a spending focus • Homeowner repairs, including plumbing, electrical, exterior maintenance, and addressing simple wear and tear; program needs to include homes built before 1980 • Technical assistance with heirs' property issues • Use of underutilized space within people's homes for creation of additional housing (ADUs, extra rooms, etc.) • Better marketing to get the word out about available programs Community development needs: • Resources and collaboration to address growing homelessness, including people impacted by Covid • Crosswalks with pedestrian-activated lights in high traffic areas (MLK Boulevard, Multiple Intelligences Academy) • Beautification along Athens Street and in the neighborhood • Affordable neighborhood market on Athens Street • Youth gardening program • Off road parking at Butler Park • Economic development activities along Athens Street similar to what Main Street program does in downtown • Traffic study, including possible roundabout at MLK Boulevard and E.E. Butler Parkway • Financial assistance to smaller community organizations	None
Stakeholder interviews	Housing and service providers; major employers; young professionals	9 participants	Housing needs: • Affordable apartments to serve the workforce, including many Latino residents that work in the poultry industry and may be living in "doubled up" housing • Apartments affordable to single young adults • Mixed-income, mixed-housing type communities • Mandatory inclusionary zoning, especially for apartments • Partnerships that leverage funding for affordable housing • Homelessness prevention, emergency rental assistance • Low-barrier affordable housing for people who are homeless • Transitional housing for families working to regain stability • Housing accessible to residents working on citizenship status • Affordable starter homes	None

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
			• Rent-to-own programs that promote stabilization • Language and technology barriers • Affordable housing for people with incomes over 80% AMI, including young adults, teachers, law enforcement officers, etc. working in Gainesville • Affordable housing near downtown that provides access to live, work, play atmosphere for residents who cannot afford luxury units • Educational program around housing to combat NIMBYism • Property tax relief for eligible homeowners • Potential collaboration with major employers Community development needs: • Wrap around services such as workforce development, job training, refugee assistance, senior assistance, etc. • Workforce development programs, including soft skills • Affordable daycare/childcare near major employers • Food insecurity • Access to affordable grocery store/neighborhood market, particularly in Midland and Athens Street areas • Health care resources, including resources related to mental health, anxiety, substance use, and healthy habits • Difficulty accessing services due to language barriers and non-traditional work hours • Homeless residents need access to jobs, medication, mental health services, post office boxes • Pedestrian improvements along Athens St and Atlanta Hwy • Expanded public transit • Community center for Hispanic Alliance	
Public hearings	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	1 participant	• Working through the landbank could be an option for addressing heirs' property issues • A senior day center is also a need • Zoning changes related to lot sizes and manufactured housing should be enacted; ADUs should be encouraged • Major employers and the business community should be engaged in discussing potential affordable housing strategies • Community land trust model offers an option for long-term affordable housing	None

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
Public comment period	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	No comments received	Not applicable	Not applicable



FIVE-YEAR CONSOLIDATED PLAN: Housing Need 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 2016-2020 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 2016-2020 5-Year American Community Survey, Gainesville is home to 41,465 residents and 14,155 households, and is the largest city in Hall County. The city grew by about 12% since 2009, adding 4,350 residents and 1,730 households. Median household income in Gainesville is estimated at \$53,662, having grown by about 32% since 2009.

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, 7,465 households in Gainesville have low or moderate incomes (under 80% of HUD Adjusted Median Family Income (HAMFI)), and together comprise 51% of city households.

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:

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.

Overcrowding: A household is overcrowded if there is more than 1 person per room, not including kitchens and bathrooms.

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.

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 4,230 renters and 815 owners with incomes below 80% HAMFI. Severe cost burdens affect 1,470 renters

and 330 owners with incomes under 80% HAMFI. 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 230 households); overcrowding (904 households); lead-based paint hazards (2,005 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: 2009	Most Recent Year: 2020	% Change
Population	37,115	41,465	12%
Households	12,425	14,155	14%
Median Income	\$40,706	\$53,662	32%

Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

NUMBER OF HOUSEHOLDS

Table 6 – Total Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total households	2,420	1,930	3,115	1,575	5,115
Small family households	485	745	1,000	735	2,170
Large family Households	385	240	460	180	475
Household contains at least one person 62-74 years of age	530	379	410	420	1,590
Household contains at least one person age 75 or older	510	160	315	215	500
Households with one or more children 6 years old or younger	650	440	695	270	410

Source: 2016-2020 CHAS

HOUSING NEEDS SUMMARY TABLES

1. Housing Problems (Households with One of the Listed Needs)

Table 7 – Housing Problems

	Renter Households					Owner Households				
	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
Substandard Housing - Lacking complete plumbing or kitchen facilities	165	0	65	0	230	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	10	75	50	4	139	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	245	205	145	105	700	0	0	40	0	40
Housing cost burden greater than 50% of income (and none of the above problems)	1,315	395	10	0	1,720	235	85	120	0	440
Housing cost burden greater than 30% of income (and none of the above problems)	230	540	1,005	0	1,775	15	140	225	65	445
Zero/negative Income (and none of the above problems)	85	0	0	0	85	15	0	0	0	15

Source: 2016-2020 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 Households					Owner Households				
	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
Having 1 or more of four housing problems	1,735	675	270	105	2,785	235	85	160	0	480
Having none of four housing problems	415	710	1,800	825	3,750	35	465	885	645	2,030
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Source: 2016-2020 CHAS

3. Cost Burden > 30%

Table 9 – Cost Burden > 30%

	Renter Households				Owner Households			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	405	480	305	1,190	60	55	165	280
Large Related	380	155	50	585	10	0	25	35
Elderly	665	155	225	1,045	180	95	120	395
Other	520	330	560	1,410	0	70	35	105
Total need by income	1,970	1,120	1,140	4,230	250	220	345	815

Source: 2016-2020 CHAS

4. Cost Burden > 50%

Table 10 – Cost Burden > 50%

	Renter Households				Owner Households			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	0	0	210	210	60	0	0	60
Large Related	0	0	45	45	10	0	0	10
Elderly	620	30	45	695	165	45	50	260
Other	0	390	130	520	0	0	0	0
Total need by income	620	420	430	1,470	235	45	50	330

Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

Table 11 – Crowding Information – 1/2

	Renter Households					Owner Households				
	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
Single family households	250	235	80	75	640	0	0	10	0	10
Multiple, unrelated family households	25	45	80	34	184	0	0	30	0	30
Other, non-family households	10	0	30	0	40	0	0	0	0	0
Total need by income	285	280	190	109	864	0	0	40	0	40

Source: 2016-2020 CHAS

Table 12 – Crowding Information – 2/2

	Renter Households				Owner Households			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with children present	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Note: Data is not available through CHAS or ACS and the City of Gainesville does not prepare estimates of crowding in 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 persons in need of housing assistance are included in the “other, non-family” category of Table 9 and Table 10. This category also includes multi-person households whose members are unrelated (e.g., roommates, unmarried partners, etc.). There are an estimated 1,515 single-person or multi-person unrelated households with incomes under 80% HAMFI who spend more than 30% of their income on housing. Single-person and multi-person unrelated households comprise 30% of all households with cost burdens. The majority (93%) are renters and the remaining 7% are homeowners.

Severe cost burdens impact 520 “other, non-family” households with incomes under 80% HAMFI, all of whom are renters. Single-person and multi-person unrelated households comprise 29% of all households with severe cost burdens.

Table 11 provides data for “other” household types which indicate that these households are significantly less likely to experience overcrowding than single-family households or multiple, unrelated family households. All recorded cases of overcrowding for this group were in renter households.

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.

People with Disabilities

CHAS data provides estimates of housing need for Gainesville households in which one or more residents have a disability. Housing needs by disability type for households with incomes under 80% HAMFI are outlined below:

- Hearing or vision impairment: There are an estimated 760 low- or moderate-income households 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 (705 households or 93%) are renters.

- Ambulatory limitation: There are an estimated 940 low- or moderate-income households with housing problems where a household member has an ambulatory limitation. Most are renters (860 households or 91%).
- Cognitive limitation: An estimated 610 low- or moderate-income households have a housing need and a household member with a cognitive limitation. Seventy-four percent (74% or 540 households) are renters.
- Self-care or independent living limitation: An estimated 740 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 (625 households or 84%).

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

While reliable data estimating the prevalence of domestic violence is not available at the local level, the National Coalition Against Domestic Violence estimates that about 37% of women and 30% of men in Georgia have experienced intimate partner physical violence, sexual violence, and/or stalking in their lifetimes. These rates translate to approximately 8,238 women and 6,155 men living in Gainesville who have experienced domestic violence. Data from the Gateway Domestic Violence Center in Gainesville indicates a continued need for housing and services for survivors of domestic violence. In 2023, Gateway received more than 1,500 crisis calls on their 24/7 hotline and served a total of 1,337 clients, including adults and children.

WHAT ARE THE MOST COMMON HOUSING PROBLEMS?

CHAS data indicates that the most common housing problem in Gainesville regardless of tenure is unaffordable housing costs. More than two-thirds of low- and moderate-income households (incomes under 80% HAMFI) in Gainesville experience cost burdens, and for one-quarter (24% of households) this cost burden is severe. Renter households are generally more likely to experience cost burdens than owners.

While the most common housing problem is affordability, about 13% of all households with incomes under 80% HAMFI experience substandard housing (i.e., lack of complete plumbing or kitchen facilities) or overcrowding. Together, these issues impact 960 renter households and 40 owner households within Gainesville.

ARE ANY POPULATIONS/HOUSEHOLD TYPES MORE AFFECTED THAN OTHERS BY THESE PROBLEMS?

Renter households are disproportionately affected by housing problems compared to owner households. Generally, lower income households are also more likely to experience one of the housing problems tracked by HUD. Table 7 indicates that renters with incomes less than 80% HAMFI comprise more than 80% of all households experiencing one or more housing problems. Severest need occurs for households with incomes under 30% HAMFI, of whom 92% have one or more housing problems. In comparison, 75% of households with incomes from 30 to 50% HAMFI and 53% of households with incomes from 50 to 80% HAMFI have one or more housing problems.

DESCRIBE THE CHARACTERISTICS AND NEEDS OF LOW-INCOME INDIVIDUALS AND FAMILIES WITH CHILDREN (ESPECIALLY EXTREMELY LOW-INCOME) WHO ARE CURRENTLY HOUSED BUT AT IMMINENT RISK OF EITHER RESIDING IN SHELTERS OR BECOMING UNSHELTERED (91.205(C)/91.305(C)).

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.

DISCUSS THE NEEDS OF FORMERLY HOMELESS FAMILIES AND INDIVIDUALS WHO ARE RECEIVING RAPID RE-HOUSING ASSISTANCE AND ARE NEARING THE TERMINATION OF THAT ASSISTANCE.

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 AT-RISK POPULATION(S), INCLUDE A DESCRIPTION OF THE OPERATIONAL DEFINITION OF THE AT-RISK GROUP AND THE METHODOLOGY USED TO GENERATE ESTIMATES.

Neither the City of Gainesville nor Hall County develops local estimates of populations at-risk of homelessness. The Georgia Department of Community Affairs manages the Balance of State Continuum of Care, but does not provide estimates of imminent homelessness on a county-by-county basis. DCA defines “imminently homeless” as an individual or family who will imminently lose their nighttime residence within 14 days of the date of application for homeless assistance, who has no subsequent residence identified, and who lacks the resources or support networks needed to obtain other permanent housing.

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 most 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 overall need by income level 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. Table 13 through Table 16 identify the number of households experiencing one or more of the four housing problems by household 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 \$31,200 for a family of four;
- Low income – 30 to 50% AMI or \$31,201 to \$46,350 for a family of four;
- Moderate income – 50 to 80% AMI or \$46,351 to \$74,150 for a family of four; and
- Medium income – 80 to 100% AMI or \$74,151 to \$92,700 for a family of four.

0%-30% OF AREA MEDIAN INCOME

Table 13 – Disproportionally Greater Need 0%-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	1,520	170	160
White	500	85	75
Black / African American	390	35	65
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	605	40	20

Source: 2016-2020 CHAS

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%.

30%-50% OF AREA MEDIAN INCOME

Table 14 – Disproportionally Greater Need 30%-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	460	0
White	424	185	0
Black / African American	380	85	0
Asian	55	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	615	190	0

Source: 2016-2020 CHAS

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%.

50%-80% OF AREA MEDIAN INCOME

Table 15 – Disproportionally Greater Need 50%-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	1,535	995	0
White	600	595	0
Black / African American	239	100	0
Asian	24	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	675	245	0

Source: 2016-2020 CHAS

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%.

80%-100% OF AREA MEDIAN INCOME

Table 16 – Disproportionally Greater Need 80%-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	435	970	0
White	255	495	0
Black / African American	120	95	0
Asian	4	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	55	320	0

Source: 2016-2020 CHAS

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%.

DISCUSSION

Housing needs are most likely to impact the lowest income households. For households with incomes under 30% of Area Median Income (AMI), more than four-fifths (82%) of households have a housing problem. Three-fourths (76%) of low-income households (30 to 50% AMI) have a housing problem, as do 61% of moderate-income households (50 to 80% AMI). For the medium income band (80 to 100% AMI), about 31% of households have a housing problem. Disproportionate needs impact several racial and ethnic groups, as described below.

Very Low Incomes

Overall, 82% of very low-income households have a housing problem. Asian households have disproportionate need: 100% of the ten (10) Asian households in this income band have a housing problem. Additionally, 91% of Hispanic/Latino households have a housing problem, a 9-percentage point gap that falls just below HUD's definition of disproportionate need.

Low Incomes

Overall, 76% of low-income households have a housing problem. Again, Asian households have disproportionate need: 100% of the 55 Asian households in this income band have a housing problem. No other group shows a disproportionate need.

Moderate Incomes

Overall, 61% of moderate-income households have a housing problem. Three groups have disproportionate housing needs:

- Seventy-three percent (73%) of Hispanic/Latino households have a housing problem;
- Seventy-one percent (71%) of Black/African American households have a housing problem; and

- Seventy-one percent (71%) of Asian households have a housing problem.

Medium Incomes

Overall, 31% of medium-income households have a housing problem. Black/African American households have disproportionate need, with 56% having a housing problem.

No American Indian, Alaska Native, or Pacific Islander households were reported in any income band examined here.

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 overall severe need by income level 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. Table 17 through Table 20 identify the number of households experiencing one or more of the severe four housing problems by household race, ethnicity, and income level. The four severe housing problems include: (1) severe cost burdens (paying more than 50% of income for housing costs); (2) severe overcrowding (more than 1.5 people 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 \$31,200 for a family of four;
- Low income – 30 to 50% AMI or \$31,201 to \$46,350 for a family of four;
- Moderate income – 50 to 80% AMI or \$46,351 to \$74,150 for a family of four; and
- Medium income – 80 to 100% AMI or \$74,151 to \$92,700 for a family of four.

0%-30% OF AREA MEDIAN INCOME

Table 17 – Severe Housing Problems 0%-30% AMI

Severe 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	1,350	335	160
White	460	130	75
Black / African American	275	145	65
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	600	50	20

Source: 2016-2020 CHAS

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 over 50%.

30%-50% OF AREA MEDIAN INCOME

Table 18 – Severe Housing Problems 30%-50% AMI

Severe 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	784	1,165	0
White	254	350	0
Black / African American	105	365	0
Asian	40	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	375	440	0

Source: 2016-2020 CHAS

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 over 50%.

50%-80% OF AREA MEDIAN INCOME

Table 19 – Severe Housing Problems 50%-80% AMI

Severe 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	570	1,960	0
White	225	970	0
Black / African American	104	235	0
Asian	4	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	245	675	0

Source: 2016-2020 CHAS

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 over 50%.

80%-100% OF AREA MEDIAN INCOME

Table 20 – Severe Housing Problems 80%-100% AMI

Severe 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	85	1,320	0
White	30	720	0
Black / African American	30	185	0
Asian	0	59	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	19	355	0

Source: 2016-2020 CHAS

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 over 50%.

DISCUSSION

Severe housing needs are most likely to impact the lowest income households. For households with incomes under 30% of Area Median Income (AMI), about 73% of households have a severe housing problem. Forty percent (40%) of low-income households (30 to 50% AMI) have a severe housing problem, as do 23% of moderate-income households (50 to 80% AMI). For the medium income band (80 to 100% AMI), only 6% of households have a severe housing problem. Disproportionate needs impact Asian and Hispanic/Latino households at very low and low incomes, as described below.

Very Low Incomes

Overall, 73% of very low-income households have a severe housing problem. Asian households have disproportionate need: 100% of the ten (10) Asian households in this income band have a severe housing problem. Additionally, 90% of Hispanic/Latino households have a severe housing problem, a 16-percentage point gap that also indicates a disproportionate level of need.

Low Incomes

Overall, 40% of low-income households have a severe housing problem. Again, Asian households have disproportionate need: 73% of the 55 Asian households in this income band have a severe housing problem. No other group shows a disproportionate need.

Moderate Incomes

Overall, 23% of moderate-income households have a severe housing problem. No group has a disproportionate housing need, although 31% of African American/Black households have a severe housing problem, an 8-percentage point gap.

Medium Incomes

Overall, 6% of medium-income households have a housing problem. No group has a disproportionate housing need, although 14% of African American/Black households have a severe housing problem, an 8-percentage point gap.

No American Indian, Alaska Native, or Pacific Islander households were reported in any income band examined here.

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 levels of cost burdens or severe cost burdens in comparison to levels within the city overall. While the preceding sections assessed all housing and severe housing problems, Table 21 focuses only on the share of their income households spend on housing. Data is broken down into groups spending less than 30% of their 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, from whom housing as a share of income cannot be calculated. No racial or ethnic group has more than 3% of households with no or negative income.

HOUSING COST BURDEN

Table 21 – Greater Need: Housing Cost Burdens

Housing Cost Burden	<=30%	30-50%	>50%	No/negative income (not computed)
Jurisdiction as a whole	7,610	2,639	2,144	160
White	4,595	940	965	75
Black / African American	910	670	380	65
Asian	170	40	50	0
American Indian, Alaska Native	20	0	0	0
Pacific Islander	0	0	0	0
Hispanic	1,815	1,000	725	20

Share of Total Households by Race and Ethnicity

Jurisdiction as a whole	61%	21%	17%	1%
White	70%	14%	15%	1%
Black / African American	45%	33%	19%	3%
Asian	65%	15%	19%	0%
American Indian, Alaska Native	100%	0%	0%	0%
Pacific Islander	0%	0%	0%	0%
Hispanic	51%	28%	20%	1%

Source: 2016-2020 CHAS

DISCUSSION

Table 21 shows that approximately 38% of all households in Gainesville are considered cost burdened or severely cost burdened. White households are the least likely to spend more than 30% of income on housing costs (29% of white households are cost burdened or severely cost burdened), compared to 52% of Black/African American households and 48% of Hispanic/Latino households. Both groups have a disproportionate need relative to the jurisdiction as a whole.

Looking at severe cost burdens (i.e., households spending more than 50% of income on housing), 17% of all households in Gainesville are impacted. Rates of severe cost burdens range from 15% for white households to 20% for Hispanic/Latino households; no racial or ethnic group has a disproportionate need.

Of the 20 American Indian or Alaska Native households, none had a cost burden or severe cost burden. No Pacific Islander households were reported in the data examined here.

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?

There are several income categories in which a racial or ethnic group has a disproportionately greater need than the needs of the income category as a whole, summarized below.

Very Low Incomes (Under 30% AMI)

- At very low incomes, 82% of all households have a housing problem and 73% have a severe housing problem.
- Asian households have disproportionate needs and severe needs. Of the ten (10) Asian households in this income band, 100% have a housing problem that is also severe. Note, however, that the relatively small number of Asian households with very low incomes may result in skewed data due to small sample size.
- Hispanic/Latino households have disproportionate severe needs at this income level, with 90% having a severe housing problem.

Low Incomes (30 to 50% AMI)

- At low incomes, 76% of all households have a housing problem and 40% have a severe housing problem.
- Asian households have disproportionate needs. Of the 55 Asian households in this income band, 100% have a housing need and 73% have a severe housing need.

Moderate Incomes (50 to 80% AMI)

- At moderate incomes, 61% of all households have a housing problem and 23% have a severe housing problem.
- Hispanic/Latino households have disproportionate needs, with 73% having a housing problem.
- Black/African American households have disproportionate needs, with 71% having a housing problem.
- Asian households have disproportionate needs, with 71% having a housing problem.
- No groups have disproportionately greater severe housing needs at this income level.

Middle Incomes (80 to 100% AMI)

- At middle incomes, 31% of all households have a housing problem and 6% have a severe housing problem.
- Black/African American households have disproportionate needs, with 56% having a housing problem.
- No groups have disproportionately greater severe housing needs at this income level.

IF THEY HAVE NEEDS NOT IDENTIFIED ABOVE, WHAT ARE THOSE NEEDS?

Community input gathered from stakeholders and other community members identified housing and other community needs in Gainesville, particularly among Hispanic/Latino and Black/African American households. Stakeholders noted that many Latino households in Gainesville and Hall County include multiple families in a single unit (i.e., doubled up) or families that meet the McKinney-Vento definition of homelessness by living in hotels/motels, cars, or encampments. Affordable housing accessible to residents working on citizenship/immigration status is a need. Additionally, technology and language can be barriers for Latino households with limited English proficiency when rental applications are not available in hard copy or in Spanish. Other community needs impacting Latino/Hispanic households include food insecurity, lack of affordable childcare, assistance accessing public benefits, and pedestrian safety, particularly along high-traffic routes around major employers.

For Black/African American households, community members emphasized the continued need for affordable housing, as captured in HUD's CHAS data. Other needs identified include home repair assistance for homeowners (ex: plumbing, electrical, exterior maintenance, etc.), assistance developing underutilized spaces into additional housing, and technical assistance related to heirs' property. Community development needs also impact Black/African American residents in Gainesville, including the need for improved pedestrian safety, additional youth programming, access to affordable groceries, neighborhood beautification, and economic development activities.

ARE ANY OF THOSE RACIAL OR ETHNIC GROUPS LOCATED IN SPECIFIC AREAS OR NEIGHBORHOODS IN YOUR COMMUNITY?

According to 2018-2022 Five-Year American Community Survey (ACS) estimates, over one-third of Gainesville residents identify as Hispanic or Latino (36%). Hispanic or Latino residents make up the majority of the population on the eastern side of the city, including the census tracts roughly bounded by Mountain View Road on the south, Atlanta Highway and Industrial Boulevard on the east, EE Butler Parkway on the north, and McEver Road on the west. Portions of this area fall within Gainesville city limits, while others lie in unincorporated Hall County. Hispanic or Latino population shares within these five tracts range from 57% to 85%.

Black or African American residents comprise 15% of Gainesville's population according to 2018-2022 ACS data. Largest population shares are in the neighborhoods including and surrounding downtown Gainesville, including areas around the Jesse Jewell Parkway and E.E. Butler Parkway intersection, and in the neighborhoods along Athens Street. In the census tract that includes these areas, about 34% of the population identifies as Black or African American.

NA-35 PUBLIC HOUSING – 91.205(B)

INTRODUCTION

The Gainesville Housing Authority provides public housing and a range of related services for its residents. HUD's Public and Indian Housing (PIH) Information Center reports a total of 468 occupied public housing units managed by the Housing Authority (see Table 22), including the following properties:

Harrison Square is a 75-unit family apartment development with a mix of two-, three-, four-, and five-bedroom units. It is anticipated to be redeveloped as a 120-unit garden-style, family apartment community, with a mix of one-, two-, three-, and four-bedroom units. Redevelopment will use Low Income Housing Tax Credits (LIHTCs), Project-Based Vouchers, (PBVs) and Project-Based Rental Assistance (PBRA) through the Rental Assistance Demonstration (RAD) program. All units will be income-restricted, with affordability levels at 30% AMI, 60% AMI and 80% AMI.

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

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

Gainesville Housing Authority maintains a waitlist for its public housing units. The waitlist for one- and two-bedroom apartments is currently closed, but applications are still being accepted for three-, four-, and five-bedroom units. The Housing Authority notes that wait times are generally longest for smaller units (one or two bedrooms).

The Housing Authority has a strong history of collaboration with the City of Gainesville and worked with a development partner, Walton Communities, to create additional affordable housing using Housing Authority funding, CDBG funds, and LIHTCs. These properties include Walton Harbor, which includes 160 units of family and senior housing, and Walton Summit/Legacy at Walton Summit, which includes 252 units of family and senior housing, 213 of which are affordable and 39 of which are market-rate.

While the Gainesville Housing Authority does not administer or manage any Housing Choice Vouchers (HCVs), Gainesville residents are eligible to apply for HCVs through the Georgia Department of Community Affairs. According to HUD's Picture of Subsidized Households, there are about 179 voucher holders in Gainesville. Note that these are not reflected in the table on the following page, as they are not administered locally. DCA's HCV waitlist is currently closed but was last open for a four-day window in October 2023.

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
Number of units/vouchers in use	0	0	468	0	0	0	0	0	0

Source: PIC (PIH Information Center)

Disabled Special Purpose Vouchers include Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition.

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 (years)	0	0	5	0	0	0	0	0
Average household size	0	0	2	0	0	0	0	0
Number homeless at admission	0	0	5	0	0	0	0	0
Number of elderly program participants (>62)	0	0	79	0	0	0	0	0
Number of disabled families	0	0	49	0	0	0	0	0
Number of families requesting accessibility features	0	0	468	0	0	0	0	0
Number of HIV/AIDS program participants	0	0	0	0	0	0	0	0
Number of domestic violence victims	0	0	0	0	0	0	0	0

Source: PIC (PIH Information Center)

RACE AND ETHNICITY OF RESIDENTS

Table 24 – Race and 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
Race									
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
Ethnicity									
Hispanic	0	0	236	0	0	0	0	0	0
Not Hispanic	0	0	232	0	0	0	0	0	0

Source: PIC (PIH Information Center)

Disabled Special Purpose Vouchers include Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition.

SECTION 504 NEEDS ASSESSMENT: DESCRIBE THE NEEDS OF PUBLIC HOUSING TENANTS AND APPLICANTS ON THE WAITING LIST FOR ACCESSIBLE UNITS.

HUD's PIH Information Center reports 468 occupied public housing units in use in Gainesville, 10% of which (49 units) are occupied by a family that includes one or more people with a disability. According to HUD data, all 468 families in public housing requested units with accessibility features. Stakeholder input indicates a general need for more affordable housing options for residents with disabilities. As many residents with disabilities have extremely limited incomes, 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.

MOST IMMEDIATE NEEDS OF RESIDENTS OF PUBLIC HOUSING AND HOUSING CHOICE VOUCHER HOLDERS

The City of Gainesville and the Gainesville Housing Authority held a focus group with public housing residents during development of this Consolidated Plan to identify priority housing and community development needs. Participants noted that Gainesville Housing Authority staff generally keep units in good repair, handle complaints in a timely manner, and provide a variety of resident services. Regarding housing, public housing residents noted a need to remodel or rehabilitate older homes in the community. They also identified an array of community development needs, including:

- Traffic calming and pedestrian safety improvements, particularly along Athens Street and other major corridors.
- More safe walking trails in the city and lighting improvements at the Midland Greenway.
- Community gardens throughout the city and at Midtown Villages at Melrose.
- Improved access to fresh food and affordable groceries.
- Expanded public transportation options, including a small bus that circulates on a fixed-route taking residents to key community locations such as grocery stores, medical offices, etc.
- Activities for older teens, including afterschool jobs, internships, or job training activities.

HOW DO THESE NEEDS COMPARE TO THE HOUSING NEEDS OF THE POPULATION AT LARGE?

Generally, community development needs identified by participants at the Gainesville Housing Authority focus group are comparable to those identified by other residents and stakeholders throughout Gainesville. Among feedback received from the population at large, needs related to traffic calming, pedestrian safety, access to fresh and affordable groceries, and public transit were commonly identified. A key difference between needs among public housing residents and the population at large is related to affordable housing. While public housing residents have access to safe and affordable housing, Community Housing Affordability Strategy (CHAS) data and resident input indicate significant needs related to cost burdens and severe cost burdens among the population at large.

DISCUSSION

HUD's PIH Information Center provides a variety of demographic characteristics, including race and ethnicity, for the households living in public housing units owned by the Gainesville Housing Authority. As Table 24 shows, about one-half of public housing residents are Hispanic or Latino (236 households or 50%) and one-half are non-Hispanic (232 households or 50%). Considering race, the majority of public housing residents identify as white (286 households or 61%) and 38% identify as Black or African American (180 households). Only two households identify as another race: one Asian and 1 American Indian/Alaska Native. Households with one or more residents over age 62 comprise 17% of public housing residents (79 households) and the Housing Authority indicates that their longest waiting list is for one-bedroom units, which includes many senior households. Turnover for one-bedroom public housing units is low, with some residents on the waiting list for as long as ten years.

NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(C)

INTRODUCTION

This section provides an assessment of Gainesville’s homeless population and its needs. Gainesville and Hall County fall within the Georgia Balance of State Continuum of Care (BoS CoC). The Georgia Department of Community Affairs (DCA) staffs the CoC and allocates competitive funds across 152 counties statewide to assist with emergency shelter, transitional housing, homelessness prevention, and outreach and supportive services. DCA also conducts a Point-in-Time (PIT) count of homeless persons living within the 152 counties it serves every two years. The most recent count was conducted in January 2024, but the results were not available as of the drafting of this plan. Consequently, PIT count data presented here is sourced from DCA’s 2022 count.

NATURE AND EXTENT OF HOMELESSNESS

Table 25 – Hall County 2022 Homeless Point-in-Time Count

Population	Unsheltered	Sheltered		Total
		Emergency Shelter	Transitional Housing	
Homeless persons	317	122	40	479

Source: Georgia DCA 2022 Report on Homelessness, Retrieved from <https://www.dca.ga.gov/node/8473>

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).

Point-in-Time counts of sheltered and unsheltered homeless Hall County residents as of January 2022 are show in Table 25. There was a total of 479 homeless persons enumerated in Hall County, including 162 residing in shelters and 317 unsheltered. These figures are up significantly from five years ago, when 123 homeless persons were counted in the 2017 PIT count. Most notably, the number of unsheltered homeless persons counted in Hall County increased sevenfold, from 45 to 317.

The Balance of State PIT count does not specifically count homeless subpopulations in Hall County and does not provide estimates of veteran homelessness, chronic homelessness, imminent homelessness, family homelessness, or unaccompanied youth on a county-by-county basis. DCA

defines “imminently homeless” as an individual or family who will imminently lose their nighttime residence within 14 days of the date of application for homeless assistance, who has no subsequent residence identified, and who lacks the resources or support networks needed to obtain other permanent housing.

The most recent estimate of veteran homelessness in Hall County is from 2019, when DCA estimated that there were 5 unsheltered homeless veterans and 5 unsheltered chronically homeless persons in Hall County. Updating these figures assuming a similar growth rate as the unsheltered homeless population overall yields an estimate of 27 unsheltered veterans and 27 unsheltered chronically homeless persons as of 2022.

Other statewide estimates of homeless subpopulations determined that:

- 12% of the homeless population are adult survivors of domestic violence
- 10% of the homeless population are chronically homeless individuals
- 9% of the homeless population are adults with a serious mental illness
- 8% of the homeless population are adults with a substance use disorder
- 5% of the homeless population are veterans
- 1% of the homeless population are adults with HIV/AIDS
- About 75% of unaccompanied youth are sheltered and 25% are sheltered

ESTIMATE THE NUMBER AND TYPE OF FAMILIES IN NEED OF HOUSING ASSISTANCE FOR FAMILIES WITH CHILDREN AND THE FAMILIES OF VETERANS.

The Balance of State PIT count does not specifically count homeless subpopulations in Hall County and does not provide estimates of families with children or veterans who are homeless and in need of housing assistance. An estimate based on the 2019 PIT Count indicates about 28 unsheltered homeless veterans in Hall County as of 2022.

While the PIT count does not provide an estimate of families in need of housing assistance, input received through the Gainesville City School System focus group indicated substantial need for housing assistance among families with children. Participants noted significant homelessness among school-aged children, including children living in hotels/motels, in shelters, or doubled up with other families. Specific needs identified by focus group participants include affordable housing, assistance to address housing barriers (application fees, eviction histories, lack of Social Security numbers, etc.), eviction prevention and foreclosure counseling, and improved landlord accountability related to rental housing conditions.

DESCRIBE THE NATURE AND EXTENT OF HOMELESSNESS BY RACIAL AND ETHNIC GROUP.

Using statewide figures, the majority of unsheltered homeless persons identify as white (62%) and 36% identify as Black or African American. Other racial groups make up less than 2% each of the

unsheltered homeless population statewide. Hispanic or Latino individuals make up 6% of the unsheltered homeless population statewide.

Looking at the sheltered homeless population (again using statewide figures), the majority of individuals identify as Black or African American (58%), followed by white (38%) and multiple races (5%). No other group comprises more than 1% of the sheltered homeless population statewide. Hispanic or Latino residents make up 10% of the sheltered homeless populations statewide.

DESCRIBE THE NATURE AND EXTENT OF UNSHELTERED AND SHELTERED HOMELESSNESS.

On the night of the PIT count, there was a total of 479 homeless persons enumerated in Hall County, including 162 residing in shelters and 317 unsheltered. These figures are up significantly from five years ago, when 123 homeless persons were counted in the 2017 PIT count. Most notably, the number of unsheltered homeless persons counted in Hall County increased sevenfold, from 45 to 317. DCA identifies three factors causing the increase in unsheltered homelessness, including lack of affordable housing, impacts of the COVID-19 pandemic, and stronger outreach with improved PIT count training.

Local homeless service providers and health service providers generally agree that the Point-in-Time count underestimates the true number of homeless people in the community, yet more reliable sources of data are not available. Community input received for this plan also supports the need for additional resources for homeless and at-risk individuals and families, such as emergency shelter, transitional housing, permanent supportive housing, and related case management services.

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

INTRODUCTION

This section discusses the characteristics and needs of people in various subpopulations in Gainesville how may have unique housing or supportive service needs, including seniors, people with disabilities (mental, physical, or developmental), people with HIV/AIDS, people with substance abuse needs, survivors of domestic violence, and others.

DESCRIBE THE CHARACTERISTICS OF SPECIAL NEEDS POPULATIONS IN YOUR COMMUNITY.

Seniors

HUD identifies two groups of seniors: elderly (age 65 and older) and frail elderly (age 75 and older). According to 2018-2022 American Community Survey estimates, there are an estimated 6,214 elderly residents in Gainesville, comprising 15% of the city's population. Frail elderly, a subset of the elderly population, comprise 6% of the city and include 2,468 residents. In each group, male residents comprise approximately 36% of seniors and females comprise about 64%.

People with Disabilities

Within Gainesville, an estimated 5,611 residents – about 13% of the city's population – have one or more disabilities, as of 2018-2022 American Community Survey data. This figure has increased in recent years, from a share 10% as of the 2013-2017 American Community Survey. Disability rates vary by type, with the largest share of residents (7%) impacted by an ambulatory difficulty. Disability rates by type are shown below:

- Ambulatory difficulties impact 2,718 residents or 7% of the population
- Cognitive difficulties impact 2,171 residents or 6% of the city's population
- Independent living difficulties impact 1,812 residents or 6% of the city's adult population
- Hearing difficulties impact 1,612 residents or 4% of the city's population
- Vision difficulties impact 1,193 residents or 3% of the city's population
- Self-care difficulties impact 835 residents of 2% of the city's population

People with HIV/AIDS and Their Families

According to AIDSVu, an interactive mapping tool from Emory University's Rollins School of Public Health, an estimated 331 people in Hall County are living with HIV as of 2021. The majority of these residents are male (73%) and about one-quarter (27%) are female.

AIDSVu also provides information about the race of residents living with HIV, indicating that the largest share are white (126 people or 38%), followed by Black or African American residents (88 people or 27%) and Hispanic or Latino residents (85 people or 26%). Comparing the racial composition of the population with HIV to that of Hall County overall indicates Black or African American residents are significantly more likely to be impacted by HIV than Hispanic or white residents. About 6.5 out of every 1,000 Black or African American residents in Hall County is living

with HIV, compared to 1.4 out of every 1,000 Hispanic or Latino residents and 1.0 out of every white resident.

People with Drug or Alcohol Addiction

While the Northeast Georgia Regional Community Health Needs Assessment (CHNA) does not quantify the number of people in Gainesville or Hall County with drug or alcohol addiction, it identifies mental health and substance use disorders as a concern in the area. Research shows that nationally “deaths of despair” (i.e., suicide, drug and alcohol poisoning, and alcoholic liver disease) are at their highest rate in recorded history, and within Hall County, deaths of despair account for about 42 deaths for every 100,000 people. This falls roughly between the state and national averages of 38 and 47, respectively. Opioid overdoses account for about 12 deaths per 100,000 people, again falling between state and national averages of 10 and 16, respectively. Hall County stakeholders participating in the Community Health Needs Assessment identified mental health, behavioral health, and substance abuse as issues within the community, exacerbated by the COVID-19 pandemic. When residents were surveyed about what they felt were critical risky behaviors in the community, drug abuse and alcohol abuse were the top two answers. In an overall assessment of health issues in Hall County, the CHNA identified substance abuse as an issue based both on quantitative and qualitative research.

Survivors of Domestic Violence

While reliable data estimating the prevalence of domestic violence is not available at the local level, the National Coalition Against Domestic Violence estimates that about 37% of women and 30% of men in Georgia have experienced intimate partner physical violence, sexual violence, and/or stalking in their lifetimes. These rates translate to approximately 8,238 women and 6,155 men living in Gainesville who have experienced domestic violence.

Data from the Gateway Domestic Violence Center in Gainesville indicates a continued need for housing and services for survivors of domestic violence. In 2023, Gateway received more than 1,500 crisis calls on their 24/7 hotline and served a total of 1,337 clients, including adults and children.

Other Populations

In addition to the groups outlined above, stakeholders identified several other subpopulations as having special needs, including the following:

- Spanish speakers with limited English proficiency
- Residents without citizenship status
- Residents re-entering the community from the criminal justice system
- Residents being discharged from hospitals or other medical facilities

WHAT ARE THE HOUSING AND SUPPORTIVE SERVICE NEEDS OF THESE POPULATIONS AND HOW ARE THESE NEEDS DETERMINED?

The primary housing and supportive service needs of these subpopulations (the elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, survivors of domestic violence, and others) were determined by input from housing and service

providers and the public through public meetings and stakeholder interviews, as well as through a review of research on housing and service needs of specific populations.

Housing that is Affordable, Accessible, Safe, and Low-Barrier

Residents with special needs often live at or below the federal poverty level. High housing costs can make it difficult for these populations to afford housing. Low incomes force many residents to live in congregate care, have roommates, or live with family. As of FY 2024, HUD Fair Market Rent (FMR) for a two-bedroom unit in Gainesville is \$1,386 per month and FMR for a three-bedroom unit is \$1,711 per month. For special needs households without a rental subsidy or other assistance, these rates are often unaffordable.

There is a need to increase the availability of affordable housing for populations with special needs. This could include options such as smaller housing units; multifamily ‘missing middle’ housing, including duplexes, triplexes, quadraplexes, and other small multifamily units; accessory dwelling units; cohousing with shared services; and other housing types that support increased levels of affordability.

Housing may be inaccessible to populations with special needs for a variety of reasons. Persons with disabilities may find that their housing options are not ADA compliant or are outside the service range for public transportation. People living with HIV/AIDS, immigrants and refugees, people with criminal histories, and other populations with special needs may be discriminated against in housing application processes. Community members also noted that housing accessible to people leaving hospital settings is lacking in Gainesville, and that there is a need for transitional housing allowing residents to re-stabilize after they leave medical facilities.

The elderly, people with disabilities, and others who may not have access to vehicles often need housing that is accessible to transportation, recreation, and employment. These populations need housing options that are integrated into the community to provide access to needed services and to reduce social isolation. Like other populations with special needs, people living with HIV/AIDS also need housing that provides easy access to health services, resources, and employment.

Housing that is safe and clean is another need for people with special needs. Units that are not clean or have other unhealthy conditions can worsen health issues for people who are already vulnerable.

Transportation

Access to transportation is an important concern for people with special needs. People with disabilities and others who may not have access to vehicles need housing close to transportation services to access employment, health services, and recreation opportunities. Persons with HIV/AIDS need housing nearby transportation services to access health services and other resources. If transit is not accessible within a close distance, special needs populations require accessible, reliable transportation services to provide access to everyday needs. Stakeholders noted that while WeGo is helpful, wait times can be long and rides may be canceled by drivers. Several stakeholders expressed desires that the City or its partners consider offering limited fixed-route transit service to key locations within the community.

Specialized Housing and Services

Specialized housing addresses the needs of specific populations. People with physical, intellectual, or developmental disabilities; people living with HIV/AIDS; and people with alcohol or drug addiction have specific housing needs that may be addressed through housing with wraparound services, such as case management, life skills programming, and health services. Case management was a key need identified by stakeholders related to reducing or preventing homelessness for many subpopulations, and transitional and permanent supportive housing were frequently noted as needs.

Workforce Development and Employment Services

Special needs populations may also need workforce development and employment services. These programs may include employment navigation, job training, education, transportation services, and case management focused on employment, among others.

Physical and Mental Healthcare Access

Access to healthcare is a need for special needs populations, as they are more likely to experience barriers such as economic disadvantage; medical issues and disability; language and literacy age; and cultural, geographic, or social isolation. To increase access to healthcare, it is important for local governments and stakeholders to take steps to define, locate, and reach at-risk populations.

Education and Combating Stigmas

Combating stigmas is an important concern for people with special needs. For adults with criminal histories and people living with HIV/AIDS, discrimination may make accessing adequate housing difficult. Further, a lack of understanding regarding the transmission of HIV may cause people to lose housing or employment, thus increasing the risk of homelessness.

Outreach

Outreach to special needs populations to ensure they are aware of available services is another need. Clarity in marketing and in public buildings about what services are available is important in supporting awareness of available services among vulnerable populations. Outreach also includes the development of relationships and trust so that people feel comfortable seeking out needed services.

DISCUSS THE SIZE AND CHARACTERISTICS OF THE POPULATION WITH HIV/AIDS AND THEIR FAMILIES WITHIN THE ELIGIBLE METROPOLITAN STATISTICAL AREA.

As described earlier in this section, there are an estimated 331 people in Hall County living with HIV as of 2021. The majority of these residents are male (73%) and about one-quarter (27%) are female. The largest share are white (126 people or 38%), followed by Black or African American residents (88 people or 27%) and Hispanic or Latino residents (85 people or 26%).

Comparing the racial composition of the population with HIV to that of Hall County overall indicates Black or African American residents are significantly more likely to be impacted by HIV than Hispanic or white residents. About 6.5 out of every 1,000 Black or African American residents

in Hall County is living with HIV, compared to 1.4 out of every 1,000 Hispanic or Latino residents and 1.0 out of every white resident.

IF THE PJ WILL ESTABLISH A PREFERENCE FOR A HOME TBRA ACTIVITY FOR PERSONS WITH A SPECIFIC CATEGORY OF DISABILITIES, DESCRIBE THEIR UNMET NEED FOR HOUSING AND SERVICES NEEDED TO NARROW THE GAP IN BENEFITS AND SERVICES RECEIVED BY SUCH PERSONS.

Not applicable. The City of Gainesville does not receive a HOME grant allocation.

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

DESCRIBE THE NEED FOR PUBLIC FACILITIES.

Buildings and other facilities open to the general public or to targeted special needs groups, whether owned by the government or by nonprofit agencies, may be considered public facilities under the CDBG program. Public facility needs identified through community input include:

- Park improvements
- Community gardens/youth gardening program
- Day center with resources for people who are homeless, including public phone charging stations and a place to receive mail
- Senior day center
- Day center with services for people with cognitive disabilities
- Affordable childcare centers
- Safe spaces for youth outside of schools
- Affordable groceries, such as a small grocery store, neighborhood market, mobile food pantry, or food pantry with refrigerators/freezers
- Community center space for local nonprofit organizations

Public facility needs identified in the City's 2040 Comprehensive Plan and the Athens Street/Highway 129 South Corridor Master Plan include:

- Development of community facilities to address the increasing aging population
- New open spaces, such as neighborhood parks, in selected locations
- Utilization of passive parks and trails as a more integral means of connecting neighborhoods and key attractions
- Development of a mobile market to address food access issues in the short term and identification of a potential grocer for the Athens Street neighborhood in the long term
- Development of a community culture and arts center on the Athens Street corridor

HOW WERE THESE NEEDS DETERMINED?

The public facility needs listed above were developed based on input from stakeholders and residents consulted through interviews, focus groups, open houses, community events, and a survey. Stakeholders included City staff and management, Gainesville Housing Authority staff, Gainesville City School System staff, health service providers, housing providers, nonprofit and community organizations, homeless housing and service providers, young professionals, major employers, Gainesville residents, and others.

Needs were also determined based on a review of previous local and regional plans, such as Gainesville's 2040 Comprehensive Plan and the Athens Street/Highway 129 South Corridor Master Plan.

DESCRIBE THE 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 affordable housing. The public improvement needs most commonly identified by local stakeholders and residents include:

- Safety improvements for pedestrians and bicyclists, including sidewalks along major corridors and pedestrian crossing signals in high-traffic areas
- Walkability improvements around industrial employment centers
- Safe walking trails citywide
- Lighting improvements at the Midland Greenway
- Targeted infrastructure improvements (stormwater, water/sewer, traffic/street improvements) in key locations
- Infrastructure and amenity improvements along US-129
- Expanded public transit, including a fixed-route bus circulating to key community locations
- Beautification along Athens Street

Public infrastructure improvement needs identified in the City's 2040 Comprehensive Plan and the Athens Street/Highway 129 South Corridor Master Plan include:

- Utility and infrastructure improvements to facilitate infill development within fringe areas of the city
- Property acquisition to support additional greenway connections and extensions
- Improvements to neighborhood streetlighting
- Improvements along gateways into the city, including Atlanta Highway
- Pedestrian safety improvements and traffic calming in the core of the city and neighboring areas, including along Athens Street and MLK Boulevard
- Streetscaping and sidewalk installation along Athens Street
- Extension of the greenway to Athens Street with a terminus at a newly redeveloped community greenspace

HOW WERE THESE NEEDS DETERMINED?

The public improvement needs listed above were developed based on input from stakeholders and residents consulted through interviews, focus groups, open houses, community events, and a survey. Stakeholders included City staff and management, Gainesville Housing Authority staff, Gainesville City School System staff, health service providers, housing providers, nonprofit and community organizations, homeless housing and service providers, young professionals, major employers, Gainesville residents, and others.

Needs were also determined based on a review of previous local and regional plans, such as Gainesville's 2040 Comprehensive Plan and the Athens Street/Highway 129 South Corridor Master Plan.

DESCRIBE THE NEED FOR PUBLIC SERVICES.

Public services, such as case management, childcare, transportation assistance, job training, and programming for youth and senior centers, are important components 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 and residents include:

- Assistance with up-front move-in costs (deposits, utility deposits, application fees, etc.)
- Homelessness prevention
- Homebuyer readiness, credit counseling, and financial management/wealth building courses
- Assistance with and prevention of heirs' property issues
- Activities for older teens, including afterschool jobs, internships, or job training activities
- Affordable childcare
- Supportive services including case management, therapy, and substance abuse services
- Wrap around services such as workforce development, job training, refugee assistance, senior assistance, etc.
- Improved marketing of existing available programs
- Assistance with basic needs, medical care, mental health care, and dental care
- Capacity building for existing service providers

Public service needs identified in the City's 2040 Comprehensive Plan, the Athens Street/Highway 129 South Corridor Master Plan, and the 2022 Northeast Georgia Regional Community Health Needs Assessment include:

- Senior services to support the aging population
- Community art activities along the Athens Street corridor
- Assistance accessing food, including healthy food
- Health services, including health education, mental health, diabetes care, geriatric/elder care, and indigent care
- Long-term care services for aging adults

HOW WERE THESE NEEDS DETERMINED?

The public service needs listed above were developed based on input from stakeholders and residents consulted through interviews, focus groups, open houses, community events, and a survey. Stakeholders included City staff and management, Gainesville Housing Authority staff, Gainesville City School System staff, health service providers, housing providers, nonprofit and community organizations, homeless housing and service providers, young professionals, major employers, Gainesville residents, and others.

Needs were also determined based on a review of previous local and regional plans, such as Gainesville's 2040 Comprehensive Plan, the Athens Street/Highway 129 South Corridor Master Plan, and the 2022 Northeast Georgia Regional Community Health Needs Assessment



FIVE-YEAR CONSOLIDATED PLAN: 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 severe issue in Gainesville, with housing prices increasing significantly over the last several years.

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 2016-2020 Five-Year American Community Survey estimated that there are 16,530 housing units in Gainesville, with an occupancy rate of 86% (Table 26). Unit types are nearly evenly split between single-family (48%) and multifamily (50%). The largest share of units are single-family detached structures (45%) and attached single units (townhomes) make up a much smaller share of the stock (3%). The largest share of multifamily units (26%) is found in medium-sized complexes (5-19 units). Large complexes account for 17% of Gainesville homes, while units in small buildings – duplexes, triplexes, and fourplexes – account for only 7%.

There are an estimated 305 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 224 five years ago.

As Table 27 shows, about 41% of Gainesville households own their homes and 58% rent. This is lower than the statewide homeownership rate of 63% but has increased in comparison to the homeownership rate reported in Gainesville’s previous Consolidated Plan. Nearly all owned housing in Gainesville has at least two bedrooms: 14% has two bedrooms and 85% has three or more bedrooms. Rental units tend to be smaller: about 30% are studios or one-bedroom units. The most common rental unit contains two bedrooms (44%), while about one-quarter (26%) of renters live in homes with three or more bedrooms.

RESIDENTIAL PROPERTIES BY NUMBER OF UNITS

Table 26 – Residential Properties by Unit Number

Property Type	Number	Percent
1-unit detached structure	7,495	45%
1-unit, attached structure	555	3%
2-4 units	1,150	7%
5-19 units	4,280	26%
20 or more units	2,745	17%
Mobile Home, boat, RV, van, etc.	305	2%
Total	16,530	100%

Source: 2016-2020 ACS

UNIT SIZE BY TENURE

Table 27 – Unit Size by Tenure

Number of Bedrooms	Owner Households		Renter Households	
	Number	Percent	Number	Percent
No bedroom	15	0%	550	7%
1 bedroom	30	1%	1,885	23%
2 bedrooms	830	14%	3,660	44%
3 or more bedrooms	5,040	85%	2,140	26%
Total	5,915	100%	8,235	100%

Source: 2016-2020 ACS

DESCRIBE THE NUMBER AND TARGETING (INCOME LEVEL/TYPE OF FAMILY SERVED) OF UNITS ASSISTED WITH FEDERAL, STATE, AND LOCAL PROGRAMS.

Public Housing

The Gainesville Housing Authority owns and manages three properties that provide public housing for low- and moderate-income households:

Harrison Square is a 75-unit family apartment development with a mix of two-, three-, four-, and five-bedroom units. It is anticipated to be redeveloped as a 120-unit garden-style, family apartment community, with a mix of one-, two-, three-, and four-bedroom units. Redevelopment will use Low Income Housing Tax Credits (LIHTCs), Project-Based Vouchers (PBVs) and Project-Based Rental Assistance (PBRA) through the Rental Assistance Demonstration (RAD) program. All units will be income-restricted, with affordability levels at 30% AMI, 60% AMI and 80% AMI.

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

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

Low Income Housing Tax Credit Properties

Additional assisted housing in Gainesville includes several Low Income Housing Tax Credit (LIHTC) properties. According to HUD's LIHTC database, there are a total of 16 properties providing 2,071 housing units within Gainesville, typically targeting households with incomes of 50 to 60% AMI or below, adjusted by family size. Among these properties are several developed in partnership with the Gainesville Housing Authority, including Walton Summit I and II and Walton Harbor. LIHTC

developments include a mix of family and senior projects, and may include additional funding sources, such as Project-Based Section 8 subsidies.

Housing Choice Vouchers

While the Gainesville Housing Authority does not administer or manage any Housing Choice Vouchers (HCVs), Gainesville residents are eligible to apply for HCVs through the Georgia Department of Community Affairs. According to HUD's Picture of Subsidized Households, there are about 179 voucher holders in Gainesville. HCVs are targeted to households with incomes at or below 50% AMI, adjusted by family size, with an emphasis on serving households within incomes under 30% AMI.

Davis Street Cottages

Using CHIP and CDBG grant funds, the City of Gainesville assisted in the development of the Davis Street Cottages, a collection of five cottages in the Midland area. Moving forward, the Gainesville Community & Economic Development Department, in partnership with the Gainesville Nonprofit Development Foundation, is planning for additional houses in Midland Gainesville.

City of Gainesville Home Rehabilitation Programs

The City has a Housing Rehabilitation 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 residents who are elderly or disabled that provides funds 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.

According to program requirements, LIHTC properties must remain affordable for a 30-year period from the time they are placed in service. Placed-in-service dates for LIHTC properties in Gainesville range from 1999 to 2022, indicating that subsidies in the earliest built property – Hillside Square (formerly Pace Oconee Springs) – will expire in 2029. No other property is expected to leave the LIHTC affordable housing inventory within the next five years.

Ongoing redevelopment at Harrison Square will convert 75-units of public housing to a 120-unit garden-style, family apartment community supported by Low Income Housing Tax Credits (LIHTCs), Project-Based Vouchers, (PBVs) and Project-Based Rental Assistance (PBRA) through the Rental Assistance Demonstration (RAD) program. All units will be income-restricted, with affordability levels at 30% AMI, 60% AMI and 80% AMI.

DOES THE AVAILABILITY OF HOUSING UNITS MEET THE NEEDS OF THE POPULATION?

Input from stakeholders indicates that available housing does not meet the needs of Gainesville's population. New construction or rehabilitation of affordable rental units were identified as the greatest housing needs in the community. Cost burden data shows that affordability needs are particularly severe for renters with incomes under 30% of HUD Area Median Family Income

(HAMFI), affecting nearly 2,000 households in Gainesville. Stakeholders note that while there has been rental development within Gainesville in recent years, it has primarily included luxury apartments unaffordable to many residents living and/or working within the city.

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 owner households. Young professionals that provided input for this plan indicated that home sales prices were generally out of reach for them as first-time homebuyers and that for-sale housing available at an affordable price was typically in poor repair.

In terms of unit size, overcrowding impacts a significant number of households, particularly renters. The Needs Assessment identified 864 overcrowded renters and 40 overcrowded owners. The majority of these households were single family households (650 or 72%). Considering that the majority of rental units contain two or fewer bedrooms (74%), future affordable housing development should reflect continued need for 3+ bedroom rental units for larger families. Overcrowding data also shows that 214 households have multiple, unrelated families living within the same housing unit (i.e., “doubling up”). This figure also indicates additional need for affordable rental housing as a way to address overcrowding and homelessness.

DESCRIBE THE NEED FOR SPECIFIC TYPES OF HOUSING.

Throughout all community engagement activities, the need for additional affordable housing was a consistent theme. Stakeholders emphasized the need for a variety of housing affordable at different income levels. While additional rental housing, including permanent supportive housing, is needed to serve lowest income groups, moderate- and middle-income households also face difficulty finding affordable housing to rent or buy. Greater availability of a variety of housing types would better serve households across the income spectrum and encourage greater movement within the housing market, allowing residents to access housing that would best fit their needs.

Specific types of housing identified as needs in Gainesville include:

- One-bedroom rental units, including senior housing. The Gainesville Housing Authority’s wait list is longest for one-bedroom units.
- Rental units with three or more bedrooms to serve larger families in need of affordable housing.
- Affordable homeownership opportunities coupled with homeowner prep classes.
- Senior housing and ADA accessibility improvements for seniors and people with disabilities.
- Alternative housing types (tiny homes, manufactured housing, accessory dwelling units, conversion of hotels/motels to housing, etc.)
- Permanent supportive housing and housing connected with case management and other services.
- Transitional housing, including for people being discharged from hospitals or other institutions.

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

INTRODUCTION

This section reviews housing costs and affordability in Gainesville. Generally, Gainesville has tended to have higher housing costs than statewide averages based on access to the lake and the volume of historic homes in the city. As Table 28 shows, median home value in Gainesville was estimated at \$230,700 according to 2016-2020 ACS data, up by 66% from 2009 estimates. Median rent in Gainesville is estimated at \$803 as of 2016-2020 ACS data, up 23% from 2009. However, these figures do not reflect the significant housing cost increases that occurred nationally and locally during and following the COVID-19 pandemic. Stakeholders that participated in development of this plan emphasized unaffordable rents in Gainesville, and noted that most new construction is luxury apartment buildings.

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 28 – Cost of Housing

Property Type	Base Year: 2009	Most Recent Year: 2020	% Change
Median home value	139,200	230,700	66%
Median contract rent	655	803	23%

Source: 2009 (Base Year), 2016-2020 ACS (Most Recent Year)

Table 29 – Rent Paid

Rent Paid	Number	Percent
Less than \$500	1,035	12.6%
\$500-999	4,925	59.8%
\$1,000-1,499	1,885	22.9%
\$1,500-1,999	235	2.8%
\$2,000 or more	165	2.0%
Total	8,245	100.0%

Source: 2016-2020 ACS

HOUSING AFFORDABILITY

Table 30 – Housing Affordability

Number of Units Affordable to Households Earning	Renter	Owner
30% HAMFI	580	No Data
50% HAMFI	2,330	230
80% HAMFI	5,740	1,415
100% HAMFI	No Data	2,069
Total	8,650	3,714

Source: 2016-2020 CHAS

MONTHLY RENT

Table 31 – Monthly Rent

Monthly Rent (\$)	Studio/ Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Fair Market Rent	\$1,076	\$1,235	\$1,386	\$1,711	\$1,932
High HOME Rent	\$1,035	\$1,110	\$1,334	\$1,533	\$1,690
Low HOME Rent	\$811	\$869	\$1,043	\$1,205	\$1,345

Source: HUD FMR and HOME Rents

IS THERE SUFFICIENT HOUSING FOR HOUSEHOLDS AT ALL INCOME LEVELS?

Table 30 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 2,150 renters with incomes under 30% HAMFI, but only 580 rental units affordable at that income level are reported in Table 30. Thus, there is insufficient rental housing for households with very low incomes. At other income levels, there appears 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. Stakeholder engagement indicated a need for additional affordable rental housing units at a variety of price points, including those affordable to very low-income households, low- and moderate-income households, and middle-

income households. Input from young professionals with incomes above 80% AMI indicating a lack of affordable housing, even at income levels beyond those addressed through HUD grant funds.

Turning to owners, there are an estimated 820 owner households with incomes at or below 50% HAMFI in Gainesville, but Table 30 reports only 230 owner-occupied housing units affordable at that income level. This leaves a deficit of 590 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 or lower income households are occupying units within this cost range.

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 the Gainesville MSA's Fair Market Rent (FMR) of \$1,386 without being cost burdened would require an annual wage of \$55,440. This amount translates to a 40-hour work week at an hourly wage of \$26.65 or 3.7 full-time minimum wage jobs. At the MSA's average renter wage of \$20.54, about 1.3 full-time jobs would be needed to afford a two-bedroom apartment at Fair Market Rent.

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 66% from the 2005-2009 Five-Year American Community Survey to the 2016-2020 ACS, and median rent increased by 23%. These figures indicate that low- and moderate-income households in Gainesville have continued to face affordability challenges over the last decade. Rising rents and home prices since 2020 are not reflected in the data but have continued to impact renters, owners, and potential homebuyers.

The Norton Agency's *Native Intelligence 2024* report discusses the current residential market in Hall County. The report indicates that low housing inventory continues to impact the real estate market, with first-time homebuyers squeezed by rising mortgage rates and the rising cost of insurance. The agency says there is high demand for affordable homes for first-time buyers and growing families, with a growing interest in multi-generational homes. Norton estimates the rental market in North Georgia to have a 3.5% vacancy rate, representing a tighter market than normal vacancy rate of 5% and suggesting renters will face greater difficulty finding available, affordable units.

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 31 shows HUD Fair Market Rents and HOME rents for the Gainesville MSA. The median contract rent of \$803 is roughly equivalent to the low HOME rent for a studio or efficiency unit, but below the Fair Market Rent for all unit sizes. The distribution of rents shown in Table 29 suggest that rental units should be available at fair market rents for nearly all unit sizes; however, rent increases since the COVID-19 pandemic and current low vacancy rates make it difficult for low- and

moderate-income households to find affordable housing, particularly unsubsidized units that are affordable. Additionally, 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. Taken together, these factors point toward a continued need to develop or redevelop affordable rental units.

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 2016-2020 ACS estimates, nearly one-half (48%) of rental units and one-fifth (19%) 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. For renters, 8% of units have two conditions (655 units), and 70 units 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 (48%) were built from 1980-1999 than owner units (18%). The newest units, built after 2000, contain a higher percentage of owners (45%) than renters (22%). 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.

DEFINITIONS

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.

American Community Survey estimates show an estimated 2,369 vacant housing units in Gainesville as the 2016-2020 data. 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 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 32 – Condition of Units

Condition of Units	Owner Households		Renter Households	
	Number	Percent	Number	Percent
With one selected Condition	1,095	19%	3,985	48%
With two selected Conditions	0	0%	655	8%
With three selected Conditions	0	0%	40	0%
With four selected Conditions	0	0%	30	0%
No selected Conditions	4,825	82%	3,525	43%
Total	5,920	101%	8,235	99%

Source: 2016-2020 ACS

YEAR UNIT BUILT

Table 33 – Year Unit Built

Year Structure Built	Owner Households		Renter Households	
	Number	Percent	Number	Percent
2000 or later	2,675	45%	1,830	22%
1980-1999	1,065	18%	3,965	48%
1950-1979	1,830	31%	1,895	23%
Before 1950	350	6%	550	7%
Total	5,920	100%	8,240	100%

Source: 2016-2020 ACS

RISK OF LEAD-BASED PAINT HAZARD

Table 34 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner Households		Renter Households	
	Number	Percent	Number	Percent
Total number of units built before 1980	2,180	37%	2,445	30%
Housing units built before 1980 with children present	1,695	29%	310	4%

Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

VACANT UNITS

Table 35 – Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	N/A	N/A	2,369
Abandoned Vacant Units	N/A	N/A	N/A
REO Properties	N/A	N/A	N/A
Abandoned REO Properties	N/A	N/A	N/A

Source: 2016-2020 ACS

NEED FOR OWNER AND RENTAL REHABILITATION

Community input from stakeholders and residents indicates a continued need for rehabilitation of rental and owner-occupied housing, although community members often ranked these needs behind the need for an expanded supply of affordable housing. Specific rehabilitation needs identified through the engagement process included home rehabilitation and emergency repair for low- and moderate-income homeowners, accessibility improvements for seniors, rehabilitation assistance for affordable rental properties, and redevelopment of aging hotels or motels into affordable housing.

Data regarding housing conditions indicates that 725 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 230 renter households with incomes below the area median who lack complete kitchens or plumbing. Additionally, 550 rental units were built before 1950, indicating the highest risk for deferred maintenance and rehabilitation need. About one-quarter of rental housing (1,895 units) was built between 1950 and 1980, and as this housing ages, maintenance needs will grow.

Owners are less likely to lack complete kitchens or plumbing, and therefore are less likely to live in substandard housing, as defined in Table 32. 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 rehabilitation, given that about 37% of units (2,180 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.

ESTIMATED NUMBER OF HOUSING UNITS OCCUPIED BY LOW- OR MODERATE-INCOME FAMILIES WITH LBP 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. As shown, this includes 1,695 owner-occupied units (or 29% of total owner-occupied housing) and 310 renter-occupied units (or 4% 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

The Gainesville Housing Authority (GHA) provides public housing and a range of related services for its residents. HUD's Public and Indian Housing (PIH) Information Center reports a total of 495 public housing units managed by the Housing Authority with an occupancy rate of 95% (468 occupied units out of 495 total units).

TOTALS NUMBER OF UNITS

Table 36 – 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
Number of units/vouchers available	0	0	495	0	0	0	0	0	0
Number of accessible units	0	0	0	0	0	0	0	0	0

Source: PIC (PIH Information Center)

Disabled Special Purpose Vouchers include Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition.

DESCRIBE THE SUPPLY OF PUBLIC HOUSING DEVELOPMENTS.

Public housing properties owned and managed by GHA include:

Harrison Square is a 75-unit family apartment development with a mix of two-, three-, four-, and five-bedroom units. It is anticipated to be redeveloped as a 120-unit garden-style, family apartment community, with a mix of one-, two-, three-, and four-bedroom units. Redevelopment will use Low Income Housing Tax Credits (LIHTCs), Project-Based Vouchers, (PBVs) and Project-Based Rental Assistance (PBRA) through the Rental Assistance Demonstration (RAD) program. All units will be income-restricted, with affordability levels at 30% AMI, 60% AMI and 80% AMI.

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

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

Gainesville Housing Authority maintains a waitlist for its public housing units. The waitlist for one- and two-bedroom apartments is currently closed, but applications are still being accepted for three-, four-, and five-bedroom units. The Housing Authority notes that wait times are generally longest for smaller units (one or two bedrooms).

The Housing Authority has a strong history of collaboration with the City of Gainesville and worked with a development partner, Walton Communities, to create additional affordable housing using Housing Authority funding, CDBG funds, and LIHTCs. These properties include Walton Harbor, which includes 160 units of family and senior housing, and Walton Summit/Legacy at Walton Summit, which includes 252 units of family and senior housing, 213 of which are affordable and 39 of which are market-rate.

While the Gainesville Housing Authority does not administer or manage any Housing Choice Vouchers (HCVs), Gainesville residents are eligible to apply for HCVs through the Georgia Department of Community Affairs. According to HUD's Picture of Subsidized Households, there are about 179 voucher holders in Gainesville. Note that these are not reflected in the table on the following page, as they are not administered locally. DCA's HCV waitlist is currently closed but was last open for a four-day window in October 2023.

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.

HUD's Real Estate Assessment Center (REAC) conducts physical property inspections of properties that are owned, insured, or subsidized by HUD, including public housing and multifamily assisted

housing. About 20,000 such inspections are conducted each year to ensure that assisted families have housing that is decent, safe, sanitary, and in good repair. Inspections are scored using a scale of 1 to 100. A passing score for a REAC Physical Inspection is 60 or above.

There are three letters (A-C) that may follow the score, as well as an asterisk (*). Their meaning is as follows:

- A: No health and safety deficiencies noted
- B: Non-life-threatening health and safety deficiencies noted
- C: At least one life-threatening health and safety deficiency noted
- * At least one inoperable smoke detector noted

As Table 37 shows, all public housing developments in Gainesville passed their most recent REAC inspections, with scores ranging from 82 to 98. Melrose Homes received a “c” rating, indicating that at least one life-threatening health and safety deficiency was noted and that at least one inoperable smoke detector was identified.

PUBLIC HOUSING CONDITION

Table 37 – Public Housing Condition

Public Housing Development	Inspection Score	Inspection Date
Melrose Homes	82c*	03/21/2022
Harrison Square	83b	09/26/2022
Walton Harbor Phase 1	98b	02/21/2023

Source: HUD, Physical Inspection Scores by State for Public Housing, Published June 30, 2023

DESCRIBE THE RESTORATION AND REVITALIZATION NEEDS OF PUBLIC HOUSING UNITS IN THE JURISDICTION.

Given its age and condition, GHA is planning to redevelop Harrison Square in two phases, bringing a mix of new family and senior housing to the area. Harrison Village Phase 1 will be a 120-unit garden-style, family apartment community, with a mix of one-, two-, three-, and four-bedroom units. Redevelopment will use Low Income Housing Tax Credits (LIHTCs), Project-Based Vouchers, (PBVs) and Project-Based Rental Assistance (PBRA) through the Rental Assistance Demonstration (RAD) program. All units will be income-restricted, with affordability levels at 30% AMI, 60% AMI and 80% AMI. Harrison Square will remain in operation until construction of Harrison Village Phase 1 is complete and current tenants will have the option to move to Harrison Village when it opens. Following completion of Phase I, Harrison Square is anticipated to be demolished and replaced by senior apartments as Harrison Village Phase II. The GHA recently broke ground on Harrison Village Phase I and construction is expected to take up to one and a half years.

DESCRIBE THE PUBLIC HOUSING AGENCY'S STRATEGY FOR IMPROVING THE LIVING ENVIRONMENT OF LOW- AND MODERATE-INCOME FAMILIES RESIDING IN PUBLIC HOUSING.

The Gainesville Housing Authority operates a robust Resident Opportunity and Supportive Services Program that supports public housing residents by linking them with community resources to encourage economic self-sufficiency, independence, improved quality of life and, in some cases, help individuals maintain stable housing as they age.

Resources for adults include:

- Onsite financial literacy and credit repair assistance
- Onsite English classes
- Onsite produce markets sponsored by Georgia Mountain Food Bank
- Assistance with college and technical school applications and FAFSA
- Job search and job training assistance
- Access to subsidized childcare through Childcare Parent Services (CAPS)
- Referrals for mental health, behavioral health, and basic needs (food, furniture, etc.)
- Limited financial assistance for transportation, education, and childcare
- Senior activities, including bingo, lunches, exercise classes, cooking classes, and social events

Resources for youth and children include:

- RISE Summer Program at Fair Street School, which provides a variety of educational and recreational opportunities for children in kindergarten through fifth grade.
- SHINE Afterschool Program, which provides additional learning support throughout the school year to students in kindergarten through fifth grade.
- Small group programs for middle and high school students at Melrose and Harrison Square community centers.
- GRAD program, which provides one-on-one support to high school students related to school schedules, tutoring, career tests, and connections to other resources.
- Access to scholarship applications for high school seniors, including scholarships available through the Horizon Housing Foundation, the North Georgia Community Foundation, and the Hispanic Scholarship Fund.

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

INTRODUCTION

Community members identify housing for people who are experiencing homelessness as a crucial need in Gainesville. Because Gainesville falls within the Georgia Balance of State Continuum of Care, comprehensive data regarding the number and type of available beds in the city is limited. The table below presents estimated number of beds based on a review of providers operating within Gainesville and Hall County.

FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

Table 38 – Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds (Current & New)	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher/ Seasonal/ Overflow Beds		Current & New	Under Development
Households with adults and children	56		6		
Households with only adults	32				
Chronically homeless households					
Veterans					
Unaccompanied youth					

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.

A variety of agencies provide housing and services for Gainesville residents experiencing homelessness, summarized below:

- Ninth District Opportunity provides residents who are homeless or at imminent risk of homelessness with rental assistance and strong case management support, working to identify and address barriers to maintaining long-term housing. Ninth District Opportunity also holds community outreach events to bring information about its housing programs to homeless residents and other members of the Gainesville and Hall County community.
- Good News at Noon provides transitional housing, case management, and mental health support for men and women experiencing homelessness. Good News also hosts weekly outreach activities to connect their residents and other people experiencing homelessness with the Good News at Noon community.
- Overhead Cover provides mobile showers and meals to unhoused residents through collaboration with community members.
- Gainesville City School System provides outreach services to students and families who meet the McKinney-Vento definition of homelessness.
- Family Promise of Hall County provides both emergency and transitional housing to families experiencing homelessness through its Empowerment and Next Step programs. Other services include childcare, life-skills classes, and a diaper bank.
- Gateway Domestic Violence Center provides emergency shelter to survivors of domestic violence and their children. Gateway also offers some transitional housing and a variety of services including support groups, children's programs, occupational therapy, and legal advocacy.
- My Sister's Place provides emergency shelter for up to 90 days to single women and mothers with children who are experiencing homelessness. My Sister's Place provides case management to assist residents obtain permanent housing and has three transitional housing units for residents unable to secure permanent housing within 90 days.
- Salvation Army provides emergency shelter for men, women, and families, as well as a food pantry and other resident services.
- Gainesville Baptist Mission provides transitional housing for men experiencing homelessness and a structured program focused on education, employment, life skills, and recovery from substance abuse.
- Chateau Elan Military Support Foundation serves the north Georgia region and, among other services, can help homeless veteran families with temporary housing.

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

INTRODUCTION

This section describes the housing and supportive service needs of Gainesville’s special needs populations, including the elderly, frail elderly, domestic violence survivors, residents with HIV/AIDS, and residents with substance abuse disorders.

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.

Elderly and Frail Elderly

The elderly and frail elderly often need housing that allows them to age comfortably in place. This may require accessibility modifications that include ground floor entry, wheelchair ramps, and bathtub/shower modifications. The location of supportive housing for elderly populations should consider the site’s access to vital resources and health services. Due to limited mobility, seniors may require access to transit or transportation services in order to reach everyday necessities and services. Other supportive service needs for the elderly include healthcare services, independent living support, assistive technologies, and educational assistance.¹ Senior housing should also integrate programming meant to facilitate social interactions and community, as isolation poses a large issue for this population. Stakeholders in our community engagement process noted that more affordable housing is needed in locations that are accessible for seniors in the region.

People with Substance Use Disorders

People with substance use disorders may need services including screening, diagnosis, assessment, and treatment. People recovering from these disorders may need recovery supportive services, including clinical case management, housing and transportation assistance, mental health services, family engagement, behavioral therapy, job training or job search assistance, childcare, financial, and health services.²

¹ Centers for Disease Control and Prevention. (n.d.) Disability and health information for people with disabilities. Retrieved from: <https://www.cdc.gov/ncbddd/disabilityandhealth/people.html>

² Rural Health Information Hub. (n.d.) Treatment and Recovery Support Services. Retrieved from: <https://www.ruralhealthinfo.org/toolkits/substance-abuse/1/support-services>

People Living with HIV/AIDS

Like other special needs populations, people living with HIV/AIDS need housing that provides easy access to health services, resources, and employment. This population may need case management services; however, a Housing First model emphasizes that supportive services should not be required for people living with HIV/AIDS to access housing. In addition to low-barrier housing, people living with HIV/AIDS may need a variety of services, including access to core medical services, as well as supportive services, including childcare services, medical transportation, and non-medical case management, among others.

Public Housing Residents

Public housing residents often need supportive services such as case management and long term follow-up; employment services, including transitional jobs, job-search assistance, sector-based job training, work-related childcare support, and continuing technical and professional education; programs that teach financial literacy; and housing counseling.

Some public housing residents need more intensive case-management and may benefit from integrated supportive housing, in which small numbers of permanent family-supportive housing units are incorporated into mixed-income developments and case management and services are provided on-site. Vouchers with wraparound services provide an alternative model in which case managers support voucher-holders with the same services delivered in permanent supportive housing. Incentives models may also support families in moving toward self-sufficiency by providing rewards for achievements, such as paying rent on time, getting their children to school, applying for a job, and volunteering.

Finally, some public housing residents – particularly those with serious physical and mental health disabilities – may have greater supportive service needs, such as assisted living (meals, housekeeping, health care, case management, grocery store access) and on-site services, including parenting support, childcare, and after-school services for those with children.³

Survivors of Domestic Violence

Often, the greatest need for survivors of domestic violence is quick access to safe and affordable housing. Transitional housing options may also provide supportive services such as counseling, childcare, transportation, life skills, education, and job training for up to 24 months, providing survivors time and services to obtain safety and stability.⁴ Difficulties finding affordable housing are common among the general population, but survivors of domestic violence face additional challenges in finding affordable housing that is located near public transit, as well as finding affordable housing that can accommodate families with children.

³ Theodos, B., Popkin, S. J., Parilla, J., & Getsinger, L. (2012). The challenge of targeting services: a typology of public-housing residents. *Social Service Review*, 86(3), 517-544.

⁴ Rogers, L. (2019). Transitional housing programs and empowering survivors of domestic violence. Retrieved from: <https://www.justice.gov/ovw/blog/transitional-housing-programs-and-empowering-survivors-domestic-violence>

DESCRIBE PROGRAMS FOR ENSURING THAT PERSONS RETURNING FROM MENTAL AND PHYSICAL HEALTH INSTITUTIONS RECEIVE APPROPRIATE SUPPORTIVE HOUSING.

A network of local agencies work to find supportive housing and related services for persons being discharged from mental or physical health institutions, however, representatives from these organizations report a lack of appropriate housing in which to place patients. They report a need for additional housing units with wrap around services, similar to the supportive housing model used by Avita Community Partners. They also identify transitional housing as a need, including housing that would allow residents a safe space to live for short periods after leaving the hospital but prior to securing longer-term housing. Agencies within this network of housing and service providers are in the process joining United Way's Unite Us platform, which will allow users to identify available housing and services in real time, enabling them to better assist clients access needed resources.

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 PY2024 Annual Action Plan describes activities the City will undertake over the next year to address housing and supportive service needs of residents who are not homeless but have other special needs. Most notably, the City will dedicate a substantial share of its CDBG funding owner-occupied housing rehabilitation and emergency repair, a program that can serve elderly or frail elderly homeowners who are unable to complete required housing improvements to maintain and extend the life of their homes. This program can allow elderly and frail elderly homeowners to remain stably housed and improve the safety of their home environment. During PY2024, the City will allocate \$75,000 to the program, with the goal of serving two to three homeowners. The City also anticipates using \$5,000 in prior year CDBG funds to support fair housing education. Given that special needs populations are often at higher risk of facing housing discrimination, increased access to fair housing resources can assist these residents. The City anticipates serving 25 residents with its fair housing education program.

In order to focus its limited CDBG funds on high-priority activities with the potential for significant impact in the community, including the expansion and preservation of affordable housing, Gainesville does not anticipate funding supportive services during PY2024. However, a variety of agencies operating within the community provide support services for non-homeless special needs populations and will continue to do so during PY2024.

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

NEGATIVE EFFECTS OF PUBLIC POLICIES ON AFFORDABLE HOUSING AND RESIDENTIAL INVESTMENT

Housing market data and stakeholder input both indicate a tight housing market in Gainesville, with increasing rents and limited opportunities for first-time homebuyers. While the market depends largely on the private sector to provide housing, there are roles the City and others can play through policy and regulation that may encourage greater private investment in new housing development in Gainesville.

Several aspects of the City's zoning code could potentially support additional housing development, including development of affordable units. For example, the City may want to consider adopting means to allow more flexibility in density and affordable housing development by allowing for a greater mix of housing types, lower minimum lot sizes, and higher multifamily density. The City could also consider alternatives such as relaxing infill residential development standards, providing for tiny homes or cluster developments, and density blending. Permitting or incentivizing conversion of single-family dwellings on large lots in high opportunity intown neighborhoods to two-family or three-family dwellings is also a potential strategy to address the need for more density and infill development in established neighborhoods. Stakeholder input also suggested encouragement of accessory dwelling units (ADUs) as a strategy for creating new affordable housing units.

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

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

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

INTRODUCTION

Gainesville and Hall County benefit from a diverse economic base. 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, 2022-2026 (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. The CEDS also notes that unemployment is at an all-time low, with an unemployment rate of 2.8% in the Georgia Mountains region as of June 2022.

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

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 (12,200 jobs or 28%), manufacturing (9,754 jobs or 23%), retail trade (4,413 jobs or 10%) and arts, entertainment, and accommodations (3,525 jobs or 8%).

According to the Greater Hall Chamber of Commerce, the five largest employers in Hall County include Northeast Georgia Medical Center (9,239 employees), Gold Creek Foods (4,000 employees), Kubota Manufacturing of American (3,579 employees), Hall County School System (3,500 employees), and Fieldale Farms Corporation (2,375 employees).

Looking at employed Gainesville residents (i.e., “number of workers” in Table 39), the largest shares are employed in manufacturing (4,236 workers or 29%), education and health care services (1,870 workers or 13%), and retail trade (1,656 workers or 11%). The biggest mismatch between workers and available jobs in Gainesville is in the education and health care services industry. More than one-quarter (28%) of the city’s jobs are in that industry, but it employs only 13% of city residents who work.

ECONOMIC DEVELOPMENT MARKET ANALYSIS

Table 39 – 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	112	56	1%	0%	-1%
Arts, Entertainment, Accommodations	1,406	3,525	10%	8%	-1%
Construction	749	1,256	5%	3%	-2%
Education and Health Care Services	1,870	12,200	13%	28%	15%
Finance, Insurance, and Real Estate	681	2,197	5%	5%	0%
Information	200	300	1%	1%	-1%
Manufacturing	4,236	9,754	29%	23%	-6%
Other Services	330	855	2%	2%	0%
Professional, Scientific, Management Services	752	2,166	5%	5%	0%
Public Administration	0	0	0%	0%	0%
Retail Trade	1,656	4,413	11%	10%	-1%
Transportation and Warehousing	587	1,274	4%	3%	-1%
Wholesale Trade	867	1,596	6%	4%	-2%
Total	13,446	39,592	--	--	--

Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Table 40 – Labor Force

Total population in civilian labor force	19,880
Civilian employed population 16 years and over	19,210
Unemployment rate	3.36
Unemployment rate for ages 16 to 24	9.82
Unemployment rate for ages 25 to 65	1.86

Source: 2016-2020 ACS

Table 41 – Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	3,500
Farming, fisheries and forestry occupations	345
Service	1,760
Sales and office	3,885
Construction, extraction, maintenance and repair	1,870
Production, transportation and material moving	2,600

Source: 2016-2020 ACS

Table 42 – Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,662	70%
30-59 Minutes	3,769	21%
60 or More Minutes	1,602	9%
Total	18,033	100%

Source: 2016-2020 CHAS

EDUCATION

Table 43 – Educational Attainment by Employment Status (Population 16 and Older)

	In Civilian Labor Force		Not in Labor Force
	Employed	Unemployed	
Less than high school graduate	3,750	120	1,335
High school graduate (includes equivalency)	3,785	90	1,135
Some college or Associate's degree	3,865	125	640
Bachelor's degree or higher	3,605	30	755

Source: 2016-2020 ACS

Table 44 – Educational Attainment by Age

	Age				
	18-24 years	25-34 years	35-44 years	45-65 years	65+ years
Less than 9th grade	219	490	875	1,575	705
9th to 12th grade, no diploma	530	520	1,000	735	310
High school graduate, GED, or alternative	1,685	1,885	1,384	1,735	1,415
Some college, no degree	1,905	1,520	755	1,260	1,555
Associate's degree	195	575	154	390	330
Bachelor's degree	225	910	610	1,140	1,110
Graduate or professional degree	10	215	365	1,165	985

Source: 2016-2020 ACS

Table 45 – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$26,338
High school graduate (includes equivalency)	\$85,424
Some college or Associate's degree	\$62,870
Bachelor's degree	\$84,897
Graduate or professional degree	\$160,246

Source: 2016-2020 ACS

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 other medical facilities.
- Opportunity to market the city's intown neighborhoods as a way to attract knowledge workers and entrepreneurs.
- Need to further promote and market locally-owned/family-owned businesses and to encourage small business investment/entrepreneurship.
- Need to balance economic development strategies to include professional/service-oriented economic development while supporting manufacturing.
- Opportunities for new business development via rehabilitation and reuse of historic mill villages.
- Need to expand existing incentives for economic development, including redevelopment of grey fields.

The Georgia Mountain Regional Commission's CEDS also outlines identifies workforce development and infrastructure needs in the region, including:

- Labor skills to support a diverse group of industries.
- Soft skills that match industry needs.
- Affordable childcare to support working parents.
- Increasing demand for high quality education facilities and programs.

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 job training, internship, or mentorship programs for youth is a need.

DESCRIBE ANY MAJOR CHANGES THAT MAY HAVE AN ECONOMIC IMPACT. DESCRIBE ANY NEEDS FOR WORKFORCE DEVELOPMENT, BUSINESS SUPPORT OR INFRASTRUCTURE THESE CHANGES MAY CREATE.

There are no significant changes anticipated to impact the workforce development, business support, or infrastructure needs identified in this Consolidated Plan. According to the Greater Hall Chamber of Commerce, 118 new and expanded businesses have announced 5,750 new jobs and \$1.5 billion in capital investment in the city and county since 2015, reflecting continued economic development efforts in the region.

The CEDS does, however, note that the landscape has changed dramatically for existing employers since the COVID-19 pandemic. Alternative work schedules, the need to engage virtually, and

employees wanting increased flexibility are common factors now, and impact employers' abilities to attract and retain employees.

HOW DO THE SKILLS AND EDUCATION OF THE CURRENT WORKFORCE CORRESPOND TO EMPLOYMENT OPPORTUNITIES IN THE JURISDICTION?

Interviews with manufacturing employers indicate that a key area for workforce development involves soft skills training. The CEDS also identifies workforce development needs and related strategies including the following taken from CEDS Goal 5 – Workforce Development:

1. Lack of labor to support a diverse group of industries
 - Work directly with employers, career academies, and technical colleges to identify skill gaps and needs for their business and educational institutions
 - Work with high schools and technical colleges to develop needed career pathways relevant to the region and prepare individuals in the required skill sets
 - Support marketing efforts to citizens outlining the importance of an educated workforce
2. Lack of soft skills and state standards that do not match with industry needs
 - Through regional awareness, inform State officials about the essential skill challenges
 - Support GeorgiaBEST and other programs
 - Work with area school systems to provide support for employability skills training
3. Perception of low educational attainment by local residents
 - Publicize with area newspapers the positive academic and skills attainment achieved in the region
 - Educate employers on the many ongoing post-secondary training efforts around the region
4. Increasing demand for high quality education facilities and programs
 - Promote career days in primary and secondary schools
 - Start a school mentor / junior achievement program in every junior high and high school in the region
 - Continue strengthening relationship between high schools, career academies and area technical colleges
 - Develop a program linking local schools with area technical colleges
 - Develop an entrepreneurship training program for teachers
 - Identify and create a database of entrepreneur support resources in the region
 - Creation of an entrepreneurial network
 - Develop a hi-tech strategy for the region
 - Further develop apprenticeship, internship, work-based learning, and mentoring programs
 - Educate parents, teachers, and other influencers on the importance/stigma of technical education along with the employment and financial opportunities available in the region

5. Historically Low Unemployment

- Re-engage prospective workers who have dropped out of the labor force and underrepresented or economically vulnerable populations
- Continue developing alternative workforce pipelines through short-term training for those involved in reentry programs, accountability courts, graduating seniors, students with barriers, etc.

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
- 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.

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.

These efforts support economic development and anti-poverty components of Gainesville's Consolidated Plan, and provide job training and job search assistance resources for homeless and low- and moderate-income city residents.

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.

Through its HALLmark 2020-2025 Initiative, the Greater Hall Chamber of Commerce is undertaking a series of economic development activities that may be coordinated with Consolidated Plan goals. These include:

- **Workforce Development and Education:** The workforce development initiative seeks to build a sustainable workforce that possesses the skills needed by today's (and tomorrow's) employers by collaborating with area businesses, educators and leaders to create new programs, market existing programs, remove barriers and influence perceptions. The Chamber is working in conjunction with community partners to increase opportunities in work-based learning, skill-focused bootcamps and youth apprenticeship programs.
- **Vision 2030:** This initiative focuses on the implementation of strategic big ideas that include public art, healthcare and wellness, greenspace, inclusion, transportation, education, workforce development, Downtown development, tourism & recreation, and The Wisdom Project.
- **Health and Wellness:** Since 2005, the Chamber's Healthcare Committee has been the catalyst for connecting health and wellness Initiatives to local businesses and is continuously providing programs and events for residents to manage their health including the HealthSmart Expo with free community health screenings.
- **Retail and Small Business Development:** The Gainesville-Hall County Economic Development Council and the Greater Hall Chamber facilitate public and private partnerships between government and developers and support retail development with timely and accurate information. New retail initiatives will enhance quality of life in the region, improve Gainesville's position as a retail and tourist destination, diversify the commercial tax base, and attract sales dollars to support SPLOST initiatives.

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

ARE THERE AREAS WHERE HOUSEHOLDS WITH MULTIPLE HOUSING PROBLEMS ARE CONCENTRATED? (INCLUDE A DEFINITION OF "CONCENTRATION")

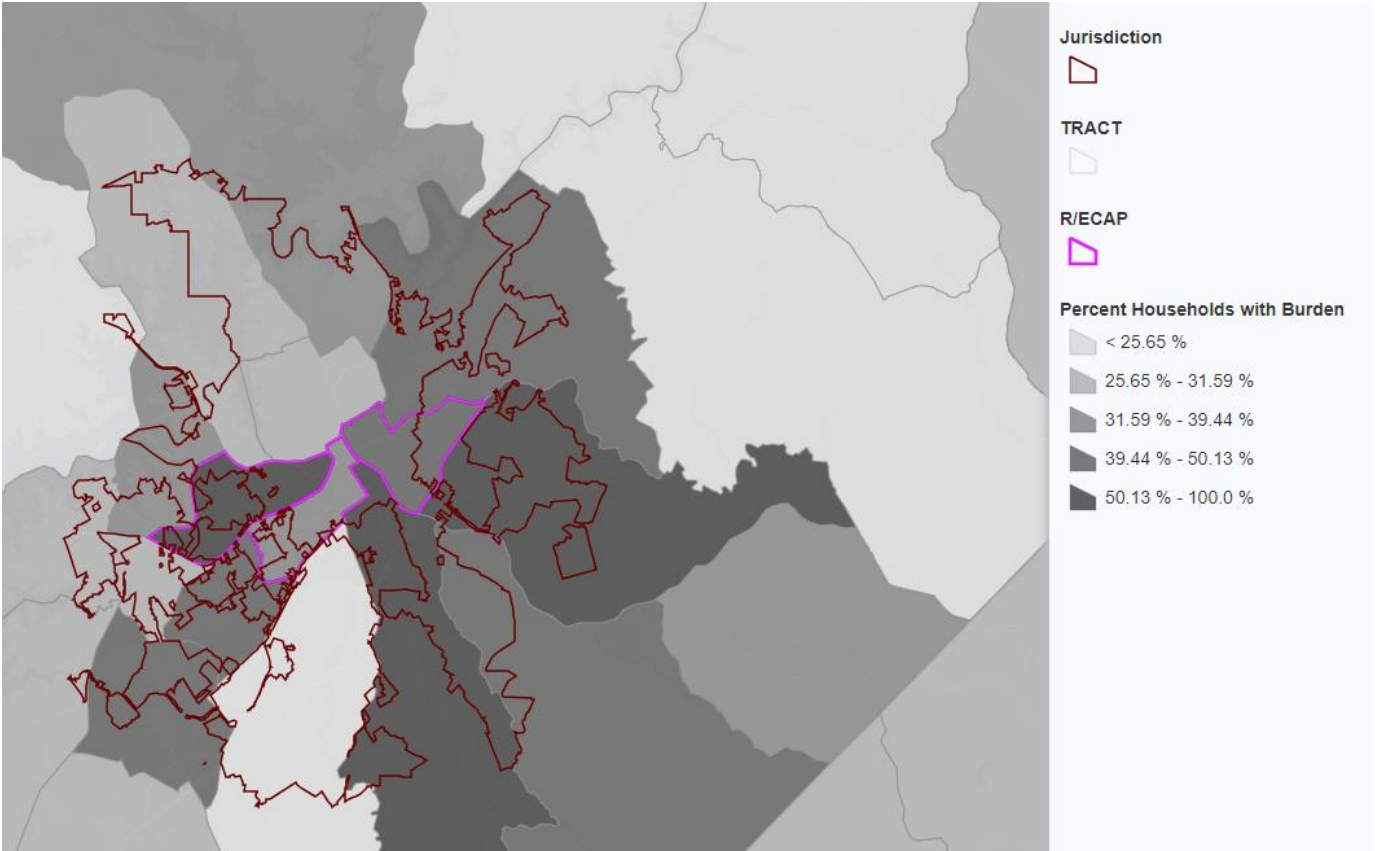
HUD defines four types of housing problems: (1) cost burden of more than 30%, (2) more than 1 person per room, (3) lack of complete kitchen facilities, and (4) lack of complete plumbing facilities. The HUD-provided map on the following page shows the share of households within each census tract that 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 eight census tracts with a concentration of housing problems, covering the majority of Gainesville's downtown core and central city neighborhoods, as shown in Figure 1. Rates of housing needs in these tracts range from a low of 40.9% in Tract 6 (covering northeast Gainesville) to a high of 66.0% in Tract 11 (including neighborhoods along MLK Boulevard and Pearl Nix Parkway south of US-129).

ARE THERE ANY AREAS IN THE JURISDICTION WHERE RACIAL OR ETHNIC MINORITIES OR LOW-INCOME FAMILIES ARE CONCENTRATED? (INCLUDE A DEFINITION OF "CONCENTRATION")

For this research, a concentration is defined as a census tract in which more than 50% of residents are people of color. There are three census tracts in the City of Gainesville where people of color comprise a majority of residents and where there are concentrations of low- and moderate-income households, outlined in pink in Figure 1. These tracts (Tract 8, Tract 10.03, and Tract 11.01) are located in the center of Gainesville and all have housing need rates above 40%. One tract – Tract 11.01 – has the highest rate of housing needs within Gainesville (66.0%).

Figure 1 – Concentrations of Housing Needs by Census Tract, City of Gainesville



MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS - 91.210(A)(4), 91.310(A)(2)

DESCRIBE THE NEED FOR BROADBAND WIRING AND CONNECTIONS FOR HOUSEHOLDS, INCLUDING LOW- AND MODERATE-INCOME HOUSEHOLDS AND NEIGHBORHOODS.

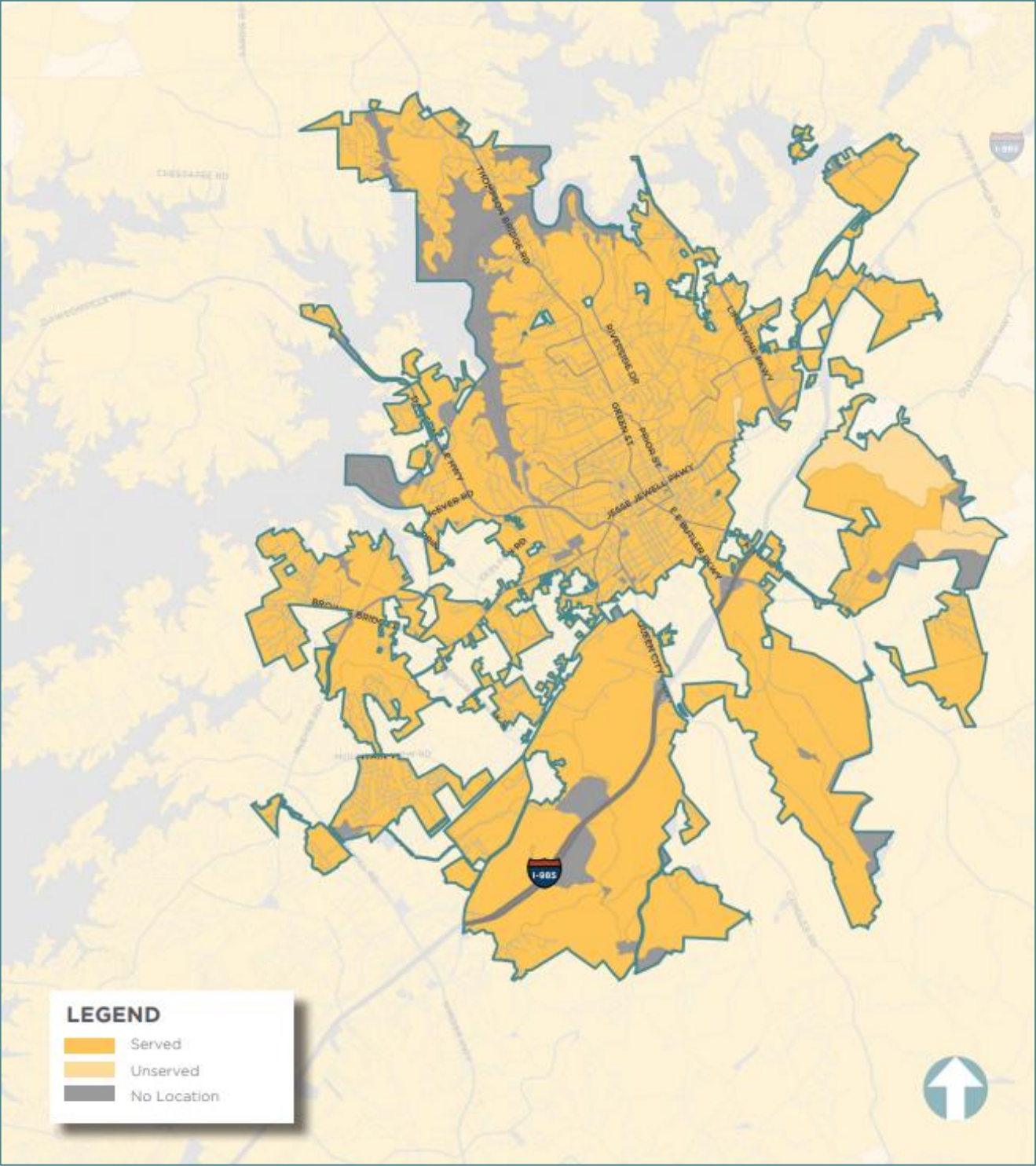
Broadband connectivity is a vital community resource that offers citizens access to employment, education, and other personal enrichment opportunities found through the internet. Disparities in broadband access – particularly for low-to-moderate income households – can create a “digital divide” that limits personal and professional opportunities. In 2015, the FCC defined broadband as internet access with download speeds of 25 Megabits per second (Mbps) and upload speeds of 3 Mbps (otherwise notated as 25/3). With broadband access, internet users can partake in file downloading, video streaming, email and other critical features that are necessary for modern communications.

The City of Gainesville assessed its broadband needs and capacity in its 2040 Comprehensive Plan as part of the State of Georgia’s Achieving Connectivity Everywhere (ACE) Act. One of the first products to come out of that statewide initiative was an inventory of general conditions across Georgia regarding access to high speed/high-capacity broadband technology. Using demographic data cross-referenced with broadband infrastructure, the Georgia Department of Community Affairs developed a series of maps showing broadband availability. Figure 2 shows broadband access in Gainesville based on DCA data and indicates that, overall, Gainesville has access high-grade broadband, with only small gaps in the local network. While underserved areas may impact residential users, low- and moderate-income neighborhoods in Gainesville have broadband access. Instead, the primary barrier these households face in accessing broadband is cost.

The 2040 Comprehensive Plan established a goal of “ensuring that Gainesville residents and employers have access to robust broadband service and the means and skills to subscribe to services.” Strategies within that goal include:

- Expanding broadband infrastructure and services to underserved areas.
- Increasing economic, educational, and social opportunities for residents and employers through broadband service expansion.
- Promoting and deploying services with strong download and upload speeds.

Figure 2 – Broadband Access in the City of Gainesville



Source: City of Gainesville 2040 Comprehensive Plan and Georgia Department of Community Affairs

DESCRIBE THE NEED FOR INCREASED COMPETITION BY HAVING MORE THAN ONE BROADBAND INTERNET SERVICE PROVIDER SERVE THE JURISDICTION.

Several internet technologies are available in Gainesville at broadband speeds, including cable, satellite, and fixed wireless. Most common providers include Verizon Home Internet, Xfinity, Spectrum, AT&T, EarthLink and Hughesnet. Given the availability of a variety of providers, need for increased competition is not a strong concern in Gainesville. However, technology advances including fiber internet access will likely allow households access to increased speeds at competitive prices. As discussed earlier in this section, expanding the availability of broadband access and deploying faster speeds are strategies outlined in the City's 2040 Comprehensive Plan.

MA-65 HAZARD MITIGATION - 91.210(A)(5), 91.310(A)(3)

DESCRIBE THE JURISDICTION'S INCREASED NATURAL HAZARD RISKS ASSOCIATED WITH CLIMATE CHANGE.

The impacts of environmental hazards on low- and moderate-income households is an important consideration for regional planners, city staff, and housing and service providers in Gainesville. The Hall County Emergency Management Agency (EMA) provides emergency preparedness and management for residents living in Gainesville. In 2023, the County adopted a Hazard Mitigation Plan Update covering 2022 through 2027, and Gainesville and other cities in the county signed onto the plan. The Update identified hazards most likely to impact the County and each of its cities. According to this assessment, Gainesville is most vulnerable severe winter weather, severe thunderstorms (including lightning and hailstorms), flooding, and tornadoes. Each of these hazards have a high probability of occurring, may occur frequently, and may be extremely severe.

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

- Utilize planning and zoning regulations to deter development in flood plains
- Obtain National Flood Insurance Program (NFIP) compliance through the application of ordinances and regulations
- Maintain National Flood Insurance Program (NFIP) compliance
- Purchase and maintain generators at all critical facilities
- Purchase a mobile generator and install transfer switch for Gainesville Traffic Building
- Purchase generator for the City of Gainesville Riverside Water Plant
- Provide for proper maintenance of power lines, including clearing of trees
- Improve road construction related to flooding, such as elevated roadways, improving culverts, etc.
- Upgrade stormwater pipes as needed
- Update inventory of generators at critical facilities
- Locate a storage area for palletized salt/gravel storage for county and municipal use
- Purchase and provide training on fully compliant drone
- Purchase three trucks for debris removal operations; purchase chippers and grinders for debris
- Purchase emergency flood lights and portable radios for emergency response agency use
- Purchase salting/plowing equipment and a snowplow
- Purchase and equip an emergency logistics trailer and related equipment
- Adopt policy that all future department vehicles will be capable of four-wheel drive
- Establish a salt/brining program countywide
- Purchase additional electronic signage
- Partner with local media for emergency preparedness messaging and create a community outreach program regarding natural hazards and technological/manmade hazards

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

DESCRIBE THE VULNERABILITY TO THESE RISKS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS BASED ON AN ANALYSIS OF DATA, FINDINGS, AND METHODS.

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

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



FIVE-YEAR CONSOLIDATED PLAN: Strategic Plan

SP-05 OVERVIEW

STRATEGIC PLAN OVERVIEW

The Strategic Plan will guide the allocation of Community Development Block Grant funding during the 2020-2024 planning period. The City's goals for the 2020-2024 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 review of recently completed plans and studies. Available resources are targeted toward several specific goals designed to address those priority needs. These goals include:

1. Expanded affordable housing supply
2. Homeowner housing rehabilitation
3. Homebuyer assistance
4. Improved public facilities and infrastructure
5. Demolition and acquisition
6. Code enforcement and neighborhood revitalization
7. Public services
8. Economic development
9. Section 108 loan repayment
10. Program administration

Strategies discussed in this Strategic Plan are potential means to achieve these goals, but the City of Gainesville may use other strategies not identified within this plan and may not fund all strategies identified.

The above-listed goals will be used to guide funding decisions for each program year and to prepare Annual Action Plans. Projects selected for funding during each program year will be managed as efficiently as possible in order to address the wide range of issues that exist. All funded activities will address at least one goal.

Guiding principles for the selection of projects include:

- All activities supported through CDBG funds will seek to improve the quality of life for Gainesville's low- and moderate-income residents (i.e., residents with incomes under 80% of area median income (AMI)).
- The City of Gainesville will encourage agency collaboration and cooperation to improve program outcomes.

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

GEOGRAPHIC AREA

Table 46 – 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 of this area to the attention of staff. As described in the <i>2040 Comprehensive Plan</i> , the neighborhood's vision is to affirm its single-family character through historic preservation and infill development, enhanced walkability, and beautification.
	Target area needs	Housing rehabilitation, demolition of dilapidated buildings, and infrastructure improvements.
	Opportunities for improvement	The NPU vision statement affirms the traditional single-family character of the neighborhood through goals of historic preservation and compatible infill development, enhanced walkability, increased safety and beautification.
	Barriers to improvement	Aging housing and heirs' property issues.
2	Area name	Midtown Redevelopment Area & Gainesville Mill
	Area type	Local target area
	Other target area description	Midtown/Midland Gainesville and Gainesville Mill
	Revitalization type	Comprehensive
	Neighborhood boundaries	The Midtown overlay district is roughly bounded by Jesse Jewell Parkway to the northwest, E.E. Butler Parkway to the northeast, Moreno Street and Industrial Boulevard to the southeast, and Queen City Parkway to the southwest but also is being extended to include the Gainesville Mill Area.

	Housing and commercial characteristics	Midtown/Midland and the Gainesville Mill area are the industrial district and rail corridor for the Norfolk Southern Railroad. Midtown/Midland 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. In the northern portion over the overlay district, several high-end apartment communities have opened in recent years or are under construction.
	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	Continued construction of the Midtown/Midland Greenway. Other input obtained during a pop-up community engagement event conducted at the Midtown/Midland Greenway as part of the Comprehensive Plan indicated desire for additional retail options along the greenway and expanded affordable and workforce housing options.
	Opportunities for improvement	Public improvements to Midtown/Midland 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; multifamily housing; a multimodal transportation node at the Amtrak station; and an office/conference/hospitality extension of Downtown across Jesse Jewell Parkway.
	Barriers to improvement	Brownfield issues that will need to be addressed. High cost of recently-developed rental housing and need for mixed-income communities.
3	Area name	Athens Street Community, including Newtown Community
	Area type	Local target area
	Other target area description	Fair Street NPU / Newtown
	Revitalization type	Comprehensive
	Neighborhood boundaries	Athens Street community includes the Athens Street corridor from Martin Luther King, Jr Blvd to Athens Highway as well as Newtown, which is located within Fair Street Neighborhood Planning Unit (NPU). The two neighborhoods are divided by M.L. King Jr. Boulevard but are part of the larger Athens Street neighborhood. 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 focus group was held with the Newtown Florist Club as part of the Consolidated Plan community engagement process. See PR-10 for a summary of input received from the focus group, which focused on the need for affordable housing, homeowner repairs, pedestrian safety, and economic development.
	Target area needs	To rehabilitate existing housing stock, neighborhood beautification, parks, greenspace, public infrastructure, pedestrian safety improvements, youth activities, and economic development opportunities.
	Opportunities for improvement	Continued efforts to maintain the single-family characteristics of the neighborhood through goals of historic preservation, architectural standards, code enforcement, and increased safety and beautification.
	Barriers to improvement	The commercial encroachment and the railroad limit the amount of available land in this neighborhood as well as heirs' property issues.
4	Area name	Fair Street Neighborhood
	Area type	Local target area
	Other target area description	Fair Street NPU
	Revitalization type	Comprehensive
	Neighborhood boundaries	The Fair Street Area lies between the M.L. King Jr. Boulevard and Jesse Jewell Parkway.
	Housing and commercial characteristics	Fair Street is traditional neighborhoods of Craftsman bungalows, small vernacular cottages and ranch houses from the 1920s through the 1960s. It has a rich African American heritage and strong sense of community. However, the proximity to Downtown and the peripheral highways have contributed to commercial encroachment.
	Consultation and citizen participation	Ongoing efforts through community outreach, monthly public meetings, public workshops, and locally published information through newspaper and Government TV channel. As described in the <i>2040 Comprehensive Plan</i> , the neighborhood's vision is to affirm its single-family character through historic preservation, upholding architectural standards, code enforcement, and increased safety and beautification.
	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 heirs' property issues.

5	Area name	Atlanta Highway
	Area type	Local target area
	Other target area description	Not applicable
	Revitalization type	Comprehensive
	Neighborhood boundaries	Atlanta Highway runs southward from Jesse Jewell Parkway near downtown Gainesville to I-985 in Oakwood. It is flanked with a mix of residential and nonresidential development. This area has a large Hispanic residential population.
	Housing and commercial characteristics	See the Market Analysis included with this Consolidated Plan.
	Consultation and citizen participation	Ongoing efforts through community outreach, monthly public meetings, public workshops, and locally published information through newspaper and Government TV channel. As described in the 2040 Comprehensive Plan, the neighborhood's vision is to affirm its single-family character through historic preservation, upholding architectural standards, code enforcement, and increased safety and beautification.
	Target area needs	Affordable housing, rehabilitate existing housing stock, neighborhood beautification, parks, greenspace, public infrastructure, pedestrian safety improvements, youth activities, and economic development opportunities
	Opportunities for improvement	Removal of slum and blight. Preservation and/or redevelopment of existing affordable housing.
6	Barriers to improvement	Limited resources relative to the depth of need. Heirs' property issues. Need for coordination with Hall County in areas where public improvement needs straddle both geographies.
	Area name	Citywide
	Area type	Local target area
	Other target area description	Not applicable
	Revitalization type	Comprehensive
	Neighborhood boundaries	Gainesville city limits
	Housing and commercial characteristics	See the Market Analysis included with this Consolidated Plan.
	Consultation and citizen participation	Ongoing efforts through community outreach, monthly public meetings, public workshops, and locally published information through newspaper and Government TV channel. As described in the 2040 Comprehensive Plan, the neighborhood's vision is to affirm its single-family character through historic preservation, upholding architectural standards, code enforcement, and increased safety and beautification.

Target area needs	Affordable housing, public infrastructure and facility improvements, housing and services for people experiencing homelessness, code enforcement, demolition and property acquisition, economic development opportunities,
Opportunities for improvement	Removal of slum and blight. Preservation and/or redevelopment of existing affordable housing.
Barriers to improvement	Limited resources relative to the depth of need. Heirs' property issues. Need for coordination with Hall County in areas where public improvement needs straddle both geographies.

GENERAL ALLOCATION PRIORITIES

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 2023 program year, there are 19 such block groups within 10 census tracts in Gainesville.

Six of these tracts (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.

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 46, however, individual low- and moderate-income persons residing anywhere in the City may be eligible beneficiaries of CDBG funds. CDBG funding may also be spent in eligible block groups/census tracts where at least 51% of households have low- or moderate-incomes (i.e., incomes under 80% of the area median, adjusted for household size), as described above.

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

PRIORITY NEEDS

Table 47 – Priority Needs Summary

1	Priority need	Expand and Preserve Affordable Housing
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Families with children Elderly Public housing and nonprofit partners residents People with disabilities
	Geographic area(s) affected	Citywide
	Associated goal(s)	Expanded Affordable Housing Supply Homeowner Housing Rehabilitation Downpayment Assistance Public Services and Economic Development
	Description	• Support the development, redevelopment, and/or the acquisition/rehabilitation of affordable for-sale and rental housing, particularly housing near employment centers and other community resources • Expand the useful life of existing affordable housing through rehabilitation, repair, or weatherization programs • Provide homeownership opportunities for households through downpayment or closing cost assistance • Address and prevent heir's property issues to assist homeowners obtain clear titles
	Basis for priority	Input received through community events, public meetings, and stakeholder focus groups or interviews; Input from Community & Economic Development Department staff; Community survey responses; CHAS and other housing affordability data; Review of recent plans and studies
2	Priority need	Assist in Reducing Homelessness
	Priority level	High
	Population(s) served	Chronic homelessness Homeless individuals Homeless families with children Homeless victims of domestic violence Homeless unaccompanied youth Homeless persons with mental illness or substance abuse needs Homeless veterans
	Geographic area(s) affected	Citywide

	Associated goal(s)	Expanded Affordable Housing Supply Improved Public Facilities and Infrastructure Public Services and Economic Development
	Description	Look for opportunities to assist community partners expand shelter/housing and supportive services/case management for persons experiencing homelessness
	Basis for priority	Input received through community events, public meetings, and stakeholder focus groups or interviews; Data provided by representatives from Gainesville City School System; HUD Point-in-Time homeless count
3	Priority need	Expand Fair Housing
	Priority level	High
	Population(s) served	All
	Geographic area(s) affected	Citywide
	Associated goal(s)	Public Services and Economic Development Administration and Planning
	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
	Basis for priority	Input received through community events, public meetings, and stakeholder focus groups or interviews; Community survey responses; Findings from the Analysis of Impediments to Fair Housing Choice
4	Priority need	Improve Infrastructure and Public Facilities
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Families with children Elderly People with disabilities Homeless individuals Homeless families with children Non-housing community development
	Geographic area(s) affected	Citywide
	Associated goal(s)	Expanded Affordable Housing Supply Improved Public Facilities and Infrastructure Section 108 Loan Repayment

	Description	- Infrastructure improvements including but not limited to sidewalks, roadway, park, and water and sewer replacement or expansion, to support affordable housing development - Improve public infrastructure, public facilities, public safety, and quality of life in low- and moderate-income neighborhoods - Assist community service organizations in improving their facilities to ensure that they are sufficient to meet the organization's service goals
	Basis for priority	Input received through community events, public meetings, and stakeholder focus groups or interviews; Input from Community & Economic Development Department staff; Community survey responses; Review of recent plans and studies
5	Priority need	Revitalize Neighborhoods
	Priority level	High
	Population(s) served	Non-housing community development
	Geographic area(s) affected	Citywide
	Associated goal(s)	Improved Public Facilities and Infrastructure Demolition and Acquisition Section 108 Loan Repayment Code Enforcement
	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	Input received through community events, public meetings, and stakeholder focus groups or interviews; Input from Community & Economic Development Department staff; Community survey responses; Review of recent plans and studies
6	Priority need	Expand 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)	Public Services and Economic Development
	Description	- Support business development to create new employment opportunities for low- and moderate-income workers - Seek opportunities to expand residents' access to groceries and fresh food

		• Provide job training assistance to help residents access employment opportunities
	Basis for priority	Input received through community events, public meetings, and stakeholder focus groups or interviews; Input from Community & Economic Development Department staff; Community survey responses; Review of economic development plans
7	Priority need	Program Administration
	Priority level	High
	Population(s) served	All
	Geographic area(s) affected	Citywide
	Associated goal(s)	Administration and Planning
	Description	• Funding for performance of administrative, implementation, and planning requirements of the CDBG program
	Basis for priority	Input from Community & Economic Development Department staff

NARRATIVE

Table 47 outlines affordable housing and community development priorities the City of Gainesville will address using CDBG funds over the next five years. Gainesville anticipates spending the largest share of funding (approximately 40%) on affordable housing related activities, including expanding the housing supply through support for new development or redevelopment, rehabilitation and emergency repair of owner-occupied homes, and first-time homebuyer assistance. Under a public services goal, the City also anticipates using CDBG funds to assist homeowners address heirs' property issues and obtain clean titles to their homes.

Public facility and infrastructure improvements are expected to comprise about 24% of the City's CDBG spending, and may include a variety of activities, including but not limited to sidewalks, streetscaping, roads, water/sewer, parks, community centers, or facilities used by non-profit agencies serving residents who have low- or moderate-incomes or are homeless. Further, the City will consider using HUD's Section 108 Loan Guarantee Program during the next five years, which would allow it to borrow up to five times its annual CDBG allocation through a low-cost loan. A Section 108 loan could be used for large-scale public facility, economic development, housing, or infrastructure activities, and to catalyze private economic activity in underserved areas.

Other priorities include neighborhood revitalization efforts, such as code enforcement, demolition, and acquisitions; fair housing education efforts; and economic development efforts. Finally, the City will retain 20% of its grant funds to cover administration and planning costs associated with running the CDBG program.

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

INFLUENCE OF MARKET CONDITIONS

Table 48 – Influence of Market Conditions

Affordable Housing Type	Market Characteristics that Will Influence the Use of Funds
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 179 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 and 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

The City of Gainesville receives an annual HUD formula grant through the Community Development Block Grant (CDBG) program. Over the next five years, all federal funding allocations will be used to support the CDBG program goals of providing (1) decent, affordable housing, (2) a suitable living environment, and (3) expanded economic opportunity to principally benefit low- and moderate-income residents in Gainesville. The table below shows the City’s grant allocation for the 2024 program year of \$420,750, along with an estimate of anticipated grant funding to be received for the remaining years covered by this Consolidated Plan. These estimates assume that funding over those four years will average to be about the same as the City’s 2024 allocation.

The City will also use \$617,294 in prior year funds from PY2020 through PY2023 to complete additional housing and community development activities during PY2024.

ANTICIPATED RESOURCES

Table 49 – 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	\$420,750	\$0	\$617,294	\$1,038,044	\$1,683,000	CDBG funds may be used to carry out activities related to acquisition, administration and planning, housing, economic development, public facility and infrastructure improvements, and public services.

EXPLAIN HOW FEDERAL FUNDS WILL LEVERAGE THOSE ADDITIONAL RESOURCES (PRIVATE, STATE AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WILL BE SATISFIED.

While CDBG funds do not require a match, the City of Gainesville anticipates leveraging local, state, federal, and private funds as it addresses the priorities and goals outlined in the Consolidated Plan. Several stakeholders emphasized the importance of using CDBG funds in cooperation with other funding sources to amplify outcomes, and the City of Gainesville has a strong history of using CDBG funds in collaboration with the Gainesville Housing Authority and affordable housing developers. Over the next five years, the City will continue to look for opportunities to work with the Housing Authority and/or other development agencies to support affordable housing, including Low Income Housing Tax Credit projects, by providing funding for infrastructure or site preparation. CDBG-funded activities along the Athens Street corridor will benefit from additional grant-funded activities planned for area, including \$4.4 million in state grants for development of a multi-use trail, sidewalk improvements, and amenities and lighting in and around Butler Park. CDBG-funded activities in the Midland/Gainesville Mill area will benefit from the Georgia Rural Workforce Housing Initiative Infrastructure Grant to complete stormwater drainage improvements to capture current stormwater runoff and convey the 100-year storm.

The City will also leverage local funds (i.e., City general funds) to complete public improvements and code enforcement activities in neighborhoods and business districts with low- and moderate-income households. Additionally, the Gainesville Nonprofit Development Foundation (GNPDF) has been a vital part of revitalization within Gainesville for the past 50 years and provides annual financial support to enhance opportunities provided by the CDBG program.

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

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

SP-40 INSTITUTIONAL DELIVERY STRUCTURE – 91.215(K)

EXPLAIN THE INSTITUTIONAL STRUCTURE THROUGH WHICH THE JURISDICTION WILL CARRY OUT ITS CONSOLIDATED PLAN.

Table 50 - Institutional Delivery Structure

Responsible Entity	Entity Type	Role	Geography
City of Gainesville	Government	• Affordable housing • Public facilities • Neighborhood improvements • Economic development • Planning	Jurisdiction
Gainesville Housing Authority	PHA	• Affordable housing • Public housing • Public services • Planning	Jurisdiction
Gainesville City Schools	Government	• Homelessness • Non-homeless special needs • Public services	Jurisdiction
Gainesville Community Service Center	Government	• Non-homeless special needs • Public services	Jurisdiction
Gainesville Police Department	Government	• Homelessness • Non-homeless special needs • Neighborhood improvements • Planning	Jurisdiction
Gainesville Nonprofit Development Foundation	Philanthropic organization	• Affordable housing • Neighborhood improvements • Planning	Jurisdiction
Georgia Department of Community Affairs	Government and CoC	• Affordable housing • Homelessness	State
Georgia Department of Public Health	Government	• Non-homeless special needs	State
Georgia Legal Services	Nonprofit organization	• Non-homeless special needs • Public services	Region
Habitat for Humanity	Nonprofit organization	• Affordable housing • Neighborhood improvements	Region
Hall County Planning & Development	Government	• Public facilities • Neighborhood improvements • Economic development	Region
United Way of Hall County	Philanthropic organization	• Homelessness • Non-homeless special needs • Public services • Planning	Region

Responsible Entity	Entity Type	Role	Geography
Family Promise of Hall County	Nonprofit organization	• Affordable housing • Public services • Economic development	Region
Georgia Mountain Food Bank	Nonprofit organization	• Non-homeless special needs • Public services	Region
Good News at Noon	Nonprofit organization	• Affordable housing • Homelessness • Public services	Jurisdiction
Good News Clinic	Nonprofit organization	• Homelessness • Non-homeless special needs • Public services	Jurisdiction
My Sister's Place	Nonprofit organization	• Housing • Homelessness • Non-homeless special needs	Jurisdiction
Northeast Georgia Health System	Private industry	• Non-homeless special needs • Public services • Planning	Region
Salvation Army Gainesville	Nonprofit organization	• Homelessness • Public services	Jurisdiction
Legacy Link	Nonprofit organization	• Non-homeless special needs • Public services	Region
Ninth District Opportunity	Nonprofit organization	• Affordable housing • Public services • Economic development	Region
Gateway Domestic Violence Center	Nonprofit organization	• Housing • Non-homeless special needs • Public services	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. In developing this plan, the Community & Economic Development Department consulted with various housing, social services, elderly and disability agencies to both gather data and identify service gaps. While the City meets periodically with partners to share ideas, problem-solve, and strategize, some community input indicates that strengthened communication and marketing about various programs administered by the City and its partners could be beneficial. Additionally, continuing to provide information in Spanish and to reach out to Gainesville's Hispanic community will help address language barriers and ensure everyone within the city can access available resources.

AVAILABILITY OF SERVICES TARGETED TO HOMELESS PERSONS AND PERSONS WITH HIV AND MAINSTREAM SERVICES

Table 51 - Homeless Prevention Services Summary

Service	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	X		
Other Street Outreach Services	X	X	
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
Mental Health Counseling	X	X	X
Transportation	X	X	

DESCRIBE HOW THE SERVICE DELIVERY SYSTEM MEETS THE NEEDS OF HOMELESS PERSONS.

A variety of agencies provide housing and services for Gainesville residents experiencing homelessness, summarized below:

- Ninth District Opportunity provides residents who are homeless or at imminent risk of homelessness with rental assistance and strong case management support, working to identify and address barriers to maintaining long-term housing. Ninth District Opportunity also holds community outreach events to bring information about its housing programs to homeless residents and other members of the Gainesville and Hall County community.
- Good News at Noon provides transitional housing, case management, and mental health support for men and women experiencing homelessness. Good News also hosts weekly outreach activities to connect their residents and other people experiencing homelessness with the Good News at Noon community.
- Overhead Cover provides mobile showers and meals to unhoused residents through collaboration with community members.
- Gainesville City School System provides outreach services to students and families who meet the McKinney-Vento definition of homelessness.
- Family Promise of Hall County provides both emergency and transitional housing to families experiencing homelessness through its Empowerment and Next Step programs. Other services include childcare, life-skills classes, and a diaper bank.
- Gateway Domestic Violence Center provides emergency shelter to survivors of domestic violence and their children. Gateway also offers some transitional housing and a variety of services including support groups, children's programs, occupational therapy, and legal advocacy.
- My Sister's Place provides emergency shelter for up to 90 days to single women and mothers with children who are experiencing homelessness. My Sister's Place provides case management to assist residents obtain permanent housing and has three transitional housing units for residents unable to secure permanent housing within 90 days.
- Salvation Army provides emergency shelter for men, women, and families, as well as a food pantry and other resident services.
- Gainesville Baptist Mission provides transitional housing for men experiencing homelessness and a structured program focused on education, employment, life skills, and recovery from substance abuse.
- Chateau Elan Military Support Foundation serves the north Georgia region and, among other services, can help homeless veteran families with temporary housing.

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 housing providers and service agencies listed above. These agencies respond to a wide variety of needs among homeless and special needs subpopulations. While the current structure for assisting persons experiencing homelessness and other special needs populations is strong, the scale of need for housing assistance and other services relative to the resources available results in gaps in service delivery. Stakeholder input identifies a need for greater amounts of affordable housing for people who are homeless, people in need of supportive housing, and people being discharged from medical facilities. The gap in the service delivery system is primarily a lack of sufficient funding needed to create additional housing and provide additional services. There is also a gap in the service delivery to place special needs clients due to a general shortage of available affordable housing options in Gainesville.

SUMMARIZE 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 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. Implementation of housing activities may involve City staff, the Gainesville Housing Authority, other nonprofit housing providers, and/or private sector housing developers. While the City will use only a small amount of CDBG funding towards public services, these will be carried out in collaboration with nonprofit partners.

SP-45 GOALS SUMMARY - 91.215(A)(4)

GOALS SUMMARY INFORMATION

Table 52 – Goals Summary

	Goal Name	Start Year	End Year	Category	Geography	Needs Addressed	Funding	Goal Outcome Indicator
1	Expanded Affordable Housing Supply	2024	2028	Affordable Housing Public Housing Non-Housing Community Development	Citywide	Expand and Preserve Affordable Housing Assist in Reducing Homelessness Improve Infrastructure and Public Facilities	CDBG: \$638,502	Public facility or infrastructure activity: 150 low- and moderate-income households assisted
2	Improved Public Facilities and Infrastructure	2024	2028	Non-Housing Community Development Homelessness	Low/Mod Income Target Areas Citywide	Improve Infrastructure and Public Facilities Assist in Reducing Homelessness Revitalize Neighborhoods	CDBG: \$692,126	Public facility or infrastructure activity: 1,000 low- and moderate-income people assisted
3	Homeowner Housing Rehabilitation	2024	2028	Affordable Housing Non-Homeless Special Needs	Citywide	Expand and Preserve Affordable Housing	CDBG: \$389,771	Homeowner housing rehabilitated: 10 households assisted
4	Downpayment Assistance	2024	2028	Affordable Housing	Citywide	Expand and Preserve Affordable Housing	CDBG: \$123,000	Financial assistance to homebuyers: 7 households assisted

	Goal Name	Start Year	End Year	Category	Geography	Needs Addressed	Funding	Goal Outcome Indicator
5	Demolition and Acquisition	2024	2028	Affordable Housing Non-Housing Community Development	Low/Mod Income Target Areas Citywide	Revitalize Neighborhoods	CDBG: \$251,886	Buildings demolished: 4 buildings
6	Public Services and Economic Development	2024	2028	Non-Housing Community Development Homelessness Non-Homeless Special Needs	Citywide	Expand and Preserve Affordable Housing Assist in Reducing Homelessness Expand Economic Development Expand Fair Housing	CDBG: \$105,000	Public service activity: 100 low- and moderate-income residents assisted Jobs created/retained: 3 jobs
7	Section 108 Loan Repayment	2024	2028	Non-Housing Community Development	Citywide	Improve Infrastructure and Public Facilities Revitalize Neighborhoods	CDBG: \$100,000	Not applicable
8	Administration and Planning	2024	2028	Affordable Housing Public Housing Non-Homeless Special Needs Non-Housing Community Development	Citywide	Plan and Administer Programs Expand Fair Housing	CDBG: \$420,759	Not applicable

GOAL DESCRIPTIONS

1	Expanded Affordable Housing Supply
	Site improvements, public infrastructure, public facilities, property acquisition, or other eligible activities for the support of affordable housing development or re-construction
2	Improved Public Facilities and Infrastructure
	Improve public facilities and infrastructure in low- and moderate-income neighborhoods; Potential improvements may include, but are not limited to, parks and open space, community centers, sidewalk construction or improvement, ADA improvements, pedestrian safety devices and lighting, bus shelters/seating, and property acquisition to support facility or infrastructure development or improvement
3	Homeowner Housing Rehabilitation
	Housing rehabilitation and emergency repair for income-eligible homeowners
4	Downpayment Assistance
	Provide downpayment, closing cost, or other eligible assistance to income-eligible homebuyers
5	Demolition and Acquisition
	Demolition and/or acquisition of dilapidated buildings and land to create greenspace, improve housing affordability, or promote economic development
6	Public Services and Economic Development
	Community and economic development services possibly to include, but not be limited to, legal services, services for people experiencing homelessness, workforce development, business assistance, and fair housing education
7	Section 108 Loan Repayment
	Repayment of anticipated Section 108 loan
8	Administration and Planning
	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).

Over the next five years, the City of Gainesville will provide affordable housing for extremely low-, low-, and moderate-income families by supporting the production of new units through site acquisition, site development, and/or infrastructure development. The City estimates that it will assist in development of 150 units from program years 2024 through 2028.

Additionally, the City will provide downpayment assistance to an estimated 7 homebuyers and rehabilitation and/or emergency repair assistance to an estimated 10 homeowners through the end of program year 2028.

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 Gainesville Housing Authority operates a robust Resident Opportunity and Supportive Services Program that supports public housing residents by linking them with community resources to encourage economic self-sufficiency, independence, improved quality of life and, in some cases, help individuals maintain stable housing as they age.

Resources for adults include:

- Onsite financial literacy and credit repair assistance
- Onsite English classes
- Onsite produce markets sponsored by Georgia Mountain Food Bank
- Assistance with college and technical school applications and FAFSA
- Job search and job training assistance
- Access to subsidized childcare through Childcare Parent Services (CAPS)
- Referrals for mental health, behavioral health, and basic needs (food, furniture, etc.)
- Limited financial assistance for transportation, education, and childcare
- Senior activities, including bingo, lunches, exercise classes, cooking classes, and social events

Resources for youth and children include:

- RISE Summer Program at Fair Street School, which provides a variety of educational and recreational opportunities for children in kindergarten through fifth grade.
- SHINE Afterschool Program, which provides additional learning support throughout the school year to students in kindergarten through fifth grade.
- Small group programs for middle and high school students at Melrose and Harrison Square community centers.
- GRAD program, which provides one-on-one support to high school students related to school schedules, tutoring, career tests, and connections to other resources.
- Access to scholarship applications for high school seniors, including scholarships available through the Horizon Housing Foundation, the North Georgia Community Foundation, and the Hispanic Scholarship Fund.

In addition to these resident support programs, the GHA holds regular public meetings to provide residents with information about GHA activities and plans. During development of this Consolidated Plan, GHA hosted a focus group at the Midtown Villages at Melrose Arts and Activities Center. Sixteen residents attended the meeting, providing input regarding affordable housing and community development needs in Gainesville. Spanish interpretation was available and several residents participated in the meeting in Spanish.

IS THE PUBLIC HOUSING AGENCY DESIGNATED AS TROUBLED UNDER 24 CFR PART 902?

The GHA is designated a “High Performer” based on its 2023 Public Housing Assessment System score of 98 on a 100-point scale.

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

BARRIERS TO AFFORDABLE HOUSING

Housing market data and stakeholder input both indicate a tight housing market in Gainesville, with increasing rents and limited opportunities for first-time homebuyers. While the market depends largely on the private sector to provide housing, there are roles the City and others can play through policy and regulation that may encourage greater private investment in new housing development in Gainesville.

Several aspects of the City's zoning code could potentially support additional housing development, including development of affordable units. For example, the City may want to consider adopting means to allow more flexibility in density and affordable housing development by allowing for a greater mix of housing types, lower minimum lot sizes, and higher multifamily density. The City could also consider alternatives such as relaxing infill residential development standards, providing for tiny homes or cluster developments, and density blending. Permitting or incentivizing conversion of single-family dwellings on large lots in high opportunity intown neighborhoods to two-family or three-family dwellings is also a potential strategy to address the need for more density and infill development in established neighborhoods. Stakeholder input also suggested encouragement of accessory dwelling units (ADUs) as a strategy for creating new affordable housing units.

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

STRATEGY TO REMOVE OR AMELIORATE THE BARRIERS TO AFFORDABLE HOUSING

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

SP-60 HOMELESSNESS STRATEGY – 91.215(D)

REACHING OUT TO HOMELESS PERSONS AND ASSESSING THEIR INDIVIDUAL NEEDS

The primary sources of funding for homeless programs and services in the Gainesville community come from the Georgia Department of Community Affairs (DCA) through the Balance of State Continuum of Care (CoC) and the statewide Emergency Solutions Grant (ESG) program. Over the last five years, DCA has provided ESG funding to the Gainesville Salvation Army and the Ninth District Opportunity Community Action Coalition for emergency shelter, family shelter, supportive services, rapid re-housing, and support for the use of the Homeless Management Information System (HMIS). Ninth District Opportunity uses the CoC's Coordinated Entry System (CES) to match households with the most appropriate housing and service interventions based on their needs, with the goal of prioritizing resources and preventing or reducing the time of homelessness.

Historically, the City of Gainesville has not used CDBG funds towards street outreach to unsheltered residents. However, several agencies operating within the city conduct street outreach and will continue to do so over the next five years. Additionally, the City of Gainesville may consider using CDBG funds to support development of a day center by a nonprofit partner during future program years covered under this Consolidated Plan. Such a center could provide outreach and supportive services to unsheltered homeless individuals and families.

Agencies working in Gainesville that conduct outreach to homeless individuals and families, including people who are unsheltered include:

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

ADDRESSING THE EMERGENCY AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS

Historically, the City of Gainesville has not used CDBG funds to support emergency or transitional housing. However, community input emphasized the need for additional housing for people who are homeless, and the City may consider using CDBG funds to support emergency or transitional housing providers in future program years covered under this Consolidated Plan.

A variety of nonprofit agencies provide emergency and transitional housing in Gainesville, including:

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

HELPING HOMELESS PERSONS MAKE THE TRANSITION TO PERMANENT HOUSING AND INDEPENDENT LIVING

The City of Gainesville will spend an estimated \$500,000 in CDBG grant funds over the next five years to assist in the development of permanent affordable housing, including permanent affordable rental housing. Support for affordable housing development comprises the largest share of anticipated CDBG spending (24%), equivalent to anticipated spending on public infrastructure and facility improvements. Additional housing units constructed with City support will expand the housing options available to residents leaving the transitional housing and emergency shelter program discussed above, potentially shortening the period of time that they experience homelessness.

While the City has historically not used CDBG to fund case management or homelessness prevention, it may consider the use of CDBG funds for these activities over the next five years. Presently, several nonprofit organizations in Gainesville provide case management, helping clients move from transitional or emergency housing to a permanent home. These agencies include Good News at Noon, Family Promise of Hall County, My Sister's Place, and the Gainesville Baptist Mission. Together, they serve a mix of chronically homeless individuals, veterans, families with children, and women with children. Ninth District Opportunity also serves residents who are homeless or at imminent risk of homelessness with rental assistance and strong case management support, working to identify barriers to maintaining long-term housing and strategies for overcoming them. The Salvation Army also provides utility and/or rental assistance that can prevent returns to homelessness for at-risk households.

HELPING LOW-INCOME INDIVIDUALS AND FAMILIES AVOID BECOMING HOMELESS, ESPECIALLY EXTREMELY LOW-INCOME INDIVIDUALS AND FAMILIES 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

While the City has historically not used CDBG to fund homelessness prevention, it may consider doing so over the next five years. There are a few nonprofit agencies working within Gainesville that provide homelessness prevention or rapid rehousing services, including Salvation Army and Ninth District Opportunity.

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

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

ACTIONS TO ADDRESS LBP HAZARDS AND INCREASE ACCESS TO HOUSING WITHOUT LBP HAZARDS

Over the next five years, the City of Gainesville will continue to address lead-based paint in housing and public buildings built before 1978. Through the City's owner-occupied rehabilitation and emergency repair program is the key mechanism Gainesville will have for conducting lead-based paint testing and remediation. When property rehabilitation involves a housing unit built before 1978, the City will conduct testing and, if needed, conduct abatement and subsequent clearance testing.

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 1,695 homeowner and 310 renter households with children 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 low- and moderate-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. WorkSource Georgia Mountains 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
- 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.

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.

These efforts support economic development and anti-poverty components of Gainesville’s Consolidated Plan, and provide job training and job search assistance resources for homeless and low- and moderate-income city residents.

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- and moderate-income households. Without these housing opportunities, many low- or moderate-income households would not be able to afford housing rehabilitation costs or to purchase a home.

HOW ARE THE JURISDICTION 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- and moderate-income 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 ENSURE LONG-TERM COMPLIANCE WITH REQUIREMENTS OF THE PROGRAMS INVOLVED.

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

Pre-Award Meeting

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

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

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

Financial Audits and Follow-up Procedures

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

Post Award Compliance Procedure

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

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



ANNUAL ACTION PLAN For Program Year 2024

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

INTRODUCTION

The City of Gainesville receives an annual HUD formula grant through the Community Development Block Grant (CDBG) program. Over the next five years, all federal funding allocations will be used to support the CDBG program goals of providing (1) decent, affordable housing, (2) a suitable living environment, and (3) expanded economic opportunity to principally benefit low- and moderate-income residents in Gainesville. The table below shows the City's grant allocation for the 2024 program year of \$420,750, along with an estimate of anticipated grant funding to be received for the remaining years covered by this Consolidated Plan. These estimates assume that funding over those four years will average to be about the same as the City's 2024 allocation.

The City will also use \$617,294 in prior year funds from PY2020 through PY2023 to complete additional housing and community development activities during PY2024.

ANTICIPATED RESOURCES

Table 53 - Expected 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	\$420,750	\$0	\$617,294	\$1,038,044	\$1,683,000	CDBG funds may be used to carry out activities related to acquisition, administration and planning, housing, economic development, public facility and infrastructure improvements, and public services.

EXPLAIN HOW FEDERAL FUNDS WILL LEVERAGE THOSE ADDITIONAL RESOURCES (PRIVATE, STATE AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WILL BE SATISFIED.

While CDBG funds do not require a match, the City of Gainesville anticipates leveraging local, state, federal, and private funds as it addresses the priorities and goals outlined in the Consolidated Plan. Several stakeholders emphasized the importance of using CDBG funds in cooperation with other funding sources to amplify outcomes, and the City of Gainesville has a strong history of using CDBG funds in collaboration with the Gainesville Housing Authority and affordable housing developers. Over the next five years, the City will continue to look for opportunities to work with the Housing Authority and/or other development agencies to support affordable housing, including Low Income Housing Tax Credit projects, by providing funding for infrastructure or site preparation. CDBG-funded activities along the Athens Street corridor will benefit from additional grant-funded activities planned for area, including \$4.4 million in state grants for development of a multi-use trail, sidewalk improvements, and amenities and lighting in and around Butler Park. CDBG-funded activities in the Midland/Gainesville Mill area will benefit from the Georgia Rural Workforce Housing Initiative Infrastructure Grant to complete stormwater drainage improvements to capture current stormwater runoff and convey the 100-year storm.

The City will also leverage local funds (i.e., City general funds) to complete public improvements and code enforcement activities in neighborhoods and business districts with low- and moderate-income households. Additionally, the Gainesville Nonprofit Development Foundation (GNPDF) has been a vital part of revitalization within Gainesville for the past 50 years and provides annual financial support to enhance opportunities provided by the CDBG program.

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

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

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

GOALS SUMMARY INFORMATION

Table 54 – Goals Summary

	Goal Name	Start Year	End Year	Category	Geography	Needs Addressed	Funding	Goal Outcome Indicator
1	Expanded Affordable Housing Supply	2024	2028	Affordable Housing Public Housing Non-Housing Community Development	Citywide	Expand and Preserve Affordable Housing Improve Infrastructure and Public Facilities	CDBG: \$269,302	Public facility or infrastructure activity: 229 low- and moderate-income households assisted
2	Improved Public Facilities and Infrastructure	2024	2028	Non-Housing Community Development	Low/Mod Income Target Areas Citywide	Improve Infrastructure and Public Facilities Neighborhood Revitalization	CDBG: \$322,926	Public facility or infrastructure activity: 504 low- and moderate-income people assisted
3	Homeowner Housing Rehabilitation	2024	2028	Affordable Housing Non-Homeless Special Needs	Citywide	Expand and Preserve Affordable Housing	CDBG: \$214,771	Homeowner housing rehabilitated: 2 households assisted
4	Downpayment Assistance	2024	2028	Affordable Housing	Citywide	Expand and Preserve Affordable Housing	CDBG: \$15,000	Financial assistance to homebuyers: 1 household assisted
5	Demolition and Acquisition	2024	2028	Affordable Housing Non-Housing Community Development	Low/Mod Income Target Areas Citywide	Revitalize Neighborhoods	CDBG: \$126,886	Buildings demolished: 2 buildings

	Goal Name	Start Year	End Year	Category	Geography	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Services and Economic Development	2024	2028	Non-Housing Community Development Homelessness Non-Homeless Special Needs	Citywide	Expand and Preserve Affordable Housing Assist in Reducing Homelessness Expand Economic Development Expand Fair Housing	CDBG: \$5,000	Public service activity: 25 low- and moderate-income residents assisted
7	Administration and Planning	2024	2028	Affordable Housing Public Housing Non-Homeless Special Needs Non-Housing Community Development	Citywide	Plan and Administer Programs Expand Fair Housing	CDBG: \$84,159	Not applicable

GOAL DESCRIPTIONS

1	Expanded Affordable Housing Supply
	Site improvements, public infrastructure, public facilities, property acquisition, or other eligible activities for the support of affordable housing development or re-construction
2	Improved Public Facilities and Infrastructure
	Improve public facilities and infrastructure in low- and moderate-income neighborhoods; Potential improvements may include, but are not limited to, parks and open space, community centers, sidewalk construction or improvement, ADA improvements, pedestrian safety devices and lighting, bus shelters/seating, and property acquisition to support facility or infrastructure development or improvement
3	Homeowner Housing Rehabilitation
	Housing rehabilitation and emergency repair for income-eligible homeowners
4	Downpayment Assistance
	Provide downpayment, closing cost, or other eligible assistance to income-eligible homebuyers
5	Demolition and Acquisition
	Demolition and/or acquisition of dilapidated buildings and land to create greenspace, improve housing affordability, or promote economic development
6	Public Services and Economic Development
	Community and economic development services possibly to include, but not be limited to, legal services, services for people experiencing homelessness, workforce development, business assistance, and fair housing education
7	Administration and Planning
	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant program

PROJECTS: AP-35 PROJECTS – 91.220(D)

INTRODUCTION

Projects planned for the 2024 program year are identified in the table below, with additional detail provided in AP-38. Over the next year, the City of Gainesville anticipates assisting low- and moderate-income homeowners with home rehabilitation and emergency repair. The City will also use CDBG funds for public improvements and construction of infrastructure to support affordable housing development. As part of its CDBG program administration, the City will provide fair housing education to residents.

PROJECTS

Table 55 – Project Information

Number	Project Name
1	2024 Affordable Housing Development Support
2	2024 Infrastructure Improvements
3	2024 Housing Rehabilitation and Emergency Repair
4	Prior Year Funds – General Infrastructure and Public Facility Needs
5	Prior Year Funds – Midtown Public Facilities and Infrastructure
6	Prior Year Funds – Tower Heights Infrastructure and Site Development
7	Prior Year Funds – Demolition and Acquisition
8	Prior Year Funds – Downpayment Assistance
9	Prior Year Funds – Fair Housing
10	Program Administration

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

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

additional affordable housing as the top priority in Gainesville. To meet this need, the City will provide site preparation and/or infrastructure improvements to support development of new affordable housing. The City also will provide funds to homeowners for housing rehabilitation and repair, extending the lifespan of aging housing units in Gainesville.

Limited CDBG funds combined with the high cost of construction and rehab are the key obstacles the City will face in addressing underserved needs. Additionally, heirs' property issues and a lack of clear titles often impact residents' abilities to access the City's homeowner rehabilitation and repair programs. The City is considering a potential future partnership with a legal service provider to assist residents work through heirs' property issues and obtain clear titles to their homes.

AP-38 PROJECT SUMMARY

PROJECT SUMMARY INFORMATION

1	Project Name	2024 Affordable Housing Development Support
	Target Area	Citywide
	Goals Supported	Expanded Affordable Housing Supply
	Needs Addressed	Expand and Preserve Affordable Housing Improve Infrastructure and Public Facilities
	Funding	2024 CDBG: \$130,800
	Description	Infrastructure improvements, property acquisition, and site development work to support development or redevelopment of affordable housing
	Target Date	06/30/2025
	Estimate the number and type of persons that will benefit from the proposed activity	45 Low- and moderate-income households assisted
	Location Description	Locations to be determined during the program year
	Planned Activities	Infrastructure improvements and site development work

2	Project Name	2024 Infrastructure Improvements
	Target Area	Athens Street Corridor (Athens St Community/Newtown) Midtown/Midland Gainesville Mill Area
	Goals Supported	Improved Public Facilities and Infrastructure
	Needs Addressed	Improve Infrastructure and Public Facilities Neighborhood Revitalization
	Funding	2024 CDBG: \$130,800
	Description	Infrastructure improvements and/or property acquisition to improve the living environment for low- and moderate-income residents
	Target Date	06/30/2025
	Estimate the number and type of persons that will benefit from the proposed activity	500 Low- and moderate-income persons assisted from public facility or infrastructure activity
	Location Description	Locations to be determined during the program year
	Planned Activities	Various infrastructure improvement activities

3	Project Name	2024 Housing Rehabilitation and Emergency Repairs
	Target Area	Citywide
	Goals Supported	Homeowner Housing Rehabilitation
	Needs Addressed	Expand and Preserve Affordable Housing
	Funding	2024 CDBG: \$75,000 Prior Year CDBG: \$139,771
	Description	Housing rehabilitation and emergency repair funding for income-eligible homeowners
	Target Date	06/30/2025
	Estimate the number and type of persons that will benefit from the proposed activity	TBD Low- and moderate-income homeowners assisted
	Location Description	Locations to be determined during the program year
	Planned Activities	Housing rehabilitation and emergency repair funding for income-eligible homeowners

4	Project Name	Prior Year Funds – General Infrastructure and Public Facility Needs
	Target Area	Athens Street Corridor (Athens St Community/Newtown) Midtown/Midland Gainesville Mill Area
	Goals Supported	Improved Public Facilities and Infrastructure
	Needs Addressed	Improve Infrastructure and Public Facilities Neighborhood Revitalization
	Funding	Prior Year CDBG Funds: \$192,126
	Description	Infrastructure improvements, acquisition, and site development work to support development or redevelopment of affordable housing
	Target Date	06/30/2025
	Estimate the number and type of persons that will benefit from the proposed activity	4 Low- and moderate-income households assisted
	Location Description	Locations to be determined during the program year
	Planned Activities	Facility or infrastructure improvements and site development work

5	Project Name	Prior Year Funds - Midtown Public Facilities and Infrastructure
	Target Area	Midtown Redevelopment Area & Gainesville Mill
	Goals Supported	Improved Public Facilities and Infrastructure
	Needs Addressed	Improve Infrastructure and Public Facilities
	Funding	Neighborhood Revitalization
	Description	Prior Year CDBG Funds: \$113,502
	Target Date	Infrastructure improvements, property acquisition, and site development work to support development or redevelopment of affordable housing
	Estimate the number and type of persons that will benefit from the proposed activity	06/30/2025
	Location Description	4 Low- and moderate-income households assisted
	Planned Activities	Midtown areas

6	Project Name	Prior Year Funds - Tower Heights Infrastructure and Site Development
	Target Area	Citywide
	Goals Supported	Improved Public Facilities and Infrastructure
	Needs Addressed	Improve Infrastructure and Public Facilities
	Funding	Neighborhood Revitalization
	Description	Prior Year CDBG Funds: \$25,000
	Target Date	Infrastructure improvements and site development work to support redevelopment of the Tower Heights Apartments by the Gainesville Housing Authority
	Estimate the number and type of persons that will benefit from the proposed activity	06/30/2025
	Location Description	180 Low- and moderate-income households assisted
	Planned Activities	1000 Tower Heights Rd, Gainesville

7	Project Name	Prior Year Funds – Demolition and Acquisition
	Target Area	Citywide
	Goals Supported	Demolition and Acquisition
	Needs Addressed	Neighborhood Revitalization
	Funding	Prior Year CDBG Funds: \$126,886
	Description	Acquisition of unkempt/abandoned or vacant properties; acquire blighted or foreclosed properties with dilapidated structures and demolish structures
	Target Date	06/30/2025
	Estimate the number and type of persons that will benefit from the proposed activity	2 Buildings demolished
	Location Description	Locations to be determined during the program year
	Planned Activities	Demolition of dilapidated buildings and land to create greenspace, improve housing affordability, or promote economic development

8	Project Name	Prior Year Funds – Downpayment Assistance
	Target Area	Citywide
	Goals Supported	Downpayment Assistance
	Needs Addressed	Expand and Preserve Affordable Housing
	Funding	Prior Year CDBG: \$15,000
	Description	Financial assistance to low- and moderate-income, first-time homebuyers to assist them with the purchase of a home. Eligible uses of these funds include up to 50% of downpayment, reasonable closing costs, and premium for mortgage insurance required upfront.
	Target Date	06/30/2025
	Estimate the number and type of persons that will benefit from the proposed activity	1 Low- and moderate-income households assisted
	Location Description	Locations to be determined during the program year
	Planned Activities	Downpayment assistance for first-time homebuyers

9	Project Name	Prior Year Funds – Fair Housing
	Target Area	Citywide
	Goals Supported	Public Services and Economic Development
	Needs Addressed	Fair Housing
	Funding	Prior Year CDBG: \$5,000
	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
	Target Date	06/30/2025
	Estimate the number and type of persons that will benefit from the proposed activity	25 Low- and moderate-income households assisted
	Location Description	Locations to be determined during the program year
	Planned Activities	Fair housing education activities

10	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Administration and Planning
	Needs Addressed	Plan and Administer Programs Expand Fair Housing
	Funding	2024 CDBG: \$84,150 Prior Year CDBG: \$9
	Description	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant program.
	Target Date	06/30/2025
	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.
2024 CDBG Total		\$420,750
Prior Year CDBG Total		\$617,294

AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

DESCRIPTION OF THE GEOGRAPHIC AREAS OF THE ENTITLEMENT WHERE ASSISTANCE WILL BE DIRECTED

HUD identifies CDBG-eligible block groups where there are concentrations of low- and moderate-income families. In this case, HUD defines a concentration as a block group where low- and moderate-income households make up more than 51% of total households in the block group. As of the 2024 program year, there are 19 such block groups within 10 census tracts in Gainesville.

Six of these tracts (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.

GEOGRAPHIC DISTRIBUTION

Table 56 – Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

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 46, however, individual low- and moderate-income persons residing anywhere in the City may be eligible beneficiaries of CDBG funds. CDBG funding may also be spent in eligible block groups/census tracts where at least 51% of households have low- or moderate-incomes (i.e., incomes under 80% of the area median, adjusted for household size), as described above.

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

INTRODUCTION

During the 2024 program year, the City of Gainesville will assist non-homeless low- and moderate-income homeowner households with the rehabilitation of existing residential units. The City also will make infrastructure improvements to support the construction of affordable housing, including 45 new housing units developed at Harrison Village, Phase 1. While construction at Harrison Village is underway, completion of the project may extend beyond the end of PY2024, depending on the pace of construction.

Table 57 – One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported

Homeless	0
Non-Homeless	47
Special-Needs	0
Total	47

Table 58 – One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through

Rental Assistance	0
The Production of New Units	45
Rehab of Existing Units	2
Acquisition of Existing Units	0
Total	47

AP-60 PUBLIC HOUSING – 91.220(H)

INTRODUCTION

The Gainesville Housing Authority provides public housing and a range of related services for its residents. HUD's Public and Indian Housing (PIH) Information Center reports a total of 495 public housing units managed by the Housing Authority, including the following properties:

Harrison Square is a 75-unit family apartment development with a mix of two-, three-, four-, and five-bedroom units.

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

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

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

Harrison Square will be redeveloped as Harrison Village Phase 1, a 120-unit garden-style, family apartment community, with a mix of one-, two-, three-, and four-bedroom units. Redevelopment will use Low Income Housing Tax Credits (LIHTCs), Project-Based Vouchers, (PBVs) and Project-Based Rental Assistance (PBRA) through the Rental Assistance Demonstration (RAD) program. All units will be income-restricted, with affordability levels at 30% AMI, 60% AMI and 80% AMI. Harrison Square will remain in operation until construction of Harrison Village Phase 1 is complete. Current tenants will have the option to move to Harrison Village when it opens. Following completion of Phase I, Harrison Square is anticipated to be demolished and replaced by senior apartments as Harrison Village Phase II. The GHA recently broke ground on Harrison Village Phase I, and construction is expected to take up to one and a half years.

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

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

colleges and technical schools and facilitates job searches and job training through cooperation with local and regional workforce development partners. Expanded employment opportunities can assist public housing residents on the path to homeownership.

In addition to support through GHA's Resident Opportunity and Supportive Services Program, the City of Gainesville also focuses on expanding homeownership for low- and moderate-income households. Over the next five years, the City anticipates providing downpayment assistance to first-time homebuyers and may use CDBG funds to support development of affordable for-sale housing through land acquisition, demolition, or infrastructure and site readiness. Through collaboration with GHA, first-time homebuyer opportunities will be marketed to public housing residents.

The GHA holds regular public meetings to encourage resident involvement in public housing management. During development of this Consolidated Plan, GHA hosted a focus group at the Midtown Villages at Melrose Arts and Activities Center. Sixteen residents attended the meeting, providing input regarding affordable housing and community development needs in Gainesville. Spanish interpretation was available and several residents participated in the meeting in Spanish.

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

The GHA is designated a "High Performer" based on its 2023 Public Housing Assessment System score of 98 on a 100-point scale.

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

INTRODUCTION

The primary sources of funding for homeless programs and services in the Gainesville community come from the Georgia Department of Community Affairs (DCA) through the Balance of State Continuum of Care (CoC) and the statewide Emergency Solutions Grant (ESG) program. Over the last five years, DCA has provided ESG funding to the Gainesville Salvation Army and the Ninth District Opportunity Community Action Coalition for emergency shelter, family shelter, supportive services, rapid re-housing, and support for the use of the Homeless Management Information System (HMIS). Ninth District Opportunity uses the CoC's Coordinated Entry System (CES) to match households with the most appropriate housing and service interventions based on their needs, with the goal of prioritizing resources and preventing or reducing the time of homelessness.

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

Reaching out to Homeless Persons (Especially Unsheltered Persons) and Assessing their Individual Needs

The City of Gainesville does not plan to use PY2024 CDBG funds towards street outreach. However, several agencies operating within the city conduct street outreach and will continue to do so over the next year, including:

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

Addressing the Emergency Shelter and Transitional Housing Needs of Homeless Persons

The City of Gainesville does not plan to use PY2024 CDBG funds towards emergency shelter or transitional housing. However, several agencies operating within the city provide both emergency shelter and transitional housing, combined with a variety of supportive services. They include:

- Good News at Noon, which provides transitional housing, case management, and mental health support for men and women experiencing homelessness.

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

Helping Homeless Persons (Especially Chronically Homeless Individuals and Families, Families with Children, Veterans and their Families, and Unaccompanied Youth) Make the Transition to Permanent Housing and Independent Living, including Shortening the Period of Time that Individuals and Families Experience Homelessness, Facilitating Access for Homeless Individuals and Families to Affordable Housing Units, and Preventing Individuals and Families who were Recently Homeless from Becoming Homeless Again

The City of Gainesville will spend an estimated \$130,800 in CDBG grant funds during program year 2024 to assist in the development of permanent affordable housing, including permanent affordable rental housing. Support for affordable housing development comprises the largest share of anticipated CDBG spending (31%), equivalent to anticipated spending on public infrastructure and facility improvements. Additional housing units constructed with City support will expand the housing options available to residents leaving the transitional housing and emergency shelter program discussed above, potentially shortening the period of time that they experience homelessness.

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

Helping Low-Income Individuals and Families Avoid Becoming Homeless, Especially Extremely Low-Income Individuals and Families and Those Who Are: Being Discharged from Publicly Funded Institutions and Systems of Care; or, Receiving Assistance from Public or Private Agencies that Address Housing, Health, Social Services, Employment, Education, or Youth Needs

The City of Gainesville does not plan to use PY2024 CDBG funds towards homelessness prevention. There are, however, a few nonprofit agencies working within Gainesville that provide homelessness prevention or rapid rehousing services, including Salvation Army and Ninth District Opportunity.

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

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

INTRODUCTION

Housing market data and stakeholder input both indicate a tight housing market in Gainesville, with increasing rents and limited opportunities for first-time homebuyers. While the market depends largely on the private sector to provide housing, there are roles the City and others can play through policy and regulation that may encourage greater private investment in new housing development in Gainesville.

Several aspects of the City's zoning code could potentially support additional housing development, including development of affordable units. For example, the City may want to consider adopting means to allow more flexibility in density and affordable housing development by allowing for a greater mix of housing types, lower minimum lot sizes, and higher multifamily density. The City could also consider alternatives such as relaxing infill residential development standards, providing for tiny homes or cluster developments, and density blending. Permitting or incentivizing conversion of single-family dwellings on large lots in high opportunity intown neighborhoods to two-family or three-family dwellings is also a potential strategy to address the need for more density and infill development in established neighborhoods. Stakeholder input also suggested encouragement of accessory dwelling units (ADUs) as a strategy for creating new affordable housing units.

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

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

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

AP-85 OTHER ACTIONS – 91.220(K)

INTRODUCTION

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

ACTIONS PLANNED TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS

During PY2024, the City will allocate \$130,800 in CDBG funds towards infrastructure improvements designed to improve the living environment for approximately 500 low- and moderate-income residents. While specific improvements will be identified during the program year, the City anticipates focusing activities on the Athens Street Corridor, Midtown/Midland, and the Gainesville Mill Area. The City will also use prior year grant funds to support additional infrastructure improvements in these areas, including infrastructure activities to support the development or redevelopment of affordable housing.

ACTIONS PLANNED TO FOSTER AND MAINTAIN AFFORDABLE HOUSING

The City of Gainesville will focus heavily on fostering and maintaining affordable housing during PY2024. The City will use \$130,800 in CDBG funds to support affordable housing development, including development of Harrison Village Phase 1, in cooperation with the Gainesville Housing Authority. When complete, the project is anticipated to add 45 new affordable units to Gainesville’s housing stock, along with redeveloping 75 existing units. The City will use funds to support infrastructure improvements, land acquisitions, or site redevelopment costs associated with the project.

Gainesville will also use its PY2024 CDBG funds to maintain affordable housing through housing rehabilitation and emergency repair assistance for income-eligible homeowners. The City anticipates allocating \$75,000 in PY2024 funds toward this activity, which will assist 2 to 3 homeowners.

ACTIONS PLANNED TO REDUCE LEAD-BASED PAINT HAZARDS

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

In property rehabilitation projects involving the City of Gainesville, the City will assess whether lead-based paint might be present and, if so, follow the guidelines set forth in the Residential Lead-Based Paint Hazard Reduction Act of 1992. The City of Gainesville is committed to testing and abating lead in all pre-1978 housing units assisted with federal grant funds in any of the housing programs it implements. The City contracts with qualified agencies to provide all lead testing and clearance activities. Clearance testing is performed on all completed units.

ACTIONS PLANNED TO REDUCE THE NUMBER OF POVERTY-LEVEL FAMILIES

The City of Gainesville's anti-poverty strategy focuses on helping all low-income households improve their economic status and remain above poverty levels. This may include, but is not limited to, job training, education, healthcare services, and emergency assistance. Current programs to reduce poverty through access to education and jobs are provided by through WorkSource Georgia Mountains and Lanier Technical College. Emergency assistance is also provided by several nonprofit housing and service agencies in Gainesville and Hall County. Additionally, the City of Gainesville's PY2024 housing programs and activities that support development of affordable housing inherently address poverty by creating housing opportunities for low- and moderate-income households. Without these housing opportunities, many low-income households would not be able to afford housing rehabilitation costs or find an affordable rental unit.

ACTIONS PLANNED TO DEVELOP INSTITUTIONAL STRUCTURE

During PY2024, the City of Gainesville will continue to collaborate with community partners to address the housing and community development needs of low- and moderate-income households. Partner agencies include the United Way, the Gainesville Housing Authority, the Gainesville Nonprofit Development Foundation, state and local government agencies, health services providers, and other service providers. The Community & Economic Development Department coordinates with other City departments, including Gainesville Police Department, Public Works, Community Services, and the City Manager's Office. The City has representatives on many nonprofit boards and advisory committees, and the Community & Economic Development Department will continue to consult with various housing, social service, elderly and disability resource agencies to gather data and address any service gaps.

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

The Gainesville Housing Authority (GHA) owns and operates public housing within Gainesville and is governed by its board of commissioners which are appointed by the City. Through its Resident Opportunity and Supportive Services (ROSS) program, GHA will continue to support public housing residents by linking them with valuable community resources to obtain economic self-sufficiency, independence, stability, and improved quality of life. GHA partners with area organizations to offer opportunities for residents including:

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

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

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

INTRODUCTION

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

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) REFERENCE 24 CFR 91.220(L)(1)

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

OTHER CDBG REQUIREMENTS

1. The amount of urgent needs activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall benefit – A consecutive period of one, two, or three years may be used to determine that a minimum of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70% 2024



GAINESVILLE

City of Gainesville 5-Year Consolidated Plan, 2024 Annual Action Plan, and Fair Housing Study

PROJECT OVERVIEW

CONSOLIDATED PLAN & ANNUAL ACTION PLAN

- Outlines community development and housing priorities
- Serves as funding application for the Community Development Block Grant (CDBG) program
- Creates a strategy to target federal grant money to areas with the greatest need

CDBG Funding:
\$420,750 in 2024



CDBG OBJECTIVES

Provide Decent Housing
Suitable Living Environment
Economic Opportunity



Benefit Low- and Moderate-Income
Households

Under \$70,000 for Family of 4



CDBG ELIGIBLE ACTIVITIES

- Wide variety, including:
 - Housing & other property activities
 - Public facilities and infrastructure
 - Public services
 - Economic development activities
 - Planning and administration
 - Other activities



PHASE ONE

Research
Community Input
Data Collection

An inclusive, participatory process with extensive opportunities for public participation.

PHASE TWO

Analysis
Recommendations
Document Drafting

Analysis of stakeholder input and data, as well as development of recommendations and document drafting.

PHASE THREE

Final Draft
Public Comment
Presentation/Approval

Revisions based on City review and public comments. Submission of final documents for approval.

PLANNING PROCESS

COMMUNITY ENGAGEMENT

5

Community-Wide Events

17

Focus Groups and Interviews

1

Survey in English and Spanish

300+

Participants in Community
Engagement Activities



HOUSING FESTIVAL
- GAINESVILLE, GA -

HOUSING RESOURCES
JOB RESOURCES
FAIR HOUSING INFO
CREDIT COUNSELING
BUDGETING & MORE

THURSDAY, APRIL 20
10 AM - 12:30 PM
GAINESVILLE WOOD PARK

FREE FOOD!
KIDS' GAMES!
PRIZES!
MUSIC!

more info, contact (770) 531-6570
Georgia Initiative for Community Housing, Gainesville-Hall County Team

**WHAT ARE YOUR
HOUSING NEEDS?**
HOUSING PLAN OPEN HOUSES

MARCH 12
6 PM
GAINESVILLE
MIDDLE
SCHOOL -
WEST

MARCH 21
6 PM
THE HUB AT
GAINESVILLE
HIGH
SCHOOL

MARCH 23
11 AM
BUTLER
CENTER GYM
ATHENS
STREET

Additional Info: Gainesville.org

DATA SOURCES

- U.S. Census & American Community Survey
- HUD Comprehensive Housing Affordability Strategy (CHAS)
- Continuum of Care Homeless Counts
- HUD Public Housing and LITHC Housing Data
- National Low-Income Housing Institute Data
- Stakeholder & Community Input
- Previous Plans & Reports
 - Athens Street Corridor Master Plan
 - Northeast Georgia Regional Health Needs Assessment
 - Comprehensive Economic Development Strategy

FIVE-YEAR GOALS AND PRIORITIES

2024-2028 HOUSING PRIORITIES



Expand and Preserve Affordable Housing

- Support development, redevelopment, or acquisition/rehabilitation of affordable for-sale and rental housing
- Provide repair or rehabilitation assistance for income-eligible homeowners
- Assist first-time homebuyers
- Address heir's property issues

2024-2028 HOUSING PRIORITIES



Assist in Reducing Homelessness

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

Expand Fair Housing

- Provide fair housing education activities

2024-2028 COMMUNITY DEVELOPMENT PRIORITIES



Improve Infrastructure & Public Facilities

- Develop sites to support affordable housing
- Make targeted neighborhood improvements

Revitalize Neighborhoods

- Eliminate blight through code enforcement, demolition and acquisition

2024-2028 COMMUNITY DEVELOPMENT PRIORITIES



Expand Economic Development

- Seek opportunities to improve food access
- Support job training and employment expansion

Plan and Administer Programs

- Support staff costs and other expenses related to administering the CDBG program

FIVE-YEAR GOALS

Expanded Affordable Housing Supply (24%)	\$500,000
Improved Public Facilities and Infrastructure (24%)	\$500,000
Homeowner Housing Rehabilitation (11%)	\$250,000
Downpayment Assistance (5%)	\$108,000
Demolition and Acquisition (5%)	\$100,000
Public Services and Economic Development (5%)	\$100,000
Section 108 Loan Repayment (5%)	\$100,000
Code Enforcement (1%)	\$25,000
Administration and Planning (20%)	\$420,750
CDBG Total	\$2,103,750

PRIOR YEAR FUNDS

Prior Year Funds to be Reprogrammed: \$617,294
(from PY 2020 through 2024)

Midtown Public Facilities and Infrastructure	\$113,502
Tower Heights Infrastructure and Site Development	\$25,000
General Infrastructure and Public Facility Needs	\$192,126
Homeowner Housing Rehabilitation	\$139,771
Demolition and Acquisition	\$126,886
Downpayment Assistance	\$15,000
Fair Housing	\$5,000
Administration and Planning	\$9
CDBG Total	\$617,294

PROGRAM YEAR 2024 PROJECTS

PROGRAM YEAR 2024 PROJECTS

Expanded Affordable Housing Supply (31%)	\$130,800
Improved Public Facilities and Infrastructure (31%)	\$130,800
Homeowner Housing Rehabilitation (18%)	\$75,000
Administration and Planning (20%)	\$84,150
CDBG Total	\$420,750

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

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

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



Taking meaningful actions to **combat discrimination, overcome patterns of segregation and foster inclusive communities** free from barriers that restrict access to opportunity based on race or ethnicity, color, national origin, religion, sex, disability, or family status

AFFIRMATIVELY FURTHERING FAIR HOUSING

WHAT DOES THE AI INCLUDE?

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



FAIR HOUSING IMPEDIMENTS

1. Lack of affordable housing disproportionately impacts Black and Latino households and people with disabilities
2. Racial disparities in access to homeownership
3. Continued need for targeted neighborhood investment
4. Continued need for fair housing education and enforcement

THANK YOU



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: August 5, 2024

Date Submitted: August 5, 2024

Final Approval Date: August 5, 2024

Presenter: Angela Sheppard, Assistant City Manager

Item of Business: **Ordinance 2024-25 Amend Chapter 6-4 as it Pertains to Alcoholic Beverages**
AN ORDINANCE TO AMEND SECTIONS 6-4-1(a), 6-4-2, 6-4-3(a)(3), 6-4-10(a)(3)(i), 6-4-11(a), 6-4-82, 6-4-83, 6-4-86, 6-4-87(f)(6), 6-4-89(b)(3), 6-4-90, AND 6-4-103(g) OF THE CODE OF ORDINANCES OF THE CITY OF GAINESVILLE; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Meeting Date: August 6, 2024

Purpose of Request:
To amend Chapter 6-4 as it pertains to Alcoholic Beverages.

Facts & Issues / History & Background:

Department Recommendation:
Approve the ordinance.

Department Director:
Bryan Lackey

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

Amount Requested: **Sources of Funds:**

Finance Comments:

Administrative Comments:

Attachments:

1. Ordinance 2024-25 Amend Chapter 6-4 as it pertains to Alcoholic Beverages

AN ORDINANCE

No. 2024-25

AN ORDINANCE TO AMEND SECTIONS 6-4-1(a), 6-4-2, 6-4-3(a)(3), 6-4-10(a)(3)(i), 6-4-11(a), 6-4-82, 6-4-83, 6-4-86, 6-4-87(f)(6), 6-4-89(b)(3), 6-4-90, AND 6-4-103(g) OF THE CODE OF ORDINANCES OF THE CITY OF GAINESVILLE; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION I

Section 6-4-1(a) of the Code of Ordinances of the City of Gainesville is hereby amended by eliminating it in its entirety and amending it to read as follows:

Alcoholic beverages may be sold, manufactured, distributed, stored and imported in the City of Gainesville only after the issuance of a license for such sale by the City and only in the manner permitted by said license, unless exempted by state law. Alcoholic beverages may be sold, manufactured, distributed, stored and imported in the City only by a licensee who complies with the rules and regulations of this Ordinance, and with the licensing, regulatory and revenue requirements of the State of Georgia.

SECTION II

Section 6-4-2 of the Code of Ordinances of the City of Gainesville is hereby amended by eliminating the subsection (mm) containing the definition of "Restaurant" through the remaining subsections of Section 6-4-2 in their entirety and amending those subsections to read as follows:

(mm) *Restaurant* means any public place kept, used, maintained, advertised and held out to the public as a place where meals are actually and regularly served. A restaurant must have adequate and sanitary kitchen and dining room equipment, must be air conditioned, and must have employed therein a sufficient number and kind of employees to prepare, cook and serve suitable food for its guests for every hour it is open. A restaurant must be open at least five (5) days a week and serve at least one (1) meal per day the restaurant is open, with the exception of holidays, vacation, and periods of redecoration. The serving of such meals shall be the principal business conducted, with the serving of alcoholic beverages to be consumed on the premises as only incidental thereto. A restaurant shall provide at least thirty (30) seats for customers.

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- (nn) *School* means an organized source of education or training whether public or private for the teaching of children in which the traditional subjects and learning processes associated with the Pre-K - 12 grades of school are taught.
- (oo) *Special event facility* means an independent facility, assembly hall, or event space leased for the purpose of holding private parties or special events, including but not limited to concerts and weddings.
- (pp) *Tasting room* means an outlet for the promotion of a Georgia Farm Winery's wine by providing samples of such wine to the public and for the sale of such wine at retail for consumption on the premises and for sale in closed packages for consumption off the premises. Samples of wine can be given free of charge or for a fee.
- (qq) *Wholesaler or Wholesale Dealer* means any person who sells alcoholic beverages to other wholesale dealers, to retail dealers, or to retail consumption dealers. This shall include any person that transports or delivers alcoholic beverages from a manufacturer for sale at retail by the package.
- (rr) *Wine tasting* means an event as defined in the rules and regulations of the department of revenue.
- (ss) *Wine* means any alcoholic beverage containing not more than 21 percent alcohol by volume made from fruits, berries, or grapes either by natural fermentation or by natural fermentation with brandy added. The term includes, but is not limited to, all sparkling wines, champagnes, combinations of such beverages, vermouths, special natural wines, rectified wines, and like products. The term does not include cooking wine mixed with salt or other ingredients so as to render it unfit for human consumption as a beverage. A liquid shall first be deemed to be a wine at that point in the manufacturing process when it conforms to the definition of wine contained in this section.

SECTION III

Section 6-4-3(a)(3) of the Code of Ordinances of the City of Gainesville is hereby amended by eliminating it in its entirety and amending it to read as follows:

Have a certificate of occupancy and business occupation tax certificate that has been issued by the City for the premises for which an alcoholic beverage license is sought.

SECTION IV

Section 6-4-10(a)(3)(i) of the Code of Ordinances of the City of Gainesville is hereby amended by eliminating it in its entirety and amending it to read as follows:

The failure to comply with any and all federal, state or municipal tax laws and regulations, including the failure to pay any debts owed to the City;

SECTION V

Section 6-4-11(a) of the Code of Ordinances of the City of Gainesville is hereby amended by eliminating it in its entirety and amending it to read as follows:

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Before the denial of any application, including a renewal application, for an alcoholic beverage license or for the transfer of any alcoholic beverage license, or the revocation or suspension of any existing alcoholic beverage license, or for the imposition of a monetary administrative penalty against a licensee, the applicant or licensee, as the case may be, shall be given notice in writing to the registered agent at the address provided to the City by the registered agent or to the managing agent at either the address provided to the City by the managing agent or at the place of business identified in the alcohol license application from the city manager or designee to show cause before an administrative hearing officer at a time and place specified therein not less than three (3) days nor more than thirty (30) days from the date of service of the notice, why such application for license or for transfer of license should not be denied, or why such license should not be revoked or suspended as the case may be, or why a monetary administrative penalty should not be imposed, stating the grounds therefor, and at the appointed time and place the applicant or licensee shall have an opportunity to show cause, if any exist, why such application should not be denied or such license revoked or suspended or a monetary administrative penalty imposed after which the administrative hearing officer shall take such actions as he or she in his or her judgment and discretion, shall deem warranted under the facts.

SECTION VI

Section 6-4-82 of the Code of Ordinances of the City of Gainesville is hereby amended by eliminating it in its entirety and amending it to read as follows:

Sec. 6-4-82. Food Volume Ratio for Restaurants.

To obtain and maintain an alcohol license, a business that serves meals on a regular basis must be a restaurant that is a public place kept, used, maintained, advertised and held out to the public as a place where meals are actually and regularly served. Any such restaurant must have adequate and sanitary kitchen and dining room equipment, must be air conditioned, and must have employed therein a sufficient number and kind of employees to prepare, cook and serve suitable food for its guests for every hour it is open. Any such restaurant must be open at least five (5) days a week serving at least one (1) meal per day the restaurant is open, with the exception of holidays, vacation and periods of redecoration. The serving of such meals shall be the principal business conducted, with the serving of alcoholic beverages to be consumed on the premises as only incidental thereto. A restaurant shall provide at least thirty (30) seats for customers. If a business that serves meals on a regular basis fails to continuously meet the requirements set forth in this section, such business' alcohol license shall be suspended or revoked and the business may also be fined in accordance with this Chapter.

- (a) Restaurants that sell distilled spirits shall maintain at least fifty (50) percent of their business volume from the sale of food, private clubs exempted. Food sales shall include all consumable items sold on the premises except alcoholic beverages. The fifty-percent ratio shall apply to distilled spirits only and be determined on a calendar quarter basis by review of the monthly report submitted by each licensee.
- (b) Monthly reports for the preceding month's alcohol and food sales shall be submitted on forms provided by the city on or before the 20th day of the month. In the event monthly

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reports are delinquent for three consecutive months, a fee of \$100 shall be levied and the licensee shall be placed on probation for a six-month period, which period shall commence on the 21st day of the month following the third consecutive delinquency. If monthly reports are delinquent while the licensee is on probation, then the city manager or designee may give the licensee notice to show cause at a hearing before an administrative hearing officer as to why the license should not be revoked or suspended in accordance with section 6-4-11.

- (c) In the event food sales fall below fifty (50) percent of the distilled spirits sales of the licensee for one quarter, then the city manager or designee may request a hearing for the suspension or revocation of such license in accordance with section 6-4-11. Nothing herein provided shall prevent the city manager or designee from suspending or revoking such license for any other violations of this chapter.
- (d) Authorized officials of the city may examine the records of businesses licensed hereunder at any reasonable time to ascertain that the requirements of this and other provisions of this chapter are met.

SECTION VII

Section 6-4-83 of the Code of Ordinances of the City of Gainesville is hereby amended by eliminating it in its entirety and amending it to read as follows:

Sec. 6-4-83. Sales Volume Ratio for Select Businesses.

A business required to pay a business occupation tax that does not meet the criteria set forth in Section 6-4-82, Section 6-4-84, or Section 6-4-85 and does not operate as a special event facility as defined in Section 6-4-2 may obtain a consumption on premises license for malt beverages and wine subject to the following conditions:

- (a) The sale of alcoholic beverages shall be clearly incidental to the primary business conducted on the premises.
- (b) No individual shall be allowed to consume more than forty-eight (48) ounces of malt beverages per day or more than a total of twenty-four (24) ounces of wine per day. Individuals may consume both beer and wine, but shall not consume a total combination of more than forty-eight (48) ounces per day.
- (c) Consumption on the premises licensees shall maintain at least sixty (60) percent of their business volume from the sale of merchandise or services, not including alcoholic beverages. The sixty-percent ratio shall be determined on a calendar quarter basis on the monthly report submitted by each licensee.
- (d) Monthly reports for the preceding month's alcohol and retail or services sales shall be submitted on forms provided by the city on or before the 20th day of the month.
- (e) To qualify for a license, a retail or business establishment must be open to the public for business a minimum of 32 hours per week.

SECTION VIII

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Section 6-4-86 of the Code of Ordinances of the City of Gainesville is hereby amended by eliminating it in its entirety and amending it to read as follows:

Sec. 6-4-86. Brown Bagging.

- (a) It shall be unlawful for a licensee or any other business that has been issued a business occupation tax certificate to allow customers to bring with them their own alcoholic beverages, a practice commonly referred to as “BYOB” or “brown bagging.”
- (b) It shall be unlawful for any alcoholic beverages to be served, stored, kept or consumed by any person on the premises of any business establishment for which a city business/occupation tax certificate has been issued, excluding those businesses with a valid alcoholic beverage license or as otherwise exempted by this chapter.
- (c) Exceptions. The prohibitions in paragraph (a) shall not apply to the following:
 - 1. A private function as defined in Section 6-4-2(jj); or
 - 2. When contained in a 16-ounce clear plastic cup within the Downtown Dining District as defined in this Chapter and when permitted by the licensed business establishment within which the alcoholic beverages are consumed; or
 - 3. The furnishing of wine by a patron of a restaurant for a corkage fee. Any restaurant which is licensed to sell wine for consumption on the premises may permit a patron to bring into the restaurant one unopened bottle of wine for consumption on the premises; or
 - 4. Art shops, as defined in Section 6-4-2(c), are subject to the specific provisions governing the operation of an art shop:
 - i. An art shop may allow customers to bring in a bottle or bottles of wine and/or malt beverages to be consumed on the premises.
 - ii. The customer must remove any unconsumed wine and or malt beverages from the premises before leaving the premises.
 - iii. The brown bagging of wine and or malt beverages in an art shop shall be subject to this chapter and to state law; including but not limited to the prohibition of consumption by one who is under 21 years of age or intoxicated.
 - iv. An art shop may serve food provided it meets all federal, state and local requirements.

SECTION IX

Section 6-4-87(f)(6) of the Code of Ordinances of the City of Gainesville is hereby amended by eliminating it in its entirety and amending it to read as follows:

Unless authorized by Mayor and Council in the Resolution creating the Downtown Dining District, no alcoholic beverage purchased within the Downtown Dining District pursuant to this

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provision shall be consumed within the Downtown Dining District on the streets, sidewalks, sidewalk cafes, rights-of-way, and/or parking lots, whether public or private, between the hours of 12:00 a.m. and 10:00 a.m.

SECTION X

Section 6-4-89(b)(3) of the Code of Ordinances of the City of Gainesville is hereby amended by striking it in its entirety.

SECTION XI

Section 6-4-90 of the Code of Ordinances of the City of Gainesville is hereby amended by eliminating it in its entirety and amending it to read as follows:

Sec. 6-4-90. Drink Promotions.

- (a) As used in this section, the term “*drink*” means a single portion beverage which contains any alcoholic beverage.
- (b) This section shall be construed to cover, include and apply to all alcoholic beverages including malt beverages, wine and distilled spirits for consumption on premises by properly licensed establishments in the city. All consumption on premises licensees are prohibited from selling or giving away alcoholic beverages under the following circumstances:
 - 1. Offering all you can drink for a set price during a set time after 10 p.m.
 - 2. Making a single price the basis for a required purchase of two (2) or more servings.
 - 3. Serving alcoholic beverages by the pitcher, except to two (2) or more persons at any one (1) time.
 - 4. Offering reduced-price drinks to any segment of the population for any period of time as an inducement to patronize the premises; except between the hours of 4:00 p.m. and 8:00 p.m. on Monday through Saturday, drinks may be sold at a reduced price which is no less than half the price usually charged.
 - 5. Selling alcoholic beverages for less than half the normal retail price, or selling alcoholic beverages in pitchers or in jumbo sizes for less than half the normal retail price. Nothing contained in this subsection shall be construed to prohibit the dispensing of drinks in pitchers or in jumbo sizes, provided that such pitchers or jumbo sizes shall be available at all times that the licensee is open for business.
 - 6. Using coupons or other special promotional items as an inducement to purchase alcoholic beverages.
 - 7. Sponsoring, conducting or allowing contests or other promotions which have as their primary purpose increasing the consumption of alcoholic beverages.

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8. Offering or delivering any free alcoholic beverages to the general public except as otherwise allowed by law.
- (c) The prohibitions and restrictions in the foregoing subsection which apply to licensees or agents or employees of licensees shall not:
1. Apply at private functions;
 2. Prohibit the offering of free food or entertainment at any time;
 3. Prohibit including drinks as part of the price of a hotel, travel, entertainment, or meal package;
 4. Prohibit the sale, offer to sell, or delivery of wine or malt beverage by the bottle, pitcher or carafe;
 5. Prohibit any motel or hotel from offering room service to registered guests.

SECTION XII

Section 6-4-103(g) of the Code of Ordinances of the City of Gainesville is hereby amended by eliminating it in its entirety and amending it to read as follows:

No catered event permit will be issued for an event at the Gainesville Civic Center or any location with respect to which any alcohol license has been suspended, denied or revoked within the past twelve (12) months; nor for any location with respect to which conduct prohibited in this chapter has previously occurred.

SECTION XIII

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION XIV

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.

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SECTION XV

The effective date of this ordinance shall be upon approval by the governing body of the City of Gainesville.

W. Samuel Couvillon, 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

4855-8599-1380, v. 1



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: August 5, 2024
Date Submitted: August 5, 2024
Final Approval Date: August 5, 2024
Presenter: Abb Hayes, City Attorney
Item of Business: Request from **AP2 Ventures, LLC** for a special use on a 7.01± acres tract located on the west side of Mabry Road, southeast of Old Flowery Branch Road (a/k/a **3521 Mabry Road, SW**), having a zoning of Light Industrial (L-I). **Ward Number: Four**. Tax Parcel Number(s): 08-024-002-047. **Request: Vehicle storage yard.**

- Proposed Zoning Resolution ZR-2024-06

Meeting Date: August 6, 2024

Purpose of Request:

To conduct a public hearing regarding the following zoning request as presented at the July 9, 2024, Planning and Appeals Board meeting.

Facts & Issues / History & Background:

The applicant is requesting special use approval for a vehicle storage yard for trucks (truck yard). The property was annexed in 2021 for a 75,000± square foot office and metal fabrication plant for Rack Systems Holdings, LLC. The property received a development permit in 2021 and has been graded and water vaults installed. A cul-de-sac on Mabry Road has also been constructed to better facilitate truck traffic.

The revised proposal includes the construction of approximately 76 outdoor truck parking spaces that will be secured and illuminated with access off of Mabry Road. The intent is to provide temporary parking for a nearby industrial company off of Centennial Drive and other industrial uses. The applicant states the long-term desire is to complete the development with a quality 70,000 square foot industrial building, hopefully within three to five years when market conditions improve. The adjacent and nearby uses include single-family homes, Avita Community Partners, Energy Assurance Laboratory and the Centennial Industrial Park all of which are in the county.

Department Recommendation:

Staff recommended approval with seven conditions and PAB recommended denial due to lack of a second for the motion. See the PAB Recommendation report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS:

Approval of Resolution ZR-2024-06:

I move to approve the resolution to allow a vehicle storage yard within Light Industrial (L-I) zoning district with seven conditions.

Denial of the Request:

I move to deny the request.

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Legal ad
2. PAB Recommendation Report
3. Proposed Zoning Resolution ZR-2024-06
4. Location maps
5. Narrative
6. Proposed Site Plan
7. Original Site Plan
8. Landscape Plan

preceding the filing of the proposed rezoning, campaign contributions aggregating \$250 or more to a member of the County Commission shall file a disclosure of contributions with the Planning Department at least five (5) days prior to the first hearing of the proposed rezoning by the County Commission. (OCGA § 36-67A-3(C)).

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision. The Hall County Board of Commissioners will hear appeals at a public hearing Tuesday, September 24, 2024, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Tuesday, September 24, 2024. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia. **136882 7/17

NOTICE OF HISTORIC PRESERVATION COMMISSION MEETING
NOTICE is hereby given that the **Gainesville Historic Preservation Commission** will conduct a public hearing on **Monday, August 5, 2024 at 5:30 p.m.** This meeting will be held in the **Historic Gainesville City Hall**, which is located at 117 Jesse Jewell Parkway, in downtown Gainesville for the following request:

1) Request from **Gregg Venable** for a Certificate of Appropriateness for a Major Work Project involving building and site changes on a 0.29± acre tract located on the northeast corner of the intersection of Ridgewood Avenue and Bradford Street (a/k/a **440 Ridgewood Avenue, NW**).
Ward Number: Five
Local Historic District: Ridgewood Neighborhood
Tax Parcel Number(s): 01-041-001-010
Proposed Work Project: Building and site changes, involving new construction
136839 7/17

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE GAINESVILLE ZONING MAP

Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, August 6, 2024 at 5:30 p.m.** in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in Gainesville on the following requests:

1) Request from **AP2 Ventures, LLC** for a special use on a 7.01± acres tract located on the west side of Mabry Road, southeast of Old Flowery Branch Road (a/k/a **3521 Mabry Road, SW**), having a zoning of Light Industrial (L-I).
Ward Number: Four
Tax Parcel Number(s): 08-024-002-047
Request: **Vehicle storage yard**
2) Request from the **City of Gainesville** to amend the Gainesville Unified Land Development Code consisting of Articles 9-1 through 9-24, as published by Municode. The City of Gainesville is proposing to amend Articles 9-1 through 9-24 of the Gainesville Unified Land Development Code as part of the update of both the Code of Ordinances and the Unified Land Development Code in partnership with Municode. Additional information is available from the Community and Economic Development

CLASSIFIED ADVERTISING

Department, Planning Division, by calling 770-531-6570.
NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and hasmade, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating \$250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with thePlanning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA §36-67A-3 3 (c))
136869 7/17

PUBLIC NOTICE CITY OF OAKWOOD, GEORGIA

Be advised pursuant to the City of Oakwood Code, Chapter 54 "Zoning", a public hearing has been scheduled before the Oakwood City Council on the 130 th day of June 2024 at 7:00 p.m., at the Oakwood City Hall, 4035 Walnut Circle, Oakwood, Georgia for the application of:

• Stephen P. Gilliam is Requesting a Variance to the Downtown Overlay District Design Standards Section 3 "Site Amenities" A "Service Areas and Loading Docks" on Property Located at 3701 McEver Rd. Tax Parcel 08032 000091.
At said public hearing all persons or residents owning property in the City of Oakwood or in the area proposed for rezoning may be heard on the question of zoning of such area by the City of Oakwood. City of Oakwood, 4035 Walnut Circle, Oakwood, Georgia. Peggy Funderburk Permit Clerk
136891 7/17

The Buford City Commission will conduct a public hearing at its regularly scheduled Commission meeting at 7:00 p.m., August 5, 2024, Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a zoning modification to zoning conditions at 467 Thunder Road, parcel 07-299-004001, containing 5.839 acres. Applicant: Clair Investment Properties & Interior Designs, LLC; Zoning Modification: Applicant requests to amend zoning condition #2 from the Commission meeting on May 1, 2023. The modification request is to reduce the road frontage on each residential lot.
136795 7/17, 24, 31

Public Sales/Auctions

Extra Space Storage, on behalf of itself and or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
3719 Winder Hwy Flowery Branch GA 30542, 8/1/24 at 10:00 am
Vera Douglas 1014 washer, dryer, 1 qn 2 twn beds
Cheri Sylva 205
Cheri Sylva 3117 Furniture
Alquon Young 5016 Clothes, Shoes
Deirdre Foster 3023 Household goods
Alivia Swartzbaugh 3025 Household Goods
Bryan Tolbert 5001 Household goods
Teasha Thornton 504 Household goods
Jason Pass 6105 Household goods
Nicole Lathrop 6120 Household goods
Nicole Lathrop 6123 Household goods

Gwendolyn Harley 7002 Household goods
Zach Neason 7011 Household goods
Trenton Varnadore 4046 Household Goods
Alverto Alejandro 4109 Household Goods
Patricia Selkirk 6125 couches tv stand misc. items
The auction will be listed and advertised on www.storagetreasures.com. Purchase must be completed at the facility referenced above and cash is the only accepted form of payment. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property.
136477 7/17, 7/24

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1010 Dawsonville Hwy Gainesville GA 30501 07/25/2024 12:00pm
Justen Harris 1041 Tools, electronics, exercise equipment, appliances
Troy McGraw 1517 House contents
Annette Harvey 1720 Household
Sierra Vickery 1828 Furniture, boxes
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property
136749 7/10, 17

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 891 W Ridge Rd Gainesville, GA 30501 July 25th, 2024 1:00 PM
Unit 2074 Kayla Vickery Household Goods
Unit 1093 Lorenzo Belardo Beds and clothes boxed up
Unit 1027 Cory McCord 3 TV's, 3 boxes military gear
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
136380 7/10, 7/17

Flowery Branch Mini Storage at 5110 Chattahoochee St. Flowery Branch, GA 30542 will hold an online auction on July 25, 2024 at Noon on www.storageauctions.com. The contents of Unit A25-Mark Quesenberry, Unit C28-Angel Burgos, Unit R13-Felix Flores will be included in the auction sales.
136769 7/10, 7/17

Notice is hereby given that on July 19, 2024 at 10:00 AM First Place Storage, 912 Gainesville Highway, Ste. A,

Buford, GA 30518, the undersigned will sell at public auction by competitive bidding on www.bid13.com the following personal belongings stored at this facility. All sales are paid in cash only and all items must be removed from the unit within72 hours. Management reserves the right to withdraw any unit from sale.
Unit No: B148
Name: SCOTT

PARRISH
Address: 5906 APPLE BLOSSOM COURT
BUFORD, GA 30518
Unit No: B166
Name: MACEDONIA MORALES
Address: 5719 WILLOW WAY
BUFORD, GEORGIA 30518
LIEN SALE WILL BE HELD
Date: 07/19/2024 TIME: 10:00 AM
Location: WWW.BID13.COM
136675 07/10,17

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 25, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. Lien sale to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 26961, 7366 Friendship Springs Blvd, Flowery Branch, GA 30542, (678) 693-2587
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
2102 -Williams, Rita
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
136183 7/10,17

Notice of Sale.

Notice is Hereby given that Northeast Georgia Storage Center LLC, intends to sell the personal property described below to enforce a lien imposed on said property pursuant to the Georgia Self-Storage Facility Act, Georgia Code Section 10-4-210 to 10-4-215. The undersigned will sell at public sale by competitive bidding on Friday, July 26th, 2024 at 9:00 am on the premises where said property is being stored and which is located at, Northeast Georgia Storage Center, 1980 Delta Drive, Gainesville Georgia 30501, County of Hall, State of Georgia. 770-536-5173. The personal property found in units: A047 Alejandro Sanchez - Snap On Compressor, Tool Box, Welder, Auto Parts; A014 Darren Cleveland - Boxes, Pictures, Underwood typewriter; B016 Felicia Marsh - Freezer, Household Items; G003 Meliza Barreras - Plastic Tubs, Baby Stroller, Clothes; G021 Santiago Munoz - Tail Lights, Tires, Ramps, Bike, Furniture; I009 Nicholas Roberson - Outdoor Furniture, Car Seat, Grill, Cabinets, Tools, Hydrant Hose; K004 David Reeves - Household items. Purchases must be made with cash. All items are sold as is. Sale is subject to cancellation and Tenant has the right to redeem prior to sale.
136699 07/10,17

THESE VEHICLES WILL BE SOLD AT PUBLIC AUCTION ONLINE AT 10:00 A.M. ON TUESDAY JULY 23, 2024. THESE VEHICLES ARE PRESENTLY LOCATED AT STATEWIDE WRECKER SERVICE

INC, 2315 MURPHY BLVD, GAINESVILLE, GA 30504. THE FOLLOWING VEHICLES ARE DECLARED ABANDONED AND FORECLOSED VEHICLES PURSUANT TO OCGA 40-11-19. 770-279-8424 www.welchelauctions.com
2020 Toyota Corolla 5YFEPRAE1LP080855
1989 Chevrolet P30 1GBKP37W5K3310554
2003 BMW 330xi WBAEV534 53KM28011
2008 Ford Crown Victoria 2FAFP71V78X157617
2001 Suzuki GSX-R600 J51GN7YAE1612108203
2014 Toyota Rav4 2T3DFREV5AW125877
2004 Jeep Grand Cherokee 1J8GW68JX4C232647
2013 Honda Civic 19XFB2F9XDE083200
19XFB2F9XDE083200
2007 Lincoln Town Car 1LNHM82V37Y607645
1990 Honda Accord JHMFA36237S008432
2012 Dodge Charger 2C3CDXBG6CH297185
2007 Ford Expedition 1FMFU17517LA56345
2012 Toyota Prius JTDKN3DU8C1569721
2004 Honda VTX1800C (VTX) 1HFSC46024A200639
2015 Kia Optima 5XXGN4A76FG387440
2009 Nissan Maxima 1N4AA51E89C830476
136574 07/10,17

Probate Notices

CITATION
PROBATE COURT OF HALL COUNTY RE: ESTATE OF Samuel Orlofsky, FORMER MINOR.
Date of Publication, if any: July 17, 2024
TO WHOM IT MAY CONCERN:
The conservator of the above estate, has applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, 116 Spring Street, Gainesville, GA 30501 on or before 10:00 a.m, September 2, 2024, said date being more than 30 days from the date of publication, or if personally served, then IO days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/ telephone number for the required amount of filing fees.
If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.
Patty W. Laine
PROBATE JUDGE
By: Pamela M. Elliott
PROBATE CLERK/ DEPUTY CLERK
116 Spring Street SE Gainesville, GA 30501
Address
770-531-6924
Telephone Number **136899 7/17**

CITATION
PROBATE COURT OF HALL COUNTY RE: ESTATE OF Norman Earl Reid , FORMER WARD.
Date of Publication, if any: July 17, 2024
TO WHOM IT MAY CONCERN:
The conservator of the above estate, has applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, 116 Spring Street, Gainesville, GA 30501 on or before 10:00 a.m, September 2, 2024, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/ telephone number for the required amount of filing fees.
If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.
Patty W. Laine
PROBATE JUDGE
By: Pamela M. Elliott
PROBATE CLERK/ DEPUTY CLERK
116 Spring Street SE Gainesville, GA 30501
Address
770-531-6924
Telephone Number **136527 7/17**

CITATION
PROBATE COURT OF HALL COUNTY RE: ESTATE OF Adrienne Anne Williams FORMER WARD. Date of Publication, if any: July 17, 2024
TO WHOM IT MAY CONCERN:
The conservator of the above estate, has applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, 116 Spring Street, Gainesville, GA 30501 on or before 10:00 a.m, September 2,2024, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of publication, or if

personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/ telephone number for the required amount of filing fees.

If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.
Patty W. Laine
PROBATE JUDGE
By: Pamela M. Elliott
PROBATE CLERK/ DEPUTY CLERK
116 Spring Street SE Gainesville, GA 30501
Address
770-531-6924
Telephone Number **136903 7/17**

CITATION
PROBATE COURT OF HALL COUNTY RE: ESTATE OF John Murphy FORMER WARD.
Date of Publication, if any: July 17, 2024
TO WHOM IT MAY CONCERN:
The conservator of the above estate, has applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, 116 Spring Street, Gainesville, GA 30501 on or before 10am September 2nd, 2024, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/ telephone number for the required amount of filing fees.
If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.
Patty W. Laine
PROBATE JUDGE
By: Mayra Garcia
PROBATE CLERK/ DEPUTY CLERK
116 Spring Street SE Gainesville, GA 30501
Address
770-531-6924
Telephone Number **136899 7/17**

CITATION
PROBATE COURT OF HALL COUNTY RE: ESTATE OF Norman Earl Reid , FORMER WARD.
Date of Publication, if any: July 17, 2024
TO WHOM IT MAY CONCERN:
The conservator of the above estate, has applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, 116 Spring Street, Gainesville, GA 30501 on or before 10:00 a.m, September 2, 2024, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/ telephone number for the required amount of filing fees.
If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.
Patty W. Laine
PROBATE JUDGE
By: Mayra Garcia
PROBATE CLERK/ DEPUTY CLERK
116 Spring Street SE Gainesville, GA 30501
Address
770-531-6924
Telephone Number **136899 7/17**

are filed, the petition may be granted without a hearing.
Mark D. Loggins
PROBATE JUDGE
By: Pamela M. Elliott
PROBATE CLERK/ DEPUTY CLERK
116 Spring Street SE Gainesville, GA 30501
Address
770-531-6924
Telephone Number **136907 7/17**

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

INRE: RANDALL WAYNE SMITH, DECEASED
ESTA TE NO. E-24-259
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The petition of Debra Sue Smith, for a year's support from the estate of RANDALL WAYNE SMITH, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before 10:00 am August 5, 2024 why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Mark Loggins
Judge of the Probate Court
By: Riley Norris
Clerk of the Probate Court
116 Spring Street, SE Gainesville, GA 30501
Address
770-531-6921
Telephone Number **136515 7/3, 10, 17, 24**

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF David Scott Carlson, DECEASED
ESTATE NO. E-23-605
NOTICE

[For discharge from office and all liability]
IN RE: Petition for Discharge of Personal Representative
TO: whom it may concern:
This is to notify you to file an objection, if there is any, to the petition for discharge of personal representative, in this Court on or before 10:00 a.m. August 5, 2024.

BE NOTIFIED

FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Mark Loggins
Judge of the Probate Court
By: S. Carley
Clerk of the Probate Court
116 Spring Street First Floor Gainesville, Georgia 30501
Address
770 - 531 - 6923
Telephone Number **136525 7/ 17**

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF ROY MINER MARTIN, DECEASED
ESTATE NO. E-24-315
NOTICE

The petition of **Dustin R Martin**, for an order declaring no

GAINESVILLE PLANNING and APPEALS BOARD RECOMMENDATION

Applicant and Property OwnerAP2 Ventures, LLC
Location3521 Mabry Road
RequestSpecial Use within Light Industrial (L-I)
Size7.01± acres
WardFour
Proposed UseVehicle storage yard
Planning Division Staff Recommendation**Approval, with conditions**
Planning & Appeals Board Recommendation**Denial**
DateJuly 9, 2024

▪ **Applicant's Proposal and Background Information**

The applicant is requesting special use approval for a temporary vehicle storage yard for trucks and trailers. The property was annexed with a zoning of Light Industrial (L-I) in 2021 and received a development permit for a 64,000± square foot office/warehouse metal fabrication facility for Rack Systems Holdings, LLC. At this time, only the property has been graded and water vaults have been installed. A cul-de-sac on Mabry Road has also been constructed to better facilitate truck traffic.

The revised proposal includes the construction of approximately 76 outdoor secured parking spaces with access off of Mabry Road. The intent is to provide temporary truck/trailer storage for nearby industrial uses. The applicant states the long-term desire is to complete the development with a quality 70,000± square foot industrial building, hopefully within three to five years when market conditions improve.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-family homes; Agriculture	Agricultural Residential-III (AR-III) -County
South	Avita Community Partners	Agricultural Residential-III (AR-III) -County
East	City of Gainesville Flat Creek Water Reclamation Facility Energy Assurance Laboratory,	Residential-I (R-I) -City
	Centennial Industrial Park	Light Industrial (I-I) -County
West	West Gate Estates Subdivision	Residential-I (R-I) -County

▪ **Other Departmental Comments**

There were no departmental comments for this request.

▪ **Zoning History**

The following zoning actions have taken place in the immediate area during the last ten years:

2024 – A request by Clayton Properties Group, Inc. – Matt Stokes to amend a 17.25± acres tract and a 12.52± acres tract located within the Mundy Mill development at 2930 Old Oakwood Road, SW and 4102 Mundy Mill Road, SW zoned Planned Unit Development (P-U-D) was conditionally approved for residential townhomes.

2022 – A request by CA Holdings, LLC to amend a 17.25± acres tract (subject property) located within the Mundy Mill development at 2930 Old Oakwood Road, SW zoned Planned Unit Development (P-U-D) was conditionally approved for an industrial warehouse/distribution facility.

2021 – A request by Scott Stringer to amend a 57.29± acres tract located within the Mundy Mill development at 0 Mundy Mill Road, SW and 0 Old Oakwood Road, SW zoned Planned Unit Development (P-U-D) was conditionally approved to change the location of multi-family apartments and industrial/ office/ warehouse uses.

2020 – A request by Smith, Gambrell & Russell, LLP to annex a 4.01± acres tract with a zoning of Light Industrial (L-I) located at 2500 West Park Drive was conditionally approved for an existing industrial warehouse use.

2018 – A request by Hydro Extruder, LLC to annex a 10.98± acres tract and a 11.29± acres tract with a zoning of Light Industrial (L-I) located at 2829 Mountain View Road and 2949 Old Oakwood Road was conditionally approved to expand the existing industrial use.

2016 – A request by Butler Property, LLC to amend a 92.06± acres tract located within the Mundy Mill development at 3035 Old Oakwood Road SW and 3523 Mountain View Road SW zoned Planned Unit Development (P-U-D) was approved to change the location of some of the single-family homes, multi-family apartments, commercial and industrial uses.

▪ **Staff Analysis**

(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

The subject property is currently zoned Light Industrial (L-I) and is approved a 64,000± square foot office/warehouse metal fabrication facility. The applicant has stated the proposed storage yard will be temporary for a period of three to five years. Development to the east has trended toward light industrial growth primarily due to the adjacent County Centennial Industrial Park. The proposal would only be suitable on a temporary basis if properly buffered from the adjacent residential neighborhood.

(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

The proposed use will increase traffic along Mabry Road. A cul-de-sac has been constructed to better facilitate truck traffic while allowing for other vehicular traffic to pass through. The proposed storage yard will need to be sufficiently buffered from adjacent and nearby residential uses to the north and west.

(3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The Comprehensive Plan for the City of Gainesville places the property within the Single-Family Residential Future Land Use category and within the *Suburban Neighborhoods Character Area*.

The Single-Family Residential Future Land Use category includes areas containing or planned for single-family detached or semi-detached housing at densities ranging from four to six dwelling units per acre.

The vision for the Suburban Neighborhoods Character Area is to preserve older, stable residential subdivisions and encourage newer projects with smaller lot sizes, pedestrian infrastructure, and buildings patterned after traditional local housing, possibly containing a small neighborhood-serving "village center". Neighborhood-scale businesses are prioritized that can serve local residents. Future population growth should be balanced between new development and infill areas. Housing choices should be diverse to support a range of household incomes, lifestyles, sizes and types, but consist mostly of single-family detached lots. Land uses allowed include parks and recreation, single-family residential, limited multi-family residential, limited general mixed-use, limited commercial (retail and office), public and institutional.

It is staff's opinion that the proposal is inconsistent with the future land use map and character area map. However, the property is currently approved for an industrial use.

(4) Are there substantial reasons why the property cannot or should not be used as currently zoned?

The property is currently zoned Light Industrial (L-I) and will remain unchanged. The existing zoning conditions limit the uses to office, warehouse, storage, distribution, further processing, assembly and fabrication. A stand-alone storage yard for trucks and trailers in itself is not considered an approved use within L-I zoning and requires special use approval.

(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

The proposed vehicle storage "Truck" yard should have minimal impacts on water/sewer utilities, police, fire and schools, based on how the use will function.

City water, sewer, and public safety services are currently available for the subject property and capacity is sufficient. Gainesville Fire Station #4 is located approximately 1.7± miles off of Memorial Park Drive which currently services adjacent and nearby properties.

According to the "Trip Generation Manual" as published by the Institute of Transportation Engineers, the estimated trips are 425 ± trips per weekday, 62 A.M. and 66 P.M. peak hour trips for the current approved 64,000± square foot office/warehouse metal fabrication facility. The "Trip Generation Manual" does not provide specific traffic data for the proposed use; however, the applicant anticipates approximately 15 trailer movements a day. As previously stated, a new cul-de-sac the Mabry Road entrance to the development has been constructed to help facilitate truck traffic.

(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

The area has experienced industrial growth over the past 25 to 30 years due to the location of Centennial Industrial Park. While available parcels within the industrial park are limited, future industrial growth is expected due to the availability of water and sewer. It is anticipated the subject property will be developed for light industrial purposes in the future.

(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Based on the existing approved industrial use for the property and the adjacent industrial uses, the proposed temporary truck/trailer storage yard appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

▪ **Additional Special Use Criteria**

- (1) The type of street providing access to the subject property is adequate to serve the proposed Special Use.**

Mabry Road is a local county road located between Old Flowery Branch Road and Mountain View Road, which experiences cut through traffic from nearby Centennial Drive (Industrial Park) and Memorial Park Drive. Mabry Road is a two-lane road with no sidewalks and curb and gutter.

- (2) Access into and out of the property adequately provides for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.**

A cul-de-sac to help accommodate truck turning movements has been constructed at the entrance to the subject property on Mabry Road. There appears to be sufficient access for trucks and emergency vehicles traveling toward Centennial Drive and Mountain View Road. The segment of Mabry Road at its intersection with Old Flowery Branch Road is only 10 feet wide and is not sufficient for truck traffic. No sidewalks are proposed for the development.

- (3) Public facilities such as schools, water or sewer utilities, and police or fire protection are adequate to serve the Special Use.**

The existing water, sewer and public safety are adequate to serve the proposed use. There are no impacts to the school system.

- (4) Refuse, service, parking and loading areas on the property are located and screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.**

The subject property previously received a development permit for a 64,000± square foot office/warehouse metal fabrication facility. The development plan included a 30-foot wide vegetated buffer adjacent to the adjacent residential properties in the county. In addition, non-spill lighting will be required for the proposed security lighting.

- (5) The hours and manner of operation of the Special Use have no adverse effects on other properties in the area.**

There are no specific hours of operation proposed at this time. The applicant states that trucks will be moved as needed by the tenant to serve their business needs. Most of the truck traffic flow is anticipated to be to/from nearby Centennial Drive, away from residential properties. Stormwater water measures are required to minimize any drainage from the subject property.

- (6) The height, size and location of the buildings or other structures proposed on the property are compatible with the height, size or location of buildings or other structures on neighboring properties.**

The proposal does not include constructing a structure. The height of the truck trailers stored on the lot will be less than any future industrial building proposed for the lot.

Based on the site plan, the finished floor elevation of the storage lot will be 12 to 14 feet lower than the adjacent residential homes located to the west. The adjacent homes to the north are 20 to 30 feet below the finished floor elevation of the storage lot but appears to be well buffered with mature trees.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this Special Use request based on the existing approved industrial use for the property and the adjacent industrial uses.

Except for the below underlined text, the below zoning conditions were adopted when the property was annexed in 2021 (Ordinance No. 2021-08).

Conditions

1. The approved uses for the property shall be limited to light industrial uses to include the proposed use, office, warehouse, storage, distribution, further processing, assembly and fabrication, and the temporary storage of trailers/trucks.
2. The subject property's occupancy as a truck yard for the temporary storage of trailers/trucks shall not exceed 3 years from the adoption of this special use resolution. For good reason shown, the occupancy for such use may be extended no more than 2 additional years, and shall require further approval from the Community and Economic Development Director.
3. The proposed development shall be generally consistent with the standards depicted on the architectural elevation provided with the annexation application. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.
4. The development shall require a minimum 50-foot wide evergreen planted buffer adjacent to all single-family properties located to the south and west. The trees shall be a minimum installation height of 8 feet and shall consist of a mixture of Arborvitae Green Giant, Japanese Cryptomeria, Eastern Red Cedar, and Holly. The location, number, spacing, size and type of trees planted shall be subject to Community and Economic Development Department Director approval in order to effectively screen the adjacent residential properties.
5. All access point design for the subject property shall require approval by the Gainesville Public Works Director and Hall County Public Works Department. All required access / traffic / sidewalk and improvements to Mabry Road associated with the proposed development shall be at the full expense of the developer/property owner.
6. An electronic message board sign shall not be permitted for the subject property.
7. An updated as-built boundary survey / plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

Excerpts from the July 9, 2024 PAB Meeting Minutes

Applicant Presentation: Jimmy Adams, 3800 Hardy Road, CEO and managing partner of AP2 Ventures and also present was CFO/Partner Spence Price. Mr. Adams stated they would be better financially with the 70,000 building financially but decided to develop as a

trailer storage and not truck storage yard. He agrees with the conditions presented by staff and will comply with the buffer requirements.

Board Comments: **Board Member Fleming** questioned if trucks would be idling, the number of spaces for storage and the possibility of limiting operating hours due to noise. **Vice-Chair Thompson** questioned the operating hours and if the trailers would be empty and contain flammable materials. **Board Member Simmons** commented as to any guarantee of no flammable materials stored in the trailers and if the trucks would just drop and leave.

Mr. Adams stated there would be 79 spaces for storage and would be difficult to put a limit on the hours of operation especially without a tenant or lease. He said the trailers would be dropped with trucks being present, in some cases idling and possibly parked while connected to the trailers. Mr. Adams advised there would be no guarantee of flammable liquids being stored but could put it in the lease and hopefully the tenant would follow through. Mr. Adams stated it would be tenant specific and plans to lease to one tenant/company with majority of traffic being during the day but possibly at night too. He mentioned there would be non-spill lighting, the property is much lower than the surrounding properties and would be fenced. Mr. Adams explained the reason for the special use that the City of Gainesville had no provisions for truck trailer storage. He advised a buffer would be in place to preserve the neighborhood and would be less of an impact with the storage rather than the previously approved 70,000 square foot warehouse operating 24/7.

FAVOR: None

OPPOSE: **Chad Pittman**, 3615 Tradition Drive, stated he was speaking on behalf of his father and neighbors on Westgate Drive that includes senior citizens and blue collar, middle-class people that has signed a petition to voice their fears and concerns. Mr. Pittman stated the citizens in the area have worked all their life for their homes and are concerned about their property values. He spoke about the history of the land and zoning requests through the years in the County and the property being annexed in the City. He stated they understand things must change but are not opposed to growth. He mentioned the property was annexed into the city in 2021 and learned it had been approved for metal fabrication to contain a large building and have several questions and concerns and the unknown of it. Mr. Pittman expressed concern regarding the operating hours, the surface being cement or asphalt, enclosed area for the project, storage of trailers being empty and any smells. He mentioned the comprehensive plan support for single families, fear of safety, attendant on site and there being a real estate sign on property. Mr. Pittman stated the neighbors understand growth happens but would like for it to be enclosed structures with a buffer and wants to live peaceful for their remaining years of life.

Beth Henson Law, 820 Park Street, stated her concerns were vacant properties being used for truck parking which generate money at cost to people, schools and churches along to being an "eye sore" to residents. She mentioned concerns of human trafficking and stated condition three being against the comprehensive plan for the area with six surrounding properties changed zoning. Mrs. Law stated there must be a better place for truck parking.

Rebuttal: **Mr. Adams** said he has owned the property for less than three years and learned a lot of history from Mr. Pittman regarding the area.

Board Member Martin made a motion for approval with conditions presented and the additional condition regarding no hazardous materials to be stored on the property.

Board Member Young asked the applicant if he would be agreeable to modify the conditions to state no hazardous materials be stored on the property and limit hours of operation from 6 AM to 6 PM or 9 PM.

Mr. Adams replied the facility could operate 24/7 as currently zoned for its use but was only asking for the approval for a trailer storage and limiting it to certain hours would be difficult to enforce with a tenant which has not been identified yet.

Vice-Chair Thompson spoke about the different topography and would be great if a buffer was already there.

Mr. Adams commented with the buffer you would only be looking over the tops of the trailer as opposed to a 32 ft building. He expressed his appreciation of working together and only wants the ability to market the property and is not happy with limiting the hours of operation.

Board Member Martin commented regarding approval with conditions limiting the hours and no hazardous materials stored.

There was a motion to recommend conditional approval of the special use request for a vehicle storage yard having a zoning of Light Industrial (L-I) with the following amended conditions:

1. The approved uses for the property shall be limited to light industrial uses to include the proposed use, office, warehouse, storage, distribution, further processing, assembly and fabrication, and the temporary storage of trailers/trucks.
2. The subject property's occupancy as a truck yard for the temporary storage of trailers/trucks shall not exceed 3 years from the adoption of this special use resolution. For good reason shown, the occupancy for such use may be extended no more than 2 additional years, and shall require further approval from the Community and Economic Development Director.
3. The proposed development shall be generally consistent with the standards depicted on the architectural elevation provided with the annexation application. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.
4. The development shall require a minimum 50-foot wide evergreen planted buffer adjacent to all single-family properties located to the south and west. The trees shall be a minimum installation height of 8 feet and shall consist of a mixture of Arborvitae Green Giant, Japanese Cryptomeria, Eastern Red Cedar, and Holly. The location, number, spacing, size and type of trees planted shall be subject to Community and Economic Development Department Director approval in order to effectively screen the adjacent residential properties.
5. All access point design for the subject property shall require approval by the Gainesville Public Works Director and Hall County Public Works Department. All required access / traffic / sidewalk and improvements to Mabry Road associated with the proposed development shall be at the full expense of the developer/property owner.
6. An electronic message board sign shall not be permitted for the subject property.
7. An updated as-built boundary survey / plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.
8. No hazardous materials shall be stored on the property.

Motion made by Board Member Martin

Motion for approval failed due to lack of second; therefore, denial recommended.

Deputy Director Tate stated that due to the amended motion to approve not being seconded and no new motion presented, the application is automatically recommended for denial per Section 9-22-9-10 (b) of the Unified Land Development Code.

RESOLUTION ZR-2024-06

APPROVAL OF A REQUEST FOR A SPECIAL USE SUBJECT TO APPROVAL BY THE CITY COUNCIL

WHEREAS, under **Chapter 9-6-1 Light Industrial (L-I)** zoning district of the Unified Land Development Code of the City of Gainesville, Georgia; **Table 9-6-1 Permitted and Special Uses for Nonresidential Zoning Districts** allows for a *vehicle storage yard* subject to City Council approval after review and recommendation by the Gainesville Planning and Appeals Board; and

WHEREAS, an application has been received from **AP2 Ventures, LLC** to allow a *vehicle storage yard* within a Light Industrial (L-I) zoning district identified as follows:

08-024-002-047
3521 Mabry Road, SW
Ward Four

WHEREAS, the application has been evaluated under any criteria specified in the aforesaid section; and

WHEREAS, the **Gainesville Planning and Appeals Board**, held a public hearing regarding this matter on **July 9, 2024**.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the applicant's request for a special use permit as stated above and subject to all the terms of the Unified Land Development Code with the following conditions:

Conditions

1. The approved uses for the property shall be limited to light industrial uses to include the proposed use, office, warehouse, storage, distribution, further processing, assembly and fabrication, and the temporary storage of trailers/trucks.
2. The subject property's occupancy as a truck yard for the temporary storage of trailers/trucks shall not exceed 3 years from the adoption of this special use resolution. For good reason shown, the occupancy for such use may be extended no more than 2 additional years, and shall require further approval from the Community and Economic Development Director.
3. The proposed development shall be generally consistent with the standards depicted on the architectural elevation provided with the annexation application. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.
4. The development shall require a minimum 50-foot wide evergreen planted buffer adjacent to all single-family properties located to the south and west. The trees shall

RESOLUTION ZR-2024-06

be a minimum installation height of 8 feet and shall consist of a mixture of Arborvitae Green Giant, Japanese Cryptomeria, Eastern Red Cedar, and Holly. The location, number, spacing, size and type of trees planted shall be subject to Community and Economic Development Department Director approval in order to effectively screen the adjacent residential properties.

5. All access point design for the subject property shall require approval by the Gainesville Public Works Director and Hall County Public Works Department. All required access / traffic / sidewalk and improvements to Mabry Road associated with the proposed development shall be at the full expense of the developer/property owner.
6. An electronic message board sign shall not be permitted for the subject property.
7. An updated as-built boundary survey / plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the applicant's request for a special use permit as stated above and subject to all the terms of the Unified Land Development Code.

Adopted this _____ day of _____, 2024.

W. Samuel Couvillon, Mayor

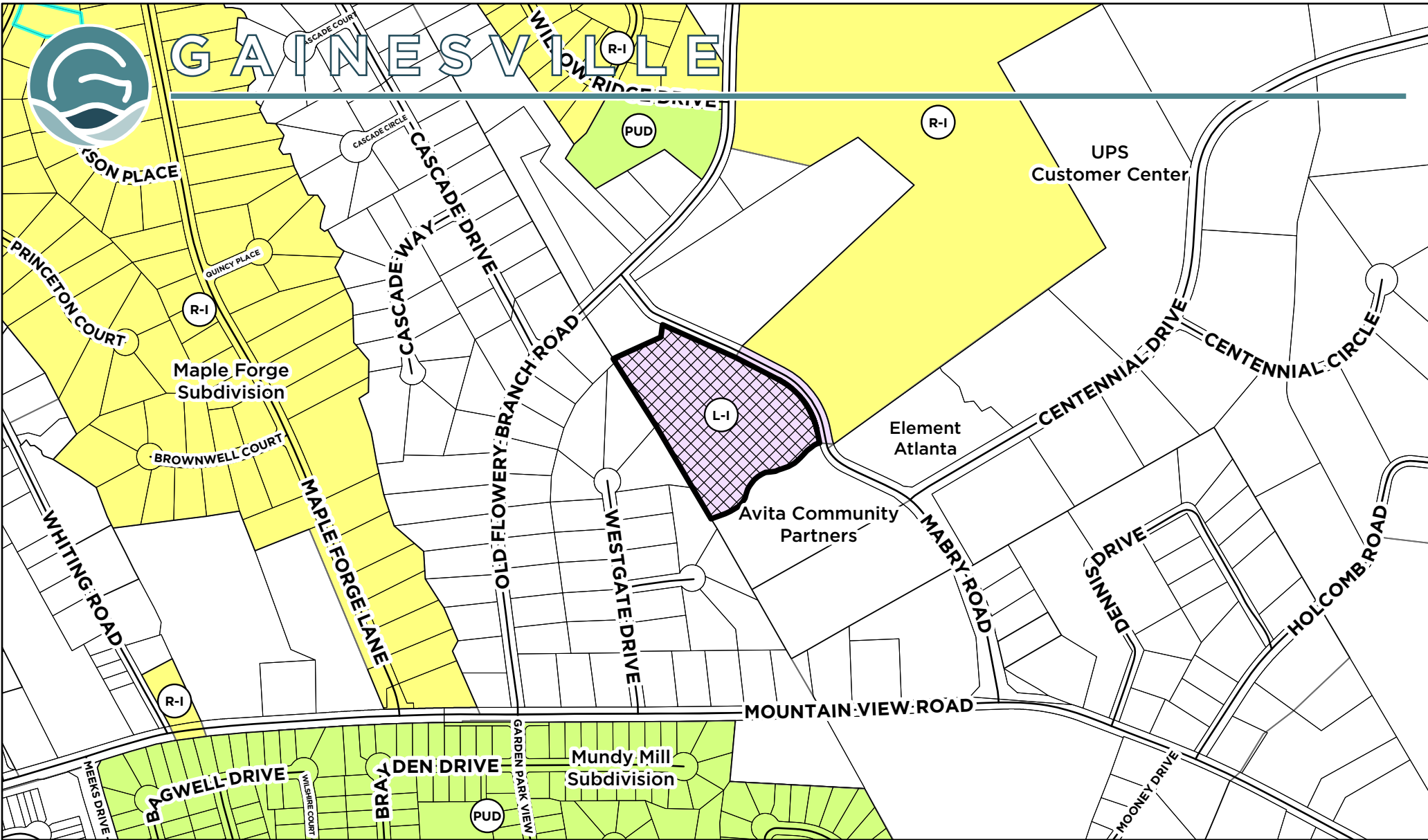
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

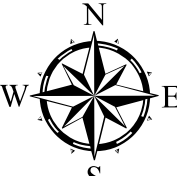
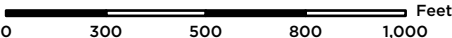
ATTEST:

Denise O. Jordan, City Clerk



GAINESVILLE

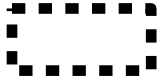


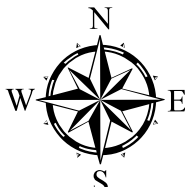
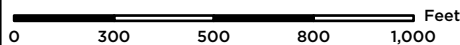
Applicant: AP2 VENTURES, LLC		Request: Special use to allow a vehicle storage yard on +/- 7.01 AC within Light Industrial (L-I) zoning.	
SPECIAL USE REQUEST			
Subject Property Address: 3521 Mabry Road, SW	Tax Parcel: 08-024-002-047	 Subject Property	
Meeting Date: 07/09/2024	Map Prepared: 06/11/2024		
			Scale: 1" = 500'



GAINESVILLE



Applicant: AP2 VENTURES, LLC		Request: Special use to allow a vehicle storage yard on +/- 7.01 AC within Light Industrial (L-I) zoning.	
SPECIAL USE REQUEST			
Subject Property Address: 3521 Mabry Road, SW	Tax Parcel: 08-024-002-047	 Subject Property	Aerial from 2023
Meeting Date: 07/09/2024		Map Prepared: 06/11/2024	
		Scale: 1" = 500'	



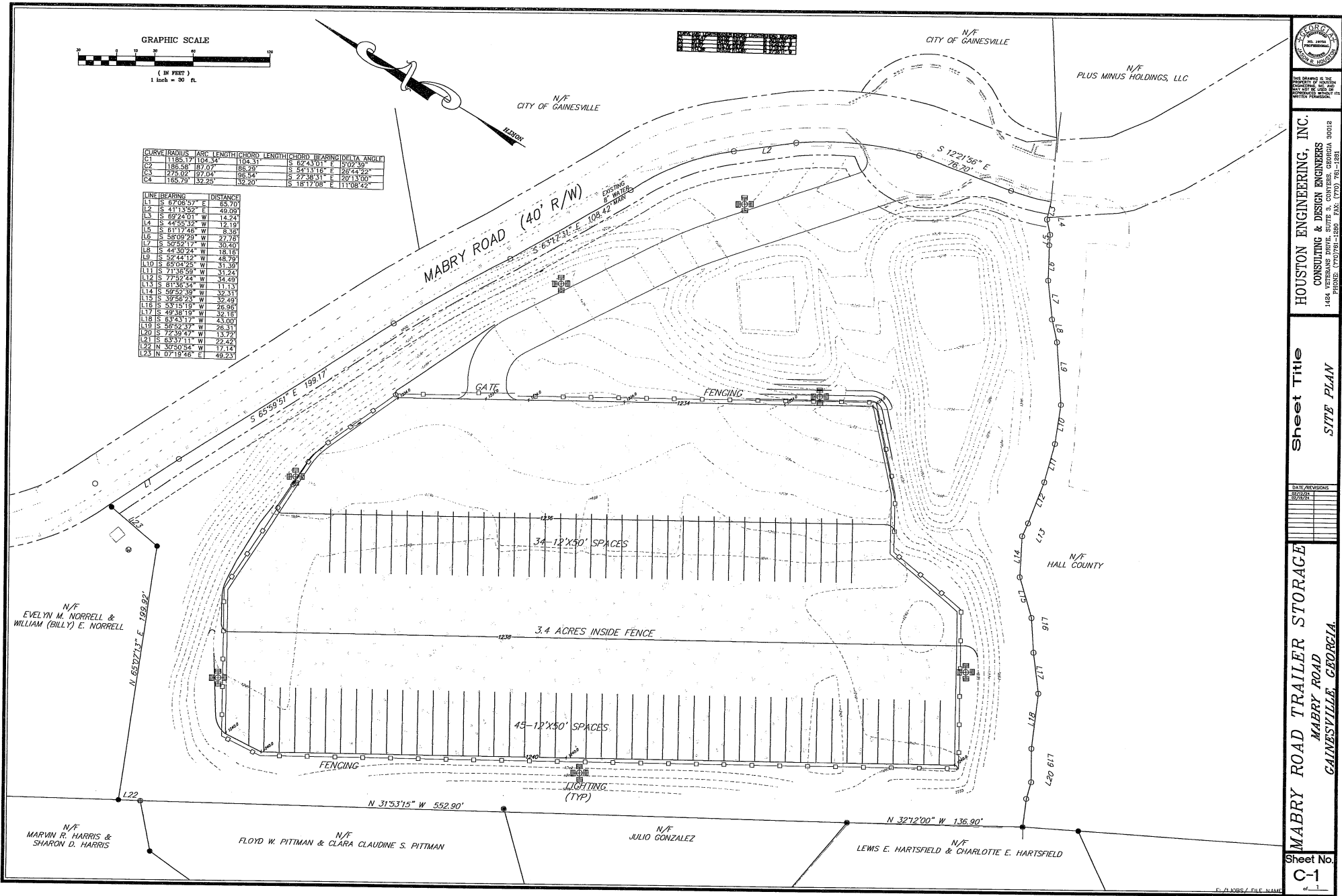
Mabry Drive was originally purchased with a development concept in mind and approved for construction by the City. After clearing the site, grading for construction and installation of water vaults for fire sprinklers, it is evident the market demand for this site has shifted. After investing more than \$1,000,000 in the improvements to date and with the massive amounts of vacant industrial space being dumped in the market by out-of-town financiers all along I-985 we feel the highest and best use for this site is Industrial Outside Storage.

Our long-term desire, when market conditions improve, hopefully within three to five years, is to complete this development with a quality 70,000 square foot industrial building.

However, in the interim, there appears to be a need for a fenced yard for one of the industrial companies along Centennial Drive / Memorial Park Road. Completion of this type of storage yard now will allow us to stabilize the investment and receive a modest return until the site can be fully developed.

We plan to install a buffer along the rear property line, however, would prefer to wait on other installations that will have to be sacrificed once building development begins.

You can see from the two (2) designs attached, the road and building pad layout are the same for the storage yard and the future building indicating the ultimate goal of constructing a building.



HOUSTON ENGINEERING, INC.
 CONSULTING & DESIGN ENGINEERS
 1484 VETERANS DRIVE, SUITE 3, GAINESVILLE, GEORGIA 30612
 PHONE: (770) 781-2280 FAX: (770) 781-1951

Sheet Title

MABRY ROAD TRAILER STORAGE

SITE PLAN

DATE/REVISED

NO.	DATE	REVISION

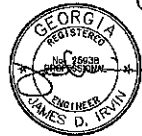
Sheet No.

C-1

SIGHT DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE PROJECT IS DESIGNED WITH ADEQUATE DISTANCE, THE REGULATED SPEED LIMIT OF THE APPROACHING THOROUGHFARE IS 25 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF +360 FEET TO THE LEFT, AND +360 FEET TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT OF 14.5 FEET FROM THE EDGE OF PAVEMENT AND 8.6 FEET IN HEIGHT FOR THE DRIVER AND OBJECT ABOVE THE ROADWAY.

SIGNED [Signature] DATE 12-4-20



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1185.17	104.34	104.37	S 62°43'01" E	8°02'39"
C2	186.58	87.07	86.29	S 54°13'16" E	28°44'22"
C3	275.02	87.04	86.24	S 27°38'31" E	20°13'00"
C4	165.79	32.25	32.20	S 16°17'08" E	11°08'42"

LINE	BEARING	DISTANCE
L1	S 67°08'57" E	65.70
L2	S 41°13'52" E	49.09
L3	S 69°24'01" W	14.24
L4	S 44°55'32" W	12.19
L5	S 61°17'46" W	8.36
L6	S 58°09'20" W	27.76
L7	S 50°52'17" W	30.40
L8	S 44°30'24" W	18.16
L9	S 52°44'12" W	48.79
L10	S 65°04'25" W	31.39
L11	S 71°36'58" W	31.24
L12	S 77°52'14" W	34.40
L13	S 81°36'34" W	11.13
L14	S 59°52'39" W	32.31
L15	S 39°58'23" W	32.49
L16	S 53°15'16" W	26.98
L17	S 49°38'19" W	32.18
L18	S 63°43'17" W	43.00
L19	S 56°52'37" W	26.31
L20	S 72°39'47" W	13.72
L21	S 63°27'11" W	22.42
L22	N 30°50'34" W	17.14
L23	N 07°19'46" E	49.23

NIF WILLIAM (BILLY) E. NORRELL & EVELYN MARIE IVEY NORRELL

NIF EVELYN M. NORRELL & WILLIAM (BILLY) E. NORRELL

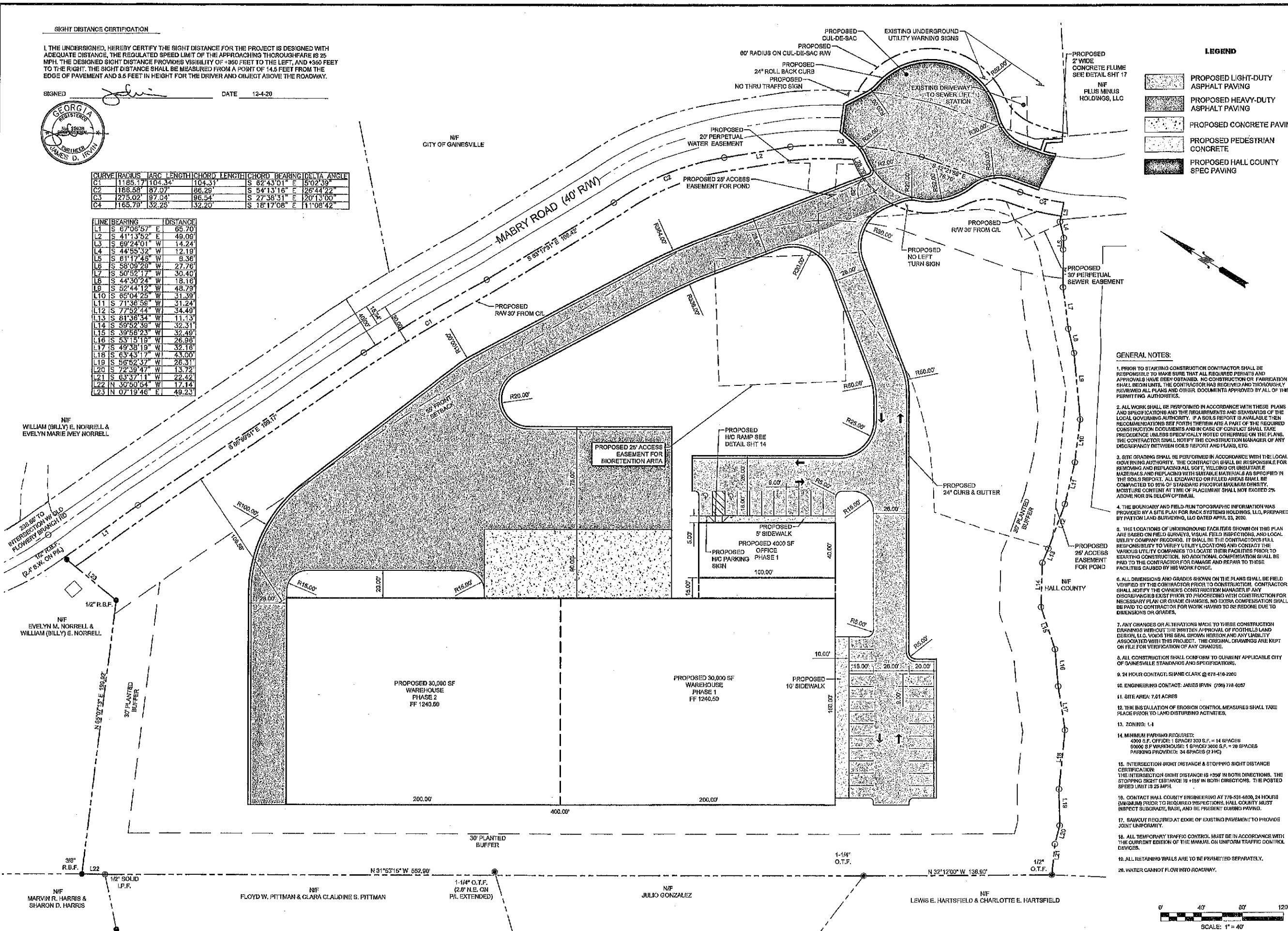
NIF MARVIN R. HARRIS & SHARON D. HARRIS

NIF FLOYD W. PITTMAN & CLARA CLAUDINE S. PITTMAN

1-1/4" O.T.F. (2.0' N.E. ON P.L. EXTENDED)

NIF JULIO GONZALEZ

NIF LEWIS E. HARTSFIELD & CHARLOTTE E. HARTSFIELD

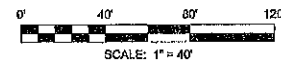


LEGEND

- PROPOSED LIGHT-DUTY ASPHALT PAVING
- PROPOSED HEAVY-DUTY ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- PROPOSED PEDESTRIAN CONCRETE
- PROPOSED HALL COUNTY SPEC PAVING

GENERAL NOTES:

- PRIOR TO STARTING CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGUN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. IF A SDLS REPORT IS AVAILABLE THEN RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SDLS REPORT AND PLANS, ETC.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, WEAVING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SDLS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
- THE BOUNDARY AND FIELD RUN TOPOGRAPHIC INFORMATION WAS PROVIDED BY A SITE PLAN FOR RACK SYSTEMS HOLDINGS, LLC, PREPARED BY PATTON LAND SURVEYING, LLC DATED APRIL 23, 2020.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS, VISUAL FIELD INSPECTIONS, AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO VERIFY UTILITY LOCATIONS AND CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES.
- ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF Foothills Land Design, LLC, VOID THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT APPLICABLE CITY OF GAINESVILLE STANDARDS AND SPECIFICATIONS.
- 24 HOUR CONTACT: SIAMEN CLARK @ 678-418-2260
- ENGINEERING CONTACT: JAMES IRVIN (786) 778-0087
- SITE AREA: 7.01 ACRES
- THE INSTALLATION OF EROSION CONTROL MEASURES SHALL TAKE PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
- ZONING: L-4
- MINIMUM PARKING REQUIRED:
4000 S.F. OFFICE: 1 SPACE/300 S.F. = 14 SPACES
6000 S.F. WAREHOUSE: 1 SPACE/3000 S.F. = 20 SPACES
PARKING PROVIDED: 34 SPACES (2 HIC)
- INTERSECTION SIGHT DISTANCE & STOPPING SIGHT DISTANCE CERTIFICATION:
THE INTERSECTION SIGHT DISTANCE IS +356' IN BOTH DIRECTIONS. THE STOPPING SIGHT DISTANCE IS +155' IN BOTH DIRECTIONS. THE POSTED SPEED LIMIT IS 25 MPH.
- CONTACT HALL COUNTY ENGINEERING AT 776-531-6800, 24 HOURS (MINIMUM) PRIOR TO REQUIRED INSPECTIONS. HALL COUNTY MUST INSPECT SUBGRADE, BASE, AND BE PRESENT DURING PAVING.
- SAWCUT REQUIRED AT EDGE OF EXISTING PAVEMENT TO PROVIDE JOINT UNIFORMITY.
- ALL TEMPORARY TRAFFIC CONTROL MUST BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL RETAINING WALLS ARE TO BE PERMITTED SEPARATELY.
- WATER CANNOT FLOW INTO ROADWAY.



184 PROFESSIONAL DRIVE
PHONE: (786) 778-0087
FAX: (786) 778-0089
www.foohillsland.com

OWNER/DEVELOPER
RACK SYSTEMS HOLDINGS, LLC
2314 CENTENNIAL CIR
GAINESVILLE, GA 32604

SITE PLAN
RACK SYSTEMS HOLDINGS, LLC
LAND LOT 24: 8th DISTRICT
HALL COUNTY, GA

NO.	DESCRIPTION	DATE
1	REVISED PER CITY OF GAINESVILLE & HALL CO.	3-2-21



GSWCC LEVEL II #9832

DATE: DECEMBER 4, 2020

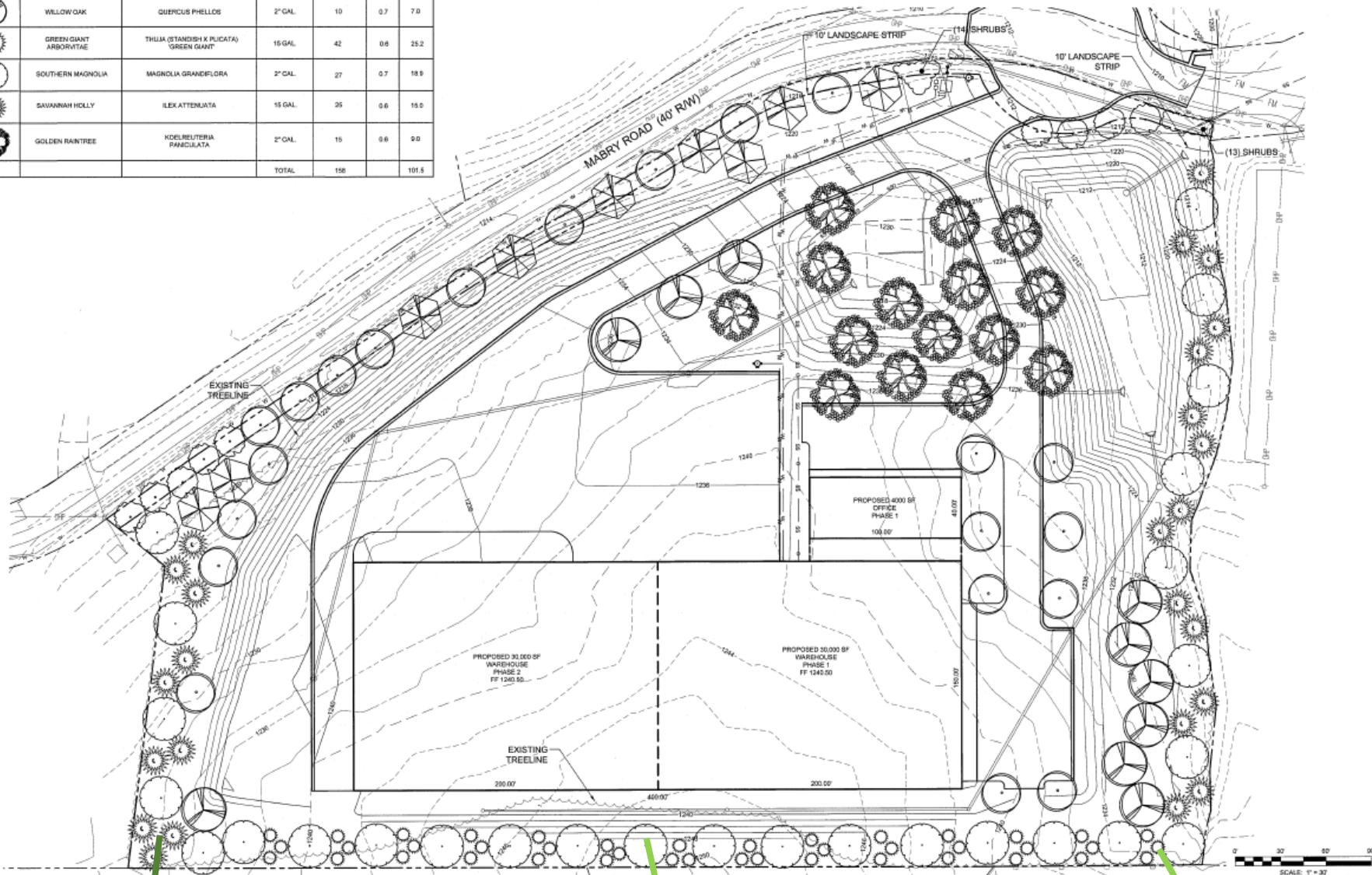
SCALE: 1" = 40'

SHEET:
1

TREE REPLACEMENT LIST						
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY	UNITS	TOTAL UNITS
	EASTERN REDBUD	CERCIS CANADENSIS	2" CAL.	9	0.6	5.4
	RED MAPLE	ACER RUBRUM	2" CAL.	9	0.7	6.3
	LACEBARK ELM	ULMUS PARVIFOLIA	2" CAL.	21	0.7	14.7
	WILLOW OAK	QUERCUS PHellos	2" CAL.	10	0.7	7.0
	GREEN GIANT ARBORVITAE	THUJA (STANDISH & PLICATA) 'GREEN GIANT'	15 GAL.	42	0.8	25.2
	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	2" CAL.	27	0.7	18.9
	SAVANNAH HOLLY	ILEX ATTENUATA	15 GAL.	25	0.6	15.0
	GOLDEN RAINTREE	KOELREUTERIA PANICULATA	2" CAL.	15	0.6	9.0
			TOTAL	158		101.5

GENERAL NOTES:

1. SITE DENSITY CALCULATIONS:
1.80 AC TOTAL SITE AREA - 1.47 AC BLDG - 0.02 AC 1" UNITS - 181.18 UNITS REQUIRED
181.18 UNITS REQUIRED
2. 10' LF LANDSCAPE STRIP 1 TREE PER 30 LF = 27 TREES AND 27 SHRUBS REQUIRED
3. PARKING LOT TREES:
34 PARKING SPACES / 1 TREE PER 20 SPACES = 2 TREES REQUIRED
4. UPON PLANTING, NEW TREES AND SHRUBS MAY BE PLANTED AT REGULAR INTERVALS OR CLUSTERED FOR DECORATIVE EFFECT FOLLOWING PROFESSIONAL LANDSCAPING RECOMMENDATIONS FOR SPACING, LOCATION, AND DESIGN AND AS APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.
5. WITHIN LIMITS OF DISTURBANCE, THERE ARE NO SIGNIFICANT TREES.
6. 50% OF EXISTING TREES WILL BE REMOVED FROM SITE.





1541 PROFESSIONAL DESIGN SERVICE
DALLAS, TEXAS 75243
PHONE: (214) 775-0007
WWW.FOOTHILLSLANDDESIGN.COM

OWNER DEVELOPER:

RACK SYSTEMS HOLDINGS, LLC
2514 CENTERMARK CBL
DALLAS, TEXAS 75243

TREE REPLACEMENT & PROTECTION PLAN

RACK SYSTEMS HOLDINGS, LLC
LAND LOT 24, 8th DISTRICT
HALL COUNTY, GA

REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISED PER CITY OF DALLASVILLE & HULL CO.	3-3-21



GSWCC LEVEL 8 #0802
DATE: DECEMBER 4, 2020
SCALE: 1" = 30'

SHEET:

12

Savannah Holly

Southern Magnolia

Green Giant Arborvitae



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: August 5, 2024
Date Submitted: August 5, 2024
Final Approval Date: August 5, 2024
Presenter: Abb Hayes, City Attorney
Item of Business: Request from the **City of Gainesville** to amend the Gainesville Unified Land Development Code consisting of Articles 9-1 through 9-24, as published by Municode. The City of Gainesville is proposing to amend Articles 9-1 through 9-24 of the Gainesville Unified Land Development Code as part of the update of both the Code of Ordinances and the Unified Land Development Code in partnership with Municode.

- Proposed ULDC Amendment Ordinance 2024-26

Meeting Date: August 6, 2024

Purpose of Request:

To conduct a public hearing regarding the zoning request as presented at the July 9, 2024, Planning and Appeals Board meeting.

Facts & Issues / History & Background:

The following amended language provides for consistency between the Unified Land Development Code and Code of Ordinances, as part of the Municode update:

- On the cover page, numbered as page ULDCiii, change "Juli Clay" to "Juli Hayes;" change "George Wangemann" to "Abigail Guzman;" and change "Denise O. Jordan, CMC" to "Denise O. Jordan, MMC."
- In Table 9-6-1 in the Use labeled as "Hookah, e-cigarette and/or vapor lounge/bar," delete "?" under both "L-I" and "H-I" and replace in both places with "O."
- In Table 9-6-1 in the Use labeled as "Lodging services, extended stay (also referred to as extended stay lodging services," delete "." under "G-B" and replace with "O."
- In Table 9-6-1 in the Use labeled as "Retail sales of all alternative nicotine products," delete the small "o" under "R-B," "G-B," "L-I," and "H-I" and replace with "O."
- In Sec. 9-8-4-2, the entire phrase "*Small water supply watershed*" should be italicized.
- In Sec. 9-13-12-10(8), change the word "tern" to "ten."

Department Recommendation:

Staff and PAB recommended approval of the Update to the Gainesville Municode (Code of Ordinances) which includes the ULDC. See the Memo for details and excerpts from the meeting minutes.

SAMPLE MOTIONS:

Approval of Ordinance 2024-26:

I move to approve the ordinance to update the Gainesville Municode as presented.

Denial of the Request:\

I move to deny the request.

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Legal ad
2. PAB Recommendation Memo
3. Proposed ULDC Amendment Ordinance 2024-26

preceding the filing of the proposed rezoning, campaign contributions aggregating \$250 or more to a member of the County Commission shall file a disclosure of contributions with the Planning Department at least five (5) days prior to the first hearing of the proposed rezoning by the County Commission. (OCGA § 36-67A-3(C)).

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision. The Hall County Board of Commissioners will hear appeals at a public hearing Tuesday, September 24, 2024, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Tuesday, September 24, 2024. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

136882 7/17

NOTICE OF HISTORIC PRESERVATION COMMISSION MEETING

NOTICE is hereby given that the **Gainesville Historic Preservation Commission** will conduct a public hearing on **Monday, August 5, 2024 at 5:30 p.m.** This meeting will be held in the **Historic Gainesville City Hall**, which is located at 117 Jesse Jewell Parkway, in downtown Gainesville for the following request:

1) Request from **Gregg Venable** for a Certificate of Appropriateness for a Major Work Project involving building and site changes on a 0.29± acre tract located on the northeast corner of the intersection of Ridgewood Avenue and Bradford Street (a/k/a **440 Ridgewood Avenue, NW**). Ward Number: Five

Local Historic District: Ridgewood Neighborhood

Tax Parcel Number(s): 01-041-001-010

Proposed Work Project: Building and site changes, involving new construction

136839 7/17

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE GAINESVILLE ZONING MAP

Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, August 6, 2024 at 5:30 p.m.** in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in Gainesville on the following requests:

1) Request from **AP2 Ventures, LLC** for a special use on a 7.01± acres tract located on the west side of Mabry Road, southeast of Old Flowery Branch Road (a/k/a **3521 Mabry Road, SW**), having a zoning of Light Industrial (L-I). Ward Number: Four

Tax Parcel Number(s): 08-024-002-047

Request: **Vehicle storage yard**

2) Request from the **City of Gainesville** to amend the Gainesville Unified Land Development Code consisting of Articles 9-1 through 9-24, as published by Municode. The City of Gainesville is proposing to amend Articles 9-1 through 9-24 of the Gainesville Unified Land Development Code as part of the update of both the Code of Ordinances and the Unified Land Development Code in partnership with Municode. Additional information is available from the Community and Economic Development

CLASSIFIED ADVERTISING

Department, Planning Division, by calling 770-531-6570.

NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and hasmade, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating \$250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with thePlanning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA §36-67A-3 3 (c))

136869 7/17

PUBLIC NOTICE CITY OF OAKWOOD, GEORGIA

Be advised pursuant to the City of Oakwood Code, Chapter 54 "Zoning", a public hearing has been scheduled before the Oakwood City Council on the 130th day of June 2024 at 7:00 p.m., at the Oakwood City Hall, 4035 Walnut Circle, Oakwood, Georgia for the application of:

• Stephen P. Gilliam is Requesting a Variance to the Downtown Overlay District Design Standards Section 3 "Site Amenities" A "Service Areas and Loading Docks" on Property Located at 3701 McEver Rd. Tax Parcel 08032 000091.

At said public hearing all persons or residents owning property in the City of Oakwood or in the area proposed for rezoning may be heard on the question of zoning of such area by the City of Oakwood. City of Oakwood, 4035 Walnut Circle, Oakwood, Georgia. Peggy Funderburk Permit Clerk

136891 7/17

The Buford City Commission will conduct a public hearing at its regularly scheduled Commission meeting at 7:00 p.m., August 5, 2024, Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a zoning modification to zoning conditions at 467 Thunder Road, parcel 07-299-004001, containing 5.839 acres. Applicant: Clair Investment Properties & Interior Designs, LLC; Zoning Modification: Applicant requests to amend zoning condition #2 from the Commission meeting on May 1, 2023. The modification request is to reduce the road frontage on each residential lot.

136795 7/17, 24, 31

Public Sales/Auctions

Extra Space Storage, on behalf of itself and or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

3719 Winder Hwy Flowery Branch GA 30542, 8/1/24 at 10:00 am

Vera Douglas 1014 washer, dryer, 1 qn 2 twn beds

Cheri Sylva 205

Cheri Sylva 3117 Furniture

Alquon Young 5016 Clothes, Shoes

Deirdre Foster 3023 Household goods

Alivia Swartzbaugh 3025 Household Goods

Bryan Tolbert 5001 Household goods

Teasha Thornton 504 Household goods

Jason Pass 6105 Household goods

Nicole Lathrop 6120 Household goods

Nicole Lathrop 6123 Household goods

Gwendolyn Harley 7002 Household goods

Zach Neason 7011 Household goods

Trenton Varnadore 4046 Household Goods

Alverto Alejandro 4109 Household Goods

Patricia Selkirk 6125 couches tv stand misc. items

The auction will be listed and advertised on www.storagetreasures.com. Purchase must be completed at the facility referenced above and cash is the only accepted form of payment. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property.

136477 7/17, 7/24

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

1010 Dawsonville Hwy Gainesville GA 30501 07/25/2024 12:00pm

Justen Harris 1041 Tools, electronics, exercise equipment, appliances

Troy McGraw 1517 House contents

Annette Harvey 1720 Household

Sierra Vickery 1828 Furniture, boxes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property

136749 7/10, 17

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Extra Space Storage 891 W Ridge Rd Gainesville, GA 30501

July 25th, 2024 1:00 PM

Unit 2074 Kayla Vickery Household Goods

Unit 1093 Lorenzo Belardo Beds and clothes boxed up

Unit 1027 Cory McCord 3 TV's, 3 boxes military gear

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

136380 7/10, 7/17

Flowery Branch Mini Storage at 5110 Chattahoochee St. Flowery Branch, GA 30542 will hold an online auction on July 25, 2024 at Noon on www.storageauctions.com. The contents of Unit A25-Mark Quesenberry, Unit C28-Angel Burgos, Unit R13-Felix Flores will be included in the auction sales.

136769 7/10, 7/17

Notice is hereby given that on July 19, 2024 at 10:00 AM First Place Storage, 912 Gainesville Highway, Ste. A,

Buford, GA 30518, the undersigned will sell at public auction by competitive bidding on www.bid13.com the following personal belongings stored at this facility. All sales are paid in cash only and all items must be removed from the unit within 72 hours. Management reserves the right to withdraw any unit from sale.

Unit No: B148 Name: SCOTT PARRISH

Address: 5906 APPLE BLOSSOM COURT BUFORD, GA 30518

Unit No: B166 Name: MACEDONIA MORALES

Address: 5719 WILLOW WAY BUFORD, GEORGIA 30518

LIEN SALE WILL BE HELD

Date: 07/19/2024 TIME: 10:00 AM

Location: WWW.BID13.COM

136675 07/10,17

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 25, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. Lien sale to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 26961, 7366 Friendship Springs Blvd, Flowery Branch, GA 30542, (678) 693-2587

Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

2102 - Williams, Rita

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

136183 7/10,17

Notice of Sale.

Notice is Hereby given that Northeast Georgia Storage Center LLC, intends to sell the personal property described below to enforce a lien imposed on said property pursuant to the Georgia Self-Storage Facility Act, Georgia Code Section 10-4-210 to 10-4-215. The undersigned will sell at public sale by competitive bidding on Friday, July 26th, 2024 at 9:00 am on the premises where said property is being stored and which is located at, Northeast Georgia Storage Center, 1980 Delta Drive, Gainesville Georgia 30501, County of Hall, State of Georgia. 770-536-5173. The personal property found in units: A047 Alejandro Sanchez - Snap On Compressor, Tool Box, Welder, Auto Parts; A014 Darren Cleveland - Boxes, Pictures, Underwood typewriter; B016 Felicia Marsh - Freezer, Household Items; G003 Meliza Barreras - Plastic Tubs, Baby Stroller, Clothes; G021 Santiago Munoz - Tail Lights, Tires, Ramps, Bike, Furniture; I009 Nicholas Roberson - Outdoor Furniture, Car Seat, Grill, Cabinets, Tools, Hydrant Hose; K004 David Reeves - Household items. Purchases must be made with cash. All items are sold as is. Sale is subject to cancellation and Tenant has the right to redeem prior to sale.

136699 07/10,17

THESE VEHICLES WILL BE SOLD AT PUBLIC AUCTION ONLINE AT 10:00 A.M. ON TUESDAY JULY 23, 2024. THESE VEHICLES ARE PRESENTLY LOCATED AT STATEWIDE WRECKER SERVICE

INC, 2315 MURPHY BLVD, GAINESVILLE, GA 30504. THE FOLLOWING VEHICLES ARE DECLARED ABANDONED AND FORECLOSED VEHICLES PURSUANT TO OCGA 40-11-19.

770-279-8424 www.welchelauctions.com

2020 Toyota Corolla 5YFEPRAE1LP080855

1989 Chevrolet P30 1GBKP37W5K3310554

2003 BMW 330xi WBAEV534 53KM28011

2008 Ford Crown Victoria 2FAFP71V78X157617

2001 Suzuki GSX-R600 J51GN7YA612108203

2014 Toyota Rav4 2T3DFREV5AW125877

2004 Jeep Grand Cherokee 1J8GW68JX4C232647

2013 Honda Civic 19XFB2F9XDE083200

19XFB2F9XDE083200

2007 Lincoln Town Car 1LNHM82V37Y607645

2007 Honda Civic JHMFA36237S008432

2012 Dodge Charger 2C3CDXBG6CH297185

2007 Ford Expedition 1FMFU17517LA56345

2012 Toyota Prius JTDKN3DU8C1569721

2004 Honda VTX1800C (VTX) 1HFSC46024A200639

2015 Kia Optima 5XXGN4A76FG387440

2009 Nissan Maxima 1N4AA51E89C830476

136574 07/10,17

Probate Notices

CITATION

PROBATE COURT OF HALL COUNTY RE: ESTATE OF Samuel Orlofsky, FORMER MINOR.

Date of Publication, if any: July 17, 2024

TO WHOM IT MAY CONCERN:

The conservator of the above estate, has applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, 116 Spring Street, Gainesville, GA 30501 on or before 10:00 a.m, September 2, 2024, said date being more than 30 days from the date of publication, or if personally served, then IO days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/ telephone number for the required amount of filing fees.

If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.

Patty W. Laine PROBATE JUDGE

By: Pamela M. Elliott PROBATE CLERK/ DEPUTY CLERK

116 Spring Street SE Gainesville, GA 30501

Address 770-531-6924

Telephone Number **136899 7/17**

CITATION

PROBATE COURT OF HALL COUNTY RE: ESTATE OF Norman Earl Reid , FORMER WARD.

Date of Publication, if any: July 17, 2024

TO WHOM IT MAY CONCERN:

The conservator of the above estate, has applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, 116 Spring Street, Gainesville, GA 30501 on or before 10:00 a.m, September 2, 2024, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/ telephone number for the required amount of filing fees.

If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.

Patty W. Laine PROBATE JUDGE

By: Pamela M. Elliott PROBATE CLERK/ DEPUTY CLERK

116 Spring Street SE Gainesville, GA 30501

Address 770-531-6924

Telephone Number **136527 7/17**

CITATION

PROBATE COURT OF HALL COUNTY RE: ESTATE OF Adrienne Anne Williams FORMER WARD.

Date of Publication, if any: July 17, 2024

TO WHOM IT MAY CONCERN:

The conservator of the above estate, has applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, 116 Spring Street, Gainesville, GA 30501 on or before 10:00 a.m, September 2, 2024, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/ telephone number for the required amount of filing fees.

If any objections are filed, a hearing will be scheduled for a later date. If no objections

personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/ telephone number for the required amount of filing fees.

If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.

Patty W. Laine PROBATE JUDGE

By: Pamela M. Elliott PROBATE CLERK/ DEPUTY CLERK

116 Spring Street SE Gainesville, GA 30501

Address 770-531-6924

Telephone Number **136903 7/17**

CITATION

PROBATE COURT OF HALL COUNTY RE: ESTATE OF John Murphy FORMER WARD.

Date of Publication, if any: July 17, 2024

TO WHOM IT MAY CONCERN:

The conservator of the above estate, has applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, 116 Spring Street, Gainesville, GA 30501 on or before 10am September 2nd, 2024, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/ telephone number for the required amount of filing fees.

If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.

Patty W. Laine PROBATE JUDGE

By: Mayra Garcia PROBATE CLERK/ DEPUTY CLERK

116 Spring Street SE Gainesville, GA 30501

Address 770-531-6924

Telephone Number **136899 7/17**

CITATION

PROBATE COURT OF HALL COUNTY RE: ESTATE OF Norman Earl Reid , FORMER WARD.

Date of Publication, if any: July 17, 2024

TO WHOM IT MAY CONCERN:

The conservator of the above estate, has applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, 116 Spring Street, Gainesville, GA 30501 on or before 10:00 a.m, September 2, 2024, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/ telephone number for the required amount of filing fees.

If any objections are filed, a hearing will be scheduled for a later date. If no objections

are filed, the petition may be granted without a hearing.

Mark D. Loggins PROBATE JUDGE

By: Pamela M. Elliott PROBATE CLERK/ DEPUTY CLERK

116 Spring Street SE Gainesville, GA 30501

Address 770-531-6924

Telephone Number **136907 7/17**

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

INRE: RANDALL WAYNE SMITH, DECEASED

ESTA TE NO. E-24-259

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The petition of Debra Sue Smith, for a year's support from the estate of RANDALL WAYNE SMITH, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before 10:00 am August 5, 2024 why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Mark Loggins Judge of the Probate Court

By: Riley Norris Clerk of the Probate Court

116 Spring Street, SE Gainesville, GA 30501

Address 770-531-6921

Telephone Number **136515 7/3, 10, 17, 24**

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF David Scott Carlson, DECEASED

ESTATE NO. E-23-605

NOTICE

[For discharge from office and all liability]

IN RE: Petition for Discharge of Personal Representative

TO: whom it may concern:

This is to notify you to file an objection, if there is any, to the petition for discharge of personal representative, in this Court on or before 10:00 a.m. August 5, 2024.

BE NOTIFIED

FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Mark Loggins Judge of the Probate Court

By: S. Carley Clerk of the Probate Court

116 Spring Street First Floor Gainesville, Georgia 30501

Address 770 - 531 - 6923

Telephone Number **136525 7/ 17**

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF ROY MINER MARTIN, DECEASED

ESTATE NO. E-24-315

NOTICE

The petition of **Dustin R Martin**, for an order declaring no

Memo

TO: City Council
FROM: Planning and Appeals Board
SUBJECT: Municode update
DATE: July 9, 2024

The City of Gainesville is updating the Gainesville Municode (Code of Ordinances) which includes the Unified Land Development Code (ULDC). The proposed amendments consist of typographical errors or text that is out of date within the current Municode. The amended text can be found within Section 6 of the attached ordinance and includes Articles 9-1 through 9-24 of the ULDC currently adopted through April 1, 2022.

Excerpts from the July 9, 2024 PAB Meeting Minutes

FAVOR: None

OPPOSE: None

There was a motion to recommend approval of the code amendment as presented.

Motion made by Board Member Young
Motion seconded by Board Member Simmons
Vote – 5 favor, 1 absent (Carter), 1 vacant

Passed: _____

AN ORDINANCE

No. 2024-26

AN ORDINANCE TO ADOPT AND ENACT A NEW UNIFIED LAND DEVELOPMENT CODE FOR THE CITY OF GAINESVILLE, GEORGIA; TO REPEAL CERTAIN ORDINANCES NOT INCLUDED THEREIN; TO PROVIDE A PENALTY FOR THE VIOLATION THEREOF; TO PROVIDE FOR THE MANNER OF AMENDING SUCH CODE; AND PROVIDING WHEN SUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION I

The Code entitled "The Unified Land Development Code of the City of Gainesville, Georgia," published by Municode and available to the public and elected officials through the City Clerk's office, consisting of Articles 9-1 through 9-24, each inclusive, is hereby adopted.

SECTION 2

Such Unified Land Development Code referenced in Section 1 hereof embraces ordinances adopted through April 1, 2022. All ordinances of a general and permanent nature enacted on or before April 1, 2022, and not included in the Unified Land Development Code referenced in Section 1 hereof or recognized and continued in force by reference therein, are repealed.

SECTION 3

Unless another penalty is expressly provided, every person convicted of a violation of any provision of the Code or any ordinance, rule or regulation adopted or issued in pursuance thereof shall be punished by a fine not exceeding \$1,000.00, imprisonment for a term not exceeding 180 days, or any combination thereof. Except as otherwise provided: (i) with respect to violations that are continuous with respect to time, each day that the violation continues is a separate offense; and (ii) as to other violations, each act is a separate offense. The penalty provided by this section, unless another penalty is expressly provided, shall apply to the amendment of any Code section, whether or not such penalty is reenacted in the amendatory ordinance. In addition to the penalty prescribed above, the City may pursue other remedies such as abatement of nuisances, injunctive relief and revocation of licenses or permits.

ORDINANCE NO. 2024-26

SECTION 4

Additions or amendments to the Code when passed in such form as to indicate the intention to make the same a part of the Code shall be deemed to be incorporated in the Code, so that reference to the Code includes the additions and amendments.

SECTION 5

Ordinances adopted after April 1, 2022, that amend or refer to ordinances that have been codified in the Code shall be construed as if they amend or refer to like provisions of the Code. Such ordinances include Ordinance 2023-14.

SECTION 6

The Code referenced and adopted in Section 1 hereof is hereby amended as follows:

- (A) On the cover page, numbered as page ULDCiii, change “Juli Clay” to “Juli Hayes;” change “George Wangemann” to “Abigail Guzman;” and change “Denise O. Jordan, CMC” to “Denise O. Jordan, MMC.”
- (B) In Table 9-6-1 in the Use labeled as “Hookah, e-cigarette and/or vapor lounge/bar,” delete “?” under both “L-I” and “H-I” and replace in both places with “O.”
- (C) In Table 9-6-1 in the Use labeled as “Lodging services, extended stay (also referred to as extended stay lodging services,” delete “.” under “G-B” and replace with “O.”
- (D) In Table 9-6-1 in the Use labeled as “Retail sales of all alternative nicotine products,” delete the small “o” under “R-B,” “G-B,” “L-I,” and “H-I” and replace with “O.”
- (E) In Sec. 9-8-4-2, the entire phrase “*Small water supply watershed*” should be italicized.
- (F) In Sec. 9-13-12-10(8), change the word “tern” to “ten.”

SECTION 7

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

ORDINANCE NO. 2024-26

SECTION 8

The effective date of this Ordinance shall be upon approval by the governing body of the City of Gainesville.

W. Samuel Couvillon, 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

4888-6823-4183, v. 5