



INVOCATION:

PLEDGE OF ALLEGIANCE:

COUNCIL ANNOUNCEMENTS:

PUBLIC COMMENTS: (20 minutes maximum)

CONSENT AGENDA:

Appointments

- A. Chattahoochee Golf Course Advisory Committee Ex-Officio Member
 - Appoint Council Member Danny Dunagan
- B. Gainesville Redevelopment Authority Ex-Officio Member
 - Appoint Mayor Sam Couvillon
- C. Keep Hall Beautiful/Hall County Green Alliance Ex-Officio Member
 - Appoint Council Member Juli Hayes
- D. Convention & Visitors Bureau Authority
 - Reappoint Jay Singh, Rand Carswell and Ross Stevens
- E. Gainesville Redevelopment Authority
 - Reappoint Kelly Lee and Tyler Smith
- F. Housing Authority
 - Reappoint Kimberly Harper and Joy Griffin

Minutes

- A. July 10, 2025 Work Session
- B. July 15, 2025 Mayor/Council Meeting

Resolutions

- A. BR-2025-31 Emergency Interim Successors
- B. GR-2025-04 Community Development Block Grant (CDBG) 2025 Annual Action Plan

CITY MANAGER ISSUES:

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Friday August 1, 2025 10:30 AM



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: July 31, 2025
Date Submitted: July 31, 2025
Final Approval Date: August 1, 2025
Presenter: Sam Couvillon
Item of Business: Chattahoochee Golf Course Advisory Committee Ex-Officio Member

- Appoint Council Member Danny Dunagan

Meeting Date: August 5, 2025

Purpose of Request:

The purpose of this request is to appoint an ex-officio member to fill the unexpired term previously held by Zack Thompson.

Facts & Issues / History & Background:

The governing body makes these appointments. Mayor Couvillon to submit a nomination to fill the unexpired ex-officio term on the CGCAC previously held by Zack Thompson.

Department Recommendation:

Accept the nomination to appoint Danny Dunagan as ex-officio as submitted by the Mayor during the July 31, 2025 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. 2025 Ex-Officio Members

Ex-Officio

	Name:	Date Appointed:	Current Term Expiration Date:	
Chicopee Woods Area Park Commission	Juli Hayes	01/08/2025	01/06/2026	FILLED
American Red Cross	Sam Couvillon	01/08/2025	01/06/2026	FILLED
Economic Development Council	Sam Couvillon	01/08/2025	01/06/2026	FILLED
Gainesville-Hall County Development Authority	Sam Couvillon	01/08/2025	01/06/2026	FILLED
Gainesville-Hall County Land Bank Board	Barbara Brooks	01/08/2025	01/06/2026	FILLED
Gainesville Redevelopment Authority	Zack Thompson	01/08/2025	01/06/2026	FILLED
Greater Hall Chamber of Commerce Board of Directors	Sam Couvillon	01/08/2025	01/06/2026	FILLED
Hallmark Initiative	Sam Couvillon	01/08/2025	01/06/2026	FILLED
Lake Lanier Olympic Park Foundation	C. Danny Dunagan, Jr.	01/07/2024	06/30/2026	FILLED
Airport Advisory Committee	Barbara Brooks	01/08/2025	01/06/2026	FILLED
Airport Advisory Committee	Juli Hayes	01/08/2025	01/06/2026	FILLED
Keep Hall Beautiful/Hall County Green Alliance	Zack Thompson	01/08/2025	01/06/2026	FILLED
Board of Health	Barbara Brooks	01/08/2025	01/06/2026	FILLED
Chattahoochee Golf Course Advisory Committee	Zack Thompson	01/08/2025	01/06/2026	FILLED

Gainesville Non-Profit Development Authority	Barbara Brooks	01/08/2025	01/06/2026	FILLED
Historic Preservation Commission	C. Danny Dunagan, Jr.	01/08/2025	01/06/2026	FILLED
Housing Authority	Abigail Guzman	01/08/2025	01/06/2026	FILLED
Main Street Gainesville Advisory Board	C. Danny Dunagan, Jr.	01/08/2025	01/06/2026	FILLED
Parks & Recreation Board	Juli Hayes	01/08/2025	01/06/2026	FILLED
Planning and Appeals Board	Barbara Brooks	01/08/2025	01/06/2026	FILLED
Parks & Recreation Foundation, Inc. (formerly FOP)	Abigail Guzman	01/08/2025	01/06/2026	FILLED



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: July 31, 2025
Date Submitted: August 1, 2025
Final Approval Date: August 1, 2025
Presenter: Sam Couvillon
Item of Business: Gainesville Redevelopment Authority Ex-Officio Member

- Appoint Mayor Sam Couvillon

Meeting Date: August 5, 2025

Purpose of Request:

The purpose of this request is to appoint an ex-officio member to fill the unexpired term previously held by Zack Thompson.

Facts & Issues / History & Background:

The governing body makes these appointments. Mayor Couvillon to submit nomination to fill the unexpired term on the Redevelopment Authority previously held by Zack Thompson.

Department Recommendation:

Accept the nomination to appoint Sam Couvillon as ex-officio as submitted by the Mayor during the July 31, 2025 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. 2025 Ex-Officio Members

Ex-Officio

	Name:	Date Appointed:	Current Term Expiration Date:	
Chicopee Woods Area Park Commission	Juli Hayes	01/08/2025	01/06/2026	FILLED
American Red Cross	Sam Couvillon	01/08/2025	01/06/2026	FILLED
Economic Development Council	Sam Couvillon	01/08/2025	01/06/2026	FILLED
Gainesville-Hall County Development Authority	Sam Couvillon	01/08/2025	01/06/2026	FILLED
Gainesville-Hall County Land Bank Board	Barbara Brooks	01/08/2025	01/06/2026	FILLED
Gainesville Redevelopment Authority	Zack Thompson	01/08/2025	01/06/2026	FILLED
Greater Hall Chamber of Commerce Board of Directors	Sam Couvillon	01/08/2025	01/06/2026	FILLED
Hallmark Initiative	Sam Couvillon	01/08/2025	01/06/2026	FILLED
Lake Lanier Olympic Park Foundation	C. Danny Dunagan, Jr.	01/07/2024	06/30/2026	FILLED
Airport Advisory Committee	Barbara Brooks	01/08/2025	01/06/2026	FILLED
Airport Advisory Committee	Juli Hayes	01/08/2025	01/06/2026	FILLED
Keep Hall Beautiful/Hall County Green Alliance	Zack Thompson	01/08/2025	01/06/2026	FILLED
Board of Health	Barbara Brooks	01/08/2025	01/06/2026	FILLED
Chattahoochee Golf Course Advisory Committee	Zack Thompson	01/08/2025	01/06/2026	FILLED

Gainesville Non-Profit Development Authority	Barbara Brooks	01/08/2025	01/06/2026	FILLED
Historic Preservation Commission	C. Danny Dunagan, Jr.	01/08/2025	01/06/2026	FILLED
Housing Authority	Abigail Guzman	01/08/2025	01/06/2026	FILLED
Main Street Gainesville Advisory Board	C. Danny Dunagan, Jr.	01/08/2025	01/06/2026	FILLED
Parks & Recreation Board	Juli Hayes	01/08/2025	01/06/2026	FILLED
Planning and Appeals Board	Barbara Brooks	01/08/2025	01/06/2026	FILLED
Parks & Recreation Foundation, Inc. (formerly FOP)	Abigail Guzman	01/08/2025	01/06/2026	FILLED



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: July 31, 2025
Date Submitted: August 1, 2025
Final Approval Date: August 1, 2025
Presenter: Sam Couvillon
Item of Business: Keep Hall Beautiful/Hall County Green Alliance Ex-Officio Member

- Appoint Council Member Juli Hayes

Meeting Date: August 5, 2025

Purpose of Request:

The purpose of this request is to appoint an ex-officio member to fill the unexpired term previously held by Zack Thompson.

Facts & Issues / History & Background:

The governing body makes these appointments. Mayor Couvillon to submit a nomination to fill the unexpired ex-officio term on the KHB board previously held by Zack Thompson.

Department Recommendation:

Accept the nomination to appoint Juli Hayes as ex-officio as submitted by the Mayor during the July 31, 2025 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. 2025 Ex-Officio Members

Ex-Officio

	Name:	Date Appointed:	Current Term Expiration Date:	
Chicopee Woods Area Park Commission	Juli Hayes	01/08/2025	01/06/2026	FILLED
American Red Cross	Sam Couvillon	01/08/2025	01/06/2026	FILLED
Economic Development Council	Sam Couvillon	01/08/2025	01/06/2026	FILLED
Gainesville-Hall County Development Authority	Sam Couvillon	01/08/2025	01/06/2026	FILLED
Gainesville-Hall County Land Bank Board	Barbara Brooks	01/08/2025	01/06/2026	FILLED
Gainesville Redevelopment Authority	Zack Thompson	01/08/2025	01/06/2026	FILLED
Greater Hall Chamber of Commerce Board of Directors	Sam Couvillon	01/08/2025	01/06/2026	FILLED
Hallmark Initiative	Sam Couvillon	01/08/2025	01/06/2026	FILLED
Lake Lanier Olympic Park Foundation	C. Danny Dunagan, Jr.	01/07/2024	06/30/2026	FILLED
Airport Advisory Committee	Barbara Brooks	01/08/2025	01/06/2026	FILLED
Airport Advisory Committee	Juli Hayes	01/08/2025	01/06/2026	FILLED
Keep Hall Beautiful/Hall County Green Alliance	Zack Thompson	01/08/2025	01/06/2026	FILLED
Board of Health	Barbara Brooks	01/08/2025	01/06/2026	FILLED
Chattahoochee Golf Course Advisory Committee	Zack Thompson	01/08/2025	01/06/2026	FILLED

Gainesville Non-Profit Development Authority	Barbara Brooks	01/08/2025	01/06/2026	FILLED
Historic Preservation Commission	C. Danny Dunagan, Jr.	01/08/2025	01/06/2026	FILLED
Housing Authority	Abigail Guzman	01/08/2025	01/06/2026	FILLED
Main Street Gainesville Advisory Board	C. Danny Dunagan, Jr.	01/08/2025	01/06/2026	FILLED
Parks & Recreation Board	Juli Hayes	01/08/2025	01/06/2026	FILLED
Planning and Appeals Board	Barbara Brooks	01/08/2025	01/06/2026	FILLED
Parks & Recreation Foundation, Inc. (formerly FOP)	Abigail Guzman	01/08/2025	01/06/2026	FILLED



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: July 31, 2025
Date Submitted: July 31, 2025
Final Approval Date: August 1, 2025
Presenter: Sam Couvillon
Item of Business: Convention & Visitors Bureau Authority

- Reappoint Jay Singh, Rand Carswell and Ross Stevens

Meeting Date: August 5, 2025

Purpose of Request:

The purpose of this request is to address the expired term positions.

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. Jay Singh (hotel/motel industry rep.), Rand Carswell (restaurant/food establishment rep.) and Ross Stevens (attractions industry rep.) have confirmed a willingness to serve another term on the board.

Department Recommendation:

To approve the nominations of Jay Singh, Rand Carswell and Ross Stevens for reappointment as submitted by the Mayor during the July 31, 2025 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. 2025 CVB Members - Local Appointments List_06052025082948
2. CVB Attendance Report

Convention and Visitors Bureau (CVB) Authority

The Gainesville Convention and Visitors Bureau Authority was established in 2015 by an act of the Georgia Legislature. The City of Gainesville contracts with the GCVB to promote the downtown and midtown area of Gainesville as a destination for business and leisure travel, to attract conventions and trade shows in cooperation with area hotels and to encourage tourism to the city in general. The board consists of 7 members who serve two-year terms. Five of the members represent area hotels, attractions, and restaurants and two are City employees. The primary contact for the City's appointments is the Director of Tourism.

Term of Office: 2 years

Meetings: [See Meetings Calendar](#)

	Name:	Date Appointed:	Current Term Expiration Date:	
Hotel/Motel Industry Representative	Nimisha Patel	07/01/2024	06/30/2026	FILLED
Hotel/Motel Industry Representative	Jay Singh	07/01/2023	06/30/2025	FILLED
Restaurant/Food Establishment Representative	Rand Carswell	09/05/2023	06/30/2025	FILLED
Attractions Industry Representative	Amy Bradford	07/01/2024	06/30/2026	FILLED
Attractions Industry Representative	Ross Stevens	01/21/2025	06/30/2025	FILLED
Virtue of Position	Kate Mattison	07/01/2014	Indefinite	FILLED
Virtue of Position	Bryan Lackey	11/30/2015	Indefinite	FILLED

CONVENTION AND VISITORS BUREAU ADVISORY BOARD ATTENDANCE REPORT

MEETING			BOARD MEMBER				
	DATE	TYPE	Singh	Carswell	Patel	Bradford	Stevens
1	5/31/2023	R	0		1	1	
2	8/30/2023	R	1	1	1	1	
3	11/15/2023	R	1	1	1	1	
4	1/26/2024	R	1	1	1	1	
5	3/20/2024	R	1	0	1	1	
6	5/15/2024	R	1	0	1	1	
7	7/17/2024	R	0	0	0	1	
8	9/18/2024	R	1	1	1	1	
9	1/29/2025	R	1	1	1	1	1
10	3/18/2025	R	1	1	1	1	1
11	5/21/2025	R	1	1	1	1	0
12	7/15/2025	R	1	1	0	1	1
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							
25							
	TOTAL	12	10	8	10	12	3
	ATTENDANCE %		83%	67%	83%	100%	75%

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

C = Called Meeting
1 = Attended

NOTES: Stephens replaced Pruitt

Submitted By: Regina Dyer-Ingebrigtsen
 Recording Secretary

Date: 7/21/2025



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: July 31, 2025
Date Submitted: July 31, 2025
Final Approval Date: August 1, 2025
Presenter: Sam Couvillon
Item of Business: Gainesville Redevelopment Authority

- Reappoint Kelly Lee and Tyler Smith

Meeting Date: August 5, 2025

Purpose of Request:

The purpose of this request is to address the upcoming expiring terms on the Authority.

Facts & Issues / History & Background:

The Redevelopment Authority was created by action taken by the 1978 General Assembly of Georgia. Members serve four-year terms and must come off the Authority for at least one year after serving two full fouryear terms per HB 651 effective 5/6/2019. The Authority also complies with the requirements of the City Charter and Code of Ordinances as applicable. The Redevelopment Authority submitted Kelly Lee and Tyler Smith names for reappointment. The verification of outstanding debt process was completed with no concerns.

Department Recommendation:

To consider the nominations of Kelly Lee and Tyler Smith for reappointment as submitted by the Mayor during the July 31, 2025 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. GRA Members - Local Appointments List_07072025040926

Gainesville Redevelopment Authority

House Bill 801 was passed and effective 5/11/2009 which reduced the number of board members to nine. Members must be either residents of the City of Gainesville; operate, manage or work for a business within the City of Gainesville; or own real property within the City of Gainesville. City Council appointed the initial eight members with staggered terms and those members were to appoint the ninth member for a four year term. Two nominations are to be submitted by the Authority to fill each vacancy. Appointments made by Council. Must come off the Authority for at least one year after serving two full four-year terms per HB 651 effective 5/6/2019.

Term of Office: 4 years

	Name:	Date Appointed:	Current Term Expiration Date:	
Post 1 by Council	Blair Diaz	08/16/2022	07/31/2026	FILLED
Post 2 by Council	Charlie Hawkins	11/21/2023	07/31/2027	FILLED
Post 3 by Council	Jonathan Collins	10/01/2024	07/31/2028	FILLED
Post 4 by Council	Brett Fowler	08/16/2022	07/31/2026	FILLED
Post 5 by Council	Jason Everett	08/01/2024	07/31/2028	FILLED
Post 6 by Council	Davis White	08/01/2023	07/31/2027	FILLED
Post 7 by Council	Cooper Embry	08/16/2022	07/31/2026	FILLED
Post 8 by Council	Kelly Lee	07/20/2021	07/31/2025	FILLED
Appointed by Authority	Tyler Smith	07/20/2021	07/31/2025	FILLED
Ex-Officio	Zack Thompson	01/08/2025	01/05/2026	FILLED



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: July 31, 2025
Date Submitted: July 31, 2025
Final Approval Date: August 1, 2025
Presenter: Sam Couvillon
Item of Business: Housing Authority

- Reappoint Kimberly Harper and Joy Griffin

Meeting Date: August 5, 2025

Purpose of Request:

The purpose of this request is to address the expired term positions.

Facts & Issues / History & Background:

The Housing Authority follows the guidelines within the Georgia Code (Section 8-3-50) as well as the City Charter and the City Code of Ordinances. Authority Commissioners' terms are for five-years and the Housing Commissioner's term is for one-year. Joy Griffin and Kimberly Harper have confirmed a willingness to serve another term. The verification of outstanding debt process was completed with no concerns.

Department Recommendation:

To consider the nominations of Kimberly Harper and Joy Griffin for reappointment as submitted by the Mayor during the July 31, 2025 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. Housing Authority Members - Local Appointments List_05272025110006
2. HA Attendance Report

Housing Authority

The purpose of this authority is to provide opportunities for people experiencing barriers to housing because of income, disability or special needs in an environment which preserves personal dignity, and in a manner which maintains the public trust. This authority consists of five persons appointed by the Mayor, one of which must be a resident of said Housing Authority. The term of office is five years. The resident commissioner term of office is one year. The Housing Authority was created via legislative action through the State of Georgia and the primary contact is the Executive Director of the Housing Authority.

Term of Office: 5 years and 1 year

Contact: Beth Brown, Executive Director

	Name:	Date Appointed:	Current Term Expiration Date:	
Commissioner	Michael Thurmond	06/05/2024	06/04/2029	FILLED
Commissioner	Joy Griffin	11/02/2021	05/19/2025	EXPIRED
Commissioner Chair	Darryl Smallwood	03/05/2024	03/04/2029	FILLED
Resident Commissioner	Kimberly Harper	10/18/2023	10/17/2024	EXPIRED
Ex-Officio	Abigail Guzman	01/08/2025	01/05/2026	FILLED
Commissioner Vice Chair	Faron Thompson	07/21/2020	08/18/2025	FILLED
Commissioner	Jennifer Hothem	01/21/2025	01/20/2030	FILLED

HOUSING AUTHORITY ATTENDANCE REPORT

MEETING			BOARD MEMBER						
	DATE	TYPE	NAME	NAME	NAME	NAME	NAME	NAME	NAME
			Joy Griffin	Thompson	Smallwood	Harper	Thurmond	Hothem	Guzman
1	8/16/2023	R	1	0	1	0			
2	10/18/2023	A	1	1	1	0			
3	12/20/2023	R	1	1	1	0			
4	1/17/2024	R	1	1	1	0			
5	2/21/2024	R	1	1	1	0			
6	3/20/2024	R	1	1	1	0			
7	4/10/2024	R	1	1	1	0			
8	5/15/2024	R	1	1	1	0			
9	7/17/2024	R	1	1	1	0	1		1
10	8/21/2024	R	1	1	1	0	1		1
11	10/9/2024	R	1	1	1	0	1		1
12	12/18/2024	R	1	1	1	0	1		1
13	1/15/2025	R	1	1	1	0	1		1
14	2/19/2025	R	1	1	0	0	1	1	0
15	3/10/2025	S				0			
16	3/19/2025	R	1	1	1	0	1	1	1
17	4/16/2025	R	1	1	1	0	1	1	1
18	4/22/2025	S	1	1	1	0	1	0	1
19	4/24/2025	S	1	1	1	0	1	0	1
20	5/5/2025	S				0			
21	5/21/2025	R	1	0	1	0	0	1	1
22	7/16/2025	R	1	1	0	1	1	0	1
23									
24									
25									
26									
27									
	TOTAL	20	20	18	18	1	11	4	11
	ATTENDANCE %		100%	90%	90%	5%	92%	57%	92%

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

C = Called Meeting
1 = Attended

NOTES:

Submitted By: Shanna Kennedy
 Recording Secretary

Date: 7/16/2025



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: June 9, 2025
Date Submitted: July 31, 2025
Final Approval Date: August 1, 2025
Presenter: Alisa Grayson, City Clerk
Item of Business: July 10, 2025 Work Session
Meeting Date: August 5, 2025

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: June 9, 2025
Date Submitted: July 31, 2025
Final Approval Date: August 1, 2025
Presenter: Alisa Grayson, City Clerk
Item of Business: July 15, 2025 Mayor/Council Meeting
Meeting Date: August 5, 2025

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: July 31, 2025
Date Submitted: July 31, 2025
Final Approval Date: August 1, 2025
Presenter: Bryan Lackey, City Manager
Item of Business: BR-2025-31 Emergency Interim Successors
Meeting Date: August 5, 2025

Purpose of Request:

The purpose of this request is to update the Emergency Interim order of successors to define the order of succession during emergencies. Zack Thompson previously served as the Mayor Pro Tem. He announced his resignation from the Council Member Ward position during the June 26, 2025 Work Session.

Facts & Issues / History & Background:

In conjunction with appointing a new Mayor Pro Tem to fill the unexpired term, the Council desires to adopt an updated Emergency Interim Resolution to define the order of succession during emergencies. Upon adoption of this resolution, Business Resolution 2025-01 will be rescinded.

Department Recommendation:

Adopt the resolution as presented by Mayor Couvillon.

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. BR-2025-31 Emergency Interim Successors - July Update

RESOLUTION BR-2025-31

EMERGENCY INTERIM SUCCESSORS

WHEREAS, the governing body for the City Gainesville appointed Council Member Zackry Ames Thompson to serve as Mayor Pro Tem during the Organizational Meeting held on January 7, 2025 for a one-year term; and

WHEREAS, the governing body also adopted Business Resolution 2025-01 during the Organizational Meeting held on January 7, 2025 which established the order of succession during emergencies; and

WHEREAS, during the June 26, 2025 Work Session, Council Member Thompson announced his resignation from the Council Ward 2 position effective June 27, 2025; and

WHEREAS, in conjunction with appointing a new Mayor Pro Tem to fill the unexpired term, the Council desires to adopt an updated Emergency Interim Resolution to define the order of succession during emergencies.

NOW, THEREFORE, BE IT RESOLVED, that the following elected officials be named Emergency Interim Successors for the City of Gainesville in the order in which they are listed:

1. Mayor W. Samuel Couvillon
2. Mayor Pro Tem C. Danny Dunagan, Jr.
3. Council Member Juli Hayes
4. Council Member Barbara Brooks
5. Council Member Abigail Guzman
6. Council Member Ward 2 (vacant seat)

BE IT FURTHER RESOLVED THAT Business Resolution 2025-01 is hereby rescinded and replaced upon adoption of this resolution.

Adopted this ____ day of August, 2025.

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:

Alisa Grayson, City Clerk



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: July 31, 2025
Date Submitted: August 1, 2025
Final Approval Date: August 1, 2025
Presenter: Bryan Lackey, City Manager
Item of Business: GR-2025-04 Community Development Block Grant (CDBG) 2025 Annual Action Plan
Meeting Date: August 5, 2025

Purpose of Request:

Adoption of the PY2025 CDBG Annual Action Plan.

Facts & Issues / History & Background:

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

In order to remain in compliance and be eligible to receive the annual CDBG allocation, the City must adopt its Annual Action Plan in accordance with the 2024-2029 HUD Consolidated Plan, as amended. A public review and comment period ran from 6/19/2025 through 7/18/2025, during which time staff held public hearings as part of two community meetings to receive comments and input as well as answer questions regarding the CDBG program and proposed Annual Action Plan. Public hearings included (1) a formal in-person meeting on Wednesday, 7/2/2025 at 5:30 PM and (2) an open house-style hearing on Tuesday, 7/8/2025 from 9:00 AM to 4:30 PM. Additionally, staff held a community meeting on Saturday, July 12, 2025, in the Fair Street area neighborhood to present the plan, receive feedback, and answer questions. Prior to the public hearing and comment process, staff engaged the community and other stakeholders in offering input into how the City should consider allocating its CDBG funds. Input was obtained during the Resiliency Conference and Housing Festival held on Saturday, 3/29/2025.

Department Recommendation:

Adopt the resolution.

Department Director:

Rusty Ligon

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

No, this is a new grant award from HUD. The total amount of HUD-CDBG funds is \$406,397 for PY2025 (7/1/2025 through 6/30/2025).

Administrative Comments:

Attachments:

1. GR-2025-04 Adopt 2025 CDBG Annual Action Plan

2. Exhibit A: 2025 CDBG Plan Budget Summary
3. Exhibit B: Gainesville CDBG PY2025 Annual Action Plan
4. Presentation: Gainesville PY2025 CDBG Annual Action Plan_CCWS

RESOLUTION GR-2025-04

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2025 ANNUAL ACTION PLAN

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

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

WHEREAS, all proposed activities are consistent with the City's 2024-2029 Consolidated Plan, as amended; and

WHEREAS, the City has been awarded a total of \$406,937 in 2023 CDBG-Entitlement funds from HUD; and

WHEREAS, the Second Year PY2025 Annual Action Plan was made available for public comment from June 19, 2025 through July 18, 2025; was presented at public hearings offered during two community meetings held on July 2, 2025, and July 8, 2025; and was presented at a community meeting held on July 12, 2025; and

WHEREAS, all monies distributed from the *2025 Community Development Block Grant* will be utilized for the activities outlined in the attached Exhibit A, and more specifically, for the designated and approved projects outlined in the Second Program Year 2025 Annual Action Plan attached as Exhibit B.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby adopts the 2025 Annual Action Plan and authorizes the Mayor or City Manager to sign all necessary resolutions, certifications, applications, subrecipient agreements, and documents directly related to obtaining and administering the *2025 Community Development Block Grant* on behalf of the City of Gainesville.

Adopted this _____ day of August, 2025.

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:

Alisa Grayson, City Clerk

EXHIBIT A

CITY OF GAINESVILLE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) SECOND PROGRAM YEAR 2025 ANNUAL ACTION PLAN

PROGRAM FUNDING SOURCES

2025 Grant Allocation	\$406,937
Program Income	\$ 0
TOTAL FUNDING	\$406,937

PROPOSED ACTIVITIES

BUDGETED AMOUNT

HOUSING ACTIVITIES:

Housing Rehabilitation/Emergency Repairs/Project Delivery: \$ 52,775
Homeowner rehabilitation/emergency repairs and Rehab Admin/ Project Delivery funds will be used to assist income-eligible homeowners with repairs and other housing improvements, including handicap accessibility features and emergency repairs.

Homebuyer Assistance: Financial assistance to low- to moderate-income homebuyers, with high priority to first-time homebuyers, to assist them with the purchase of a home. Eligible uses of these funds include: up to 50% of down-payment, reasonable closing costs and premium for mortgage insurance required up-front. \$ 10,000

PUBLIC FACILITIES OR INFRASTRUCTURE

Acquisition, construction, or rehabilitation of public facilities/infrastructure, including but not limited to, parks/recreation facilities; sidewalks; water/sewer and stormwater; and parking lots and parking garages. Other uses for the CDBG-2025 funds may include acquisition and demolition of vacant, dilapidated properties; installation or repair of streets, storm drains, curbs and gutters, tunnels, bridges, and traffic lights/signs; and improvements to sidewalks that include the installation of trash receptacles, lighting, benches, and trees; as well as activities limited to tree planting (sometimes referred to as "beautification"). Installation or replacement of water lines, sanitary sewers, storm sewers, fire hydrants, and other drainage improvements associated with developing affordable housing. Grading and site work on publicly-owned property. \$ 162,775

EXPANDED AFFORDABLE HOUSING

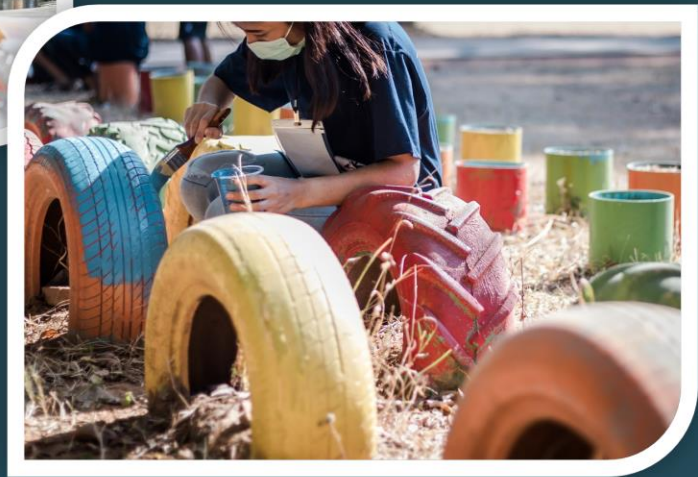
Property acquisition, demolition, infrastructure improvements, and site development work to support development or redevelopment of affordable housing. \$ 100,000

PROGRAM ADMINISTRATION

Funds for the management and oversight of all activities carried out under the CDBG Program. Funds cover expenses for salaries, legal fees, advertisements, supplies and equipment, planning and other administrative costs. \$ 81,387

TOTAL EXPENDITURES – PY2025 FUNDS =	\$ 406,937
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Exhibit B



City of Gainesville PY2025 ANNUAL ACTION PLAN JUNE 1, 2025 DRAFT



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PY2025 ANNUAL ACTION PLAN

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Executive Summary

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

1. Introduction

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 five-year planning period.

The PY2025 Annual Action Plan outlines the City's strategy for the use of Community Development Block Grant (CDBG) funds received from the U.S. Department of Housing and Urban Development (HUD) during the 2025 program year, which is the second program year covered under Gainesville's 2024-2029 Five-Year Consolidated Plan. While program funding varies each year based on the federal budget, Gainesville will receive \$406,937 in CDBG funds for 2025. Projects planned for PY2025 include support for affordable housing development, infrastructure improvements, housing rehabilitation and emergency repair, and program administration.

2. Summarize the objectives and outcomes identified in the Plan

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 Public 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 2023 (covering activities from July 1, 2023 to June 30, 2024) was submitted to HUD in September 2024 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 Program Year 2023 include:

- Completed the 2024-2029 HUD Consolidated Plan
- Completed two homeowner emergency repair projects, one which involved the replacement of the existing shower with a handicap-accessible shower and the second one involved HVAC replacement and repair of damaged ductwork.
- Offered various fair housing education workshops and housing attainability events including the Housing Attainability Roundtable with elected officials, a community housing festival, and the

Housing Choice Voucher and Fair Housing Laws workshop for landlords and property management groups.

4. Summary of Citizen Participation Process and consultation process

The City of Gainesville conducted a 30-day public comment period from June 19, 2025 through July 18, 2025 to receive comments on the draft PY2025 (2025-2026) Annual Action Plan and use of anticipated CDBG funding. During this time, copies of the draft report were available for public inspection, and residents and stakeholders were invited to provide written comments to the Community & Economic Development Department. Gainesville staff held an in-person public hearing session on Wednesday, July 2, 2025; a daylong open house, drop-in public hearing on Tuesday, July 8, 2025; and a community meeting on Saturday, July 12, 2025 to present the plan and gather feedback. Additionally, a housing festival and resiliency conference were held on Saturday, March 29, 2025 to gain insight from the community on how Gainesville's CDBG funds should be allocated. Following the public comment period, the PY2025 Annual Action Plan was presented to the Gainesville City Council for approval. Questions and comments are included as "Citizen Participation Comments" attachment.

This Annual Action Plan builds on the 2024-2029 Consolidated Plan, during which residents could participate in one of two open houses, one of two community event tables, one of eight focus groups, individual interviews, and one of two public meetings and/or take a community-wide survey. During the Consolidated Plan development process completed in 2024, a total of 338 people attended a community meeting or focus group, completed the survey, or participated in an interview. In developing the 2024-2029 Consolidated Plan under which this Annual Action Plan falls, the city held public meetings, conducted multiple stakeholder focus groups, open houses, community event tables, individual interviews, and a communitywide survey regarding community development and housing priorities.

City of Gainesville conducts a variety of public outreach to garner input from city staff, government agencies, nonprofit agencies, affordable housing developers, local service providers, and Gainesville residents in planning its CDBG program. The city conducted an in-person public hearing session, an in-person "open-house style" drop-in event, and a community meeting to gather input from interested stakeholders. The draft Annual Action Plan was available for a 30-day public comment period from June 19, 2025 through July 18, 2025. Public hearings were held on Wednesday, July 2, 2025 at 6:00 PM (in-person public hearing) and on Tuesday, July 8, 2025 from 9:00 AM to 4:30 PM (daylong in-person open-house style drop-in event).

The city consulted with the Federal Communication Commission's database and maps regarding broadband service as well as reviewed the State of Georgia's Broadband Program website, annual reports, and mapping of broadband services.

Because Hall County Government manages the combined, coordinated multi-jurisdictional Hazard Mitigation Plan to which the City of Gainesville agrees, the city consulted with Hall County.

5. Summary of public comments

No comments were received. No requests for inclusion or exclusion of activities were received.

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

No agency or organization intentionally was excluded from the consultation process.

7. Summary

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

- Expanded Affordable Housing: Site improvements, public infrastructure, public facilities, or other eligible activities for the support of affordable housing development or re-construction.
- 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.
- Homeowner Housing Rehabilitation: Housing rehabilitation and emergency repair for income-eligible homeowners.
- Downpayment Assistance: Provide downpayment, closing cost, or other eligible assistance to income-eligible homebuyers.
- Demolition and Acquisition: Demolition and/or acquisition of dilapidated buildings and land to create greenspace, improve housing affordability, or promote economic development.
- Public Services and Economic Development: services, services for people experiencing homelessness, workforce development, business assistance, and fair housing education.
- Section 108 Loan Repayment: Repayment of anticipated Section 108 loan.
- Administration and Planning: Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant program.

During PY2025, the city will concentrate efforts on addressing goals related to expanded affordable housing, improved public facilities, homeowner housing rehabilitation, and program administration and planning.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
Lead Agency	City of Gainesville, GA	

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

Jessica Tullar, AICP
Housing & Special Projects Manager
Gainesville Community & Economic Development Department
PO Box 2496
Gainesville, Georgia 30503
770-531-6570
JTullar@gainesvillega.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Gainesville conducts a variety of public outreach to garner input from city staff, government agencies, nonprofit agencies, affordable housing developers, local service providers, and Gainesville residents in planning its CDBG program. In order to gather input from interested stakeholders during the preparation of this PY 2025 Annual Action Plan, the City held two in-person public hearings, one of which one was a formal evening meeting and the second was a daylong Open House-style, drop-in meeting. Additionally, City staff presented the draft plan to residents and other stakeholders at a community meeting held on a Saturday morning. Staff solicited input on priorities and community needs from stakeholders focused on housing including such organizations as the United Way of Hall County's One Hall Financial Stability Committee and the Gainesville-Hall County GICH Housing Team at their respective regular meetings, which involve representatives from local public and nonprofit agencies and private businesses focused on housing and workforce development. The city also made available an electronic copy and hard copies of the draft plan for public review and comment. Public notice of the available draft copies was provided via the city website, social media accounts, and an ad in the local newspaper.

In developing the 2024-2029 Consolidated Plan under which this Annual Action Plan falls, the city held public meetings, conducted multiple stakeholder focus groups, open houses, community event tables, individual interviews, and a communitywide survey regarding community development and housing priorities. During that process, a total of 338 people attended a community meeting or focus group, completed the survey, or participated in an interview.

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

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

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

nonprofit organizations, homeless housing and service providers, mental health service providers, agencies serving people with disabilities, senior services, and others. This Annual Action Plan and the associated Consolidated Plan are designed to promote enhanced coordination amongst local housing and service organizations over the five-year planning period.

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

Gainesville and Hall County fall within the Georgia Balance of State Continuum of Care (BoS CoC). The Georgia Department of Community Affairs (DCA) staffs the CoC and allocates Emergency Shelter Grant (ESG) funds across 152 counties statewide to assist with emergency shelter, transitional housing, and homelessness prevention, outreach, and supportive services. City of Gainesville supports local groups that apply for funding through DCA to coordinate housing and services for its residents experiencing or at risk of homelessness.

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

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

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

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

A representative from Wellroot attended the community meeting held on Saturday, July 12, 2025 and offered insight into Wellroot's focus on meeting housing needs of persons aging out of the foster care system. Gainesville's use of CDBG funds to support expanded affordable housing would support such efforts. No other community agency partners provided feedback or comments.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization:	Wellroot Family Services
	Agency/Group/Organization Type:	Nonprofit that focuses on youth from infancy to adulthood
	What section of the Plan was addressed by Consultation?	City staff shared a brief overview of the CDBG program, eligible activities, and on what activities the City intends to focus PY2025 CDBG funds.
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Wellroot attended the community meeting held on July 12, 2025 and expressed support for the plan.
2	Agency/Group/Organization	Gainesville Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public and nonprofit agencies, private businesses and citizens were invited to the three public meetings offered through various formats, on different days and at different times. A Power Point presentation was given followed by questions and comments. Staff invited the agency representatives and their residents or clients to participate in the public hearings.

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

No agency or organization intentionally was excluded from the consultation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

The City of Gainesville conducted a 30-day public comment period to receive comments on the draft PY2025 (2025-2026) Annual Action Plan and use of anticipated CDBG funding from Thursday, June 19, 2025 through Friday, July 18, 2025. During this time, copies of the draft report were available for public inspection, and residents and stakeholders were invited to provide written comments to the Community & Economic Development Department. Gainesville staff held an in-person public hearing session on Wednesday, July 2, 2025; a daylong open house, drop-in public hearing on Tuesday, July 8, 2025; and a community meeting on Saturday, July 12, 2025 to present the plan and gather feedback. Additionally, a housing festival and resiliency conference were held on Saturday, March 29, 2025 to gain insight from the community on how Gainesville's CDBG funds should be allocated. Following the public comment period, the PY2025 Annual Action Plan was presented to the Gainesville City Council for approval. Questions and comments are included as "Citizen Participation Comments" attachment.

This Annual Action Plan builds on the 2024-2029 Consolidated Plan, during which residents could participate in one of two open houses, one of two community event tables, one of eight focus groups, individual interviews, and one of two public meetings and/or take a community-wide survey. During the Consolidated Plan development process completed in 2024, a total of 338 people attended a community meeting or focus group, completed the survey, or participated in an interview. In developing the 2024-2029 Consolidated Plan under which this Annual Action Plan falls, the city held public meetings, conducted multiple stakeholder focus groups, open houses, community event tables, individual interviews, and a communitywide survey regarding community development and housing priorities.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	N/A	Legal ad in English and Spanish as well as display ads in English and Spanish were published in <i>The Gainesville Times</i> newspaper. No news articles, no phone calls received regarding the Legal Ads, and no written comments received via fax, email, U.S. Mail or delivery.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach (City website and social media platforms)	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Facebook Post Impressions = Facebook Post Reach = Facebook Engagement = Facebook Reactions = Facebook Link Clicks = Facebook Shares = City website Newsflash =	None received	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Comment Period (digital copy on city website; paper copies at the City CEDD office and Hall County Library – Gainesville Branch)	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	June 19, 2025 through July 18, 2025 No walk-ins, calls, emails, or letters were received. No requests for additional meetings were received. No Comments	No comments received No comments or questions received via fax, email, U.S. Mail or delivery during 30-day public comment period.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	In-person meeting on Wed., 7/2/2025 (In-person at 6:00 PM) = 0 attendee Open house, drop-in meeting on Tues., 7/8/2025 (Open House, 9:00AM-4:30PM) = 0 attendee	None	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Community Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	In-person meeting on Sat., 7/12/2025 at 9:00 AM = 1 attendee	Expressed support for the plan and proposed activities. Well root rep shared the mission and focus on youth aging out of foster care. Discussed need for housing for these youth and expressed support for the city's planned activities to support "expanded affordable housing"	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Community Event: Resiliency Conference & Housing Festival	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	110 total attendees	Participants were given CDBG Dollars to spend as a way to share their thoughts on how the city should prioritize spending the PY2025 funds. Participants spent their CDBG dollars on affordable housing (rental and ownership), sidewalks, parks and trails, homeless activities, and economic development including a grocery store for their food desert.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Community Event: Athens Street Neighborhood Block Party	Athens Street Corridor Neighborhoods: Fair Street NPU, Newtown and Harrison Village	106 total attendees	Participants offered feedback on needs and desires related to housing & public facilities/infrastructure in the Athens St target area. Participants shared rankings for housing types, infrastructure improvements, and public facility amenities such as new parks, trails and activities for children and youth.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Stakeholder Input: OneHALL Housing & Financial Stability Committee	State, city, and county government; nonprofit agencies; residents; and local businesses	23 attendees	Stakeholders emphasized the need to expand affordable housing, both rental and ownership units and especially for seniors; provide funds to assist with homeowner repairs, down-payment, and rent. Group also discussed need for sidewalk connections and improvements needed in the Fair Street NPU-Newtown-New Holland neighborhood.	None	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

City of Gainesville receives an annual HUD formula grant through the Community Development Block Grant (CDBG) program. During PY2025 which is second year of the current 2024-2029 Consolidated Plan, all federal funding allocations will be used to support the CDBG program goals of providing (1) decent, affordable housing, (2) a suitable living environment, and (3) expanded economic opportunity to principally benefit low- and moderate-income residents in Gainesville. The table below shows the City's grant allocation for Program Year 2025 of \$406,937, along with an estimate of anticipated grant funding to be received for three years covered by the 2024-2029 Consolidated Plan. This estimate assumes that funding over those three years will average to be about the same as the City's 2024 allocation of \$420,750.

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

The City will use \$1,265,370 in prior year funds from PY2020 through PY2024 to complete additional housing and community development activities during PY2025. All federal funds will be used in a manner which supports decent affordable housing, a suitable living environment, and expanded economic opportunities to principally low- and moderate-income Gainesville residents.

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	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	406,937.00	0.00	1,265,370.00	1,672,307.00	1,219,191.00	CDBG funds may be used to carry out activities related to administration and planning, acquisition, housing, economic development, public facility and infrastructure improvements, and public services.

Table 5 - Expected Resources – Priority Table

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. Over the remaining years under the 2024-2029 Consolidated Plan, 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 improvements 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 \$2.5 million Georgia Rural Workforce Housing Initiative Infrastructure Grant to complete stormwater drainage improvements to capture current stormwater runoff and convey the 100-year storm as well as over \$1 million in State CHIP grant funds and program income to create homeownership opportunities for low- to moderate-income households.

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. Private funds and other federal funds will be leveraged for housing rehabilitation and new construction projects. Additionally, the Gainesville Nonprofit Development Foundation (GNPDF) has been a vital part of revitalization within Gainesville for the past 50 years and provides annual financial support to enhance opportunities provided by the CDBG program.

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

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

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expanded Affordable Housing Supply	2024	2028	Affordable Housing Public Housing Non-Housing Community Development	Fair Street Neighborhood Athens Street Community, including Newtown Community Midtown Redevelopment Area & Gainesville Mill Citywide	Expand and Preserve Affordable Housing Improve Infrastructure and Public Facilities Revitalize Neighborhoods	CDBG: \$350,906	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Improved Public Facilities and Infrastructure	2024	2028	Homeless Non-Housing Community Development	Fair Street Neighborhood Athens Street Community, including Newtown Community Midtown Redevelopment Area & Gainesville Mill Hillcrest Avenue Citywide Atlanta Highway	Improve Infrastructure and Public Facilities Revitalize Neighborhoods	CDBG: \$852,514	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
3	Homeowner Housing Rehabilitation	2024	2028	Affordable Housing Non-Homeless Special Needs	Citywide	Expand and Preserve Affordable Housing	CDBG: \$275,676	Homeowner Housing Rehabilitated: 2 Household Housing Unit
4	Down Payment Assistance	2024	2028	Affordable Housing	Citywide	Expand and Preserve Affordable Housing	CDBG: \$25,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted
5	Administration and Planning	2024	2028	Affordable Housing Public Housing Non-Homeless Special Needs Non-Housing Community Development	Citywide	Program Administration	CDBG: \$168,211	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

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

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects planned for the 2025 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 facility and infrastructure 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

#	Project Name
1	2025 Affordable Housing Development Support
2	2025 Public Facilities & Infrastructure Improvements
3	2025 Housing Rehabilitation and Emergency Repairs
4	2025 Homebuyer Assistance
5	2025 Program Administration
6	Prior Year Funds – Housing Rehabilitation and Emergency Repairs
7	Prior Year Funds - General Infrastructure and Public Facility Needs
8	Prior Year Funds - Midtown Public Facilities and Infrastructure
9	Prior Year Funds - Demolition and Acquisition
10	Prior Year Funds – Downpayment Assistance
11	Prior Year Funds – Public Services Fair Housing
12	Prior Year Funds – Program Administration

Table 7 - Project Information

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

The City of Gainesville developed PY2025 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 PY2025, the city will focus on three key areas: support for affordable housing development, public facilities and 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 along with increased sidewalk connection and parks and trails. 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. High home prices will continue to create a barrier for low- to moderate-income households to purchase a home without significant levels of homebuyer assistance. 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	2025 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: \$100,000
	Description	Infrastructure improvements, property acquisition, and site development work to support development or redevelopment of affordable housing
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	30 Low- and moderate-income households assisted
	Location Description	Locations to be determined during the program year
	Planned Activities	Acquisition, infrastructure improvements and site development work
2	Project Name	2025 Public Facilities & Infrastructure Improvements
	Target Area	Athens Street Community, including Fair Street NPU and Newtown Community; Midtown Redevelopment Area & Gainesville Mill
	Goals Supported	Improved Public Facilities and Infrastructure
	Needs Addressed	Improve Infrastructure and Public Facilities Revitalize Neighborhoods
	Funding	CDBG: \$162,775
	Description	Public facilities, infrastructure improvements and/or property acquisition to improve the living environment for low- and moderate-income residents
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	500 Low- and moderate-income persons assisted from public facility or infrastructure activity
	Location Description	Locations to be determined during the program year
	Planned Activities	Various infrastructure improvement and/or property acquisition activities

3	Project Name	2025 Housing Rehabilitation and Emergency Repairs
	Target Area	Citywide
	Goals Supported	Homeowner Housing Rehabilitation
	Needs Addressed	Expand and Preserve Affordable Housing
	Funding	CDBG: \$52,775
	Description	Housing rehabilitation and emergency repair funding for income-eligible homeowners
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	3 Low- and moderate-income households 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	2025 Homebuyer Assistance
	Target Area	Citywide
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Expand and Preserve Affordable Housing
	Funding	CDBG: \$10,000
	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 down payment, reasonable closing costs, and premium for mortgage insurance required upfront.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1 Low- and moderate-income households assisted
	Location Description	Locations to be determined during the program year
	Planned Activities	Down payment assistance for first-time homebuyers

5	Project Name	2025 Program Administration
	Target Area	Citywide
	Goals Supported	Administration and Planning
	Needs Addressed	Expand Fair Housing Program Administration
	Funding	CDBG: \$81,387
	Description	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	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.
6	Project Name	Prior Year Funds – Housing Rehabilitation and Emergency Repairs
	Target Area	Citywide
	Goals Supported	Homeowner Housing Rehabilitation
	Needs Addressed	Expand and Preserve Affordable Housing
	Funding	CDBG: \$222,901
	Description	Housing rehabilitation and emergency repair funding for income-eligible homeowners
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	3 Low- and moderate-income households assisted
	Location Description	Locations to be determined during the program year
	Planned Activities	Housing rehabilitation and emergency repair funding for income-eligible homeowners

7	Project Name	Prior Year Funds – General Infrastructure and Public Facility Needs
	Target Area	Athens Street Community including Newtown, Fair Street and New Holland neighborhood; Midland redevelopment area; Gainesville Mill area; Atlanta Highway corridor
	Goals Supported	Improved Public Facilities and Infrastructure
	Needs Addressed	Improve Infrastructure and Public Facilities Revitalize Neighborhoods
	Funding	CDBG: \$384,289
	Description	Infrastructure improvements, acquisition, and site development work to support development or redevelopment of affordable housing
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	10 Low- and moderate-income households assisted
	Location Description	Locations to be determined during the program year
8	Planned Activities	Facility or infrastructure improvements and site development work
	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 Revitalize Neighborhoods
	Funding	CDBG: \$305,450
	Description	Infrastructure improvements, property acquisition, and site development work to support development or redevelopment of affordable housing
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	4 Low- and moderate-income households assisted
	Location Description	Midtown redevelopment area

	Planned Activities	Infrastructure improvements, property acquisition, and/or site development work
9	Project Name	Prior Year Funds – Demolition and Acquisition
	Target Area	Citywide
	Goals Supported	Demolition and Acquisition
	Needs Addressed	Revitalize Neighborhoods
	Funding	CDBG: \$250,906
	Description	Acquisition of unkempt/abandoned or vacant properties; acquire blighted or foreclosed properties with dilapidated structures and demolish structures
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1 Property acquired
	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
10	Project Name	Prior Year Funds – Homebuyer Assistance
	Target Area	Citywide
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Expand and Preserve Affordable Housing
	Funding	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 down payment, reasonable closing costs, and premium for mortgage insurance required upfront.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1 Low- and moderate-income households assisted
	Location Description	Locations to be determined during the program year

	Planned Activities	Down payment assistance for first-time homebuyers
11	Project Name	Prior Year Funds – Public Services Fair Housing
	Target Area	Citywide
	Goals Supported	Public Services and Economic Development
	Needs Addressed	Expand Fair Housing
	Funding	CDBG: \$2,674
	Description	Fair housing education activities
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	25 Low- and moderate-income residents assisted
	Location Description	Locations to be determined during the program year
	Planned Activities	Fair housing education activities
12	Project Name	Prior Year Funds – Program Administration
	Target Area	Citywide
	Goals Supported	Administration and Planning
	Needs Addressed	Expand Fair Housing Program Administration
	Funding	CDBG: \$84,150
	Description	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	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.

AP-50 Geographic Distribution – 91.220(f)

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

HUD identifies CDBG-eligible block groups where there are concentrations of low- and moderate-income families. In this case, HUD defines a concentration as a block group where low- and moderate-income households make up more than 51% of total households in the block group. As of the 2025 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

Target Area	Percentage of Funds
Fair Street Neighborhood, including Fair St-Newtown-New Holland neighborhood revitalization area	16
Athens Street Community, including Newtown Community	16
Midtown Redevelopment Area & Gainesville Mill	19
Hillcrest Avenue	0
Citywide	49
Atlanta Highway	0

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

adjusted for household size), as described above.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

During the 2025 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 public infrastructure improvements to support the construction of affordable housing, including new housing units developed at Harrison Village, Phases 2 and 3, and new affordable housing units constructed in the Fair Street-Newtown-New Holland Neighborhood Revitalization Area. While construction at Harrison Village is underway on Phase 1 and a four-percent tax credit was awarded for Phase 2 and land acquisition by the housing authority is in process in the revitalization area, completion of the project may extend beyond the end of PY2025, depending on the pace of construction and financing for Phase 3.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	45
Special-Needs	0
Total	45

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	45
Rehab of Existing Units	2
Acquisition of Existing Units	0
Total	47

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

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 325 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 currently is being 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 is using 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 will be demolished and replaced by senior apartments as Harrison Village Phase 2 using another four-percent low-income housing tax credit. Harrison Village Phase 1 construction is expected to be completed in late summer 2025, with leasing and unit occupancy to start in Fall 2025.

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 four years, the City anticipates providing down-payment 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, and residents are invited to participate in the development of the Annual Action Plan and the Consolidated Plan.

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

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

Discussion

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

Introduction

The primary sources of funding for homeless programs and services in the Gainesville community come from the Georgia Department of Community Affairs (DCA) through the Balance of State Continuum of Care (CoC) and the statewide Emergency Solutions Grant (ESG) program. The State conducts a biennial homeless count. The most recent data released as of the date this plan was from January 2024 (Georgia Balance of State Continuum of Care 2019 Point in Time County). On the night of the count, there were a total of 645 homeless persons enumerated in Hall County, including 193 residing in shelters and 452 unsheltered.

In previous 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). More specifically, during the First Year of the 2024-2029 Consolidated Plan planning period, Georgia DCA supported Avita + Community Partners, the Hispanic Alliance, the Salvation Army, and Ninth District Opportunity. 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 PY2025 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 PY2025 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 \$100,000 in CDBG grant funds during program year 2025 to assist in the development of permanent affordable housing, including permanent affordable rental housing. Support for affordable housing development through direct projects and public infrastructure improvement projects intended to support the expansion of affordable housing comprises the largest share of anticipated CDBG five-year spending plan. 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 (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of Gainesville does not plan to use PY2025 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.

Discussion

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 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

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.

Discussion:

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 PY2025, the City will allocate \$162,775 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 PY2025. The City will use \$100,000 in CDBG funds to support affordable housing development, including development of Harrison Village Phases 2 and 3 as well as new affordable housing in the Fair Street-Newtown-New Holland neighborhood revitalization neighborhood, in cooperation with the Gainesville Housing Authority. When complete, the Harrison Village redevelopment project alone is anticipated to add 145 new affordable units to Gainesville’s housing stock through Phases 1 and 2. The City will use funds to support infrastructure improvements, land acquisitions, or site redevelopment costs associated with such projects.

Gainesville will also use its PY2025 CDBG funds to maintain affordable housing through housing rehabilitation and emergency repair assistance for income-eligible homeowners. The City anticipates allocating \$52,775 in PY2025 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 PY2025 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 PY2025, 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

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.

Discussion:

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)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%



GAINESVILLE

City of Gainesville PY2025 CDBG Annual Action Plan

City Council Work Session:

Thursday, July 31, 2025 at 9:00 AM, Board Room (City Administration Building)

CONSOLIDATED PLAN & ANNUAL ACTION PLAN

- Outlines community development & housing priorities
- Serves as funding application for the Community Development Block Grant (CDBG) program, which is one of HUD's longest-running programs (signed into law in 1974)
- Creates a strategy to target federal grant money to areas with the greatest need

CDBG Funding:
\$406,937 in 2025



CDBG OBJECTIVES

Develop Viable Communities

Provide Decent Housing

Suitable Living Environment

Economic Opportunity



Benefit Low- and Moderate-Income Households
(Under \$80,950 for Family of 4)

Preventing or Eliminating Slums or Blight

Meeting Urgent Community Development Need



CDBG ELIGIBLE ACTIVITIES

- Wide variety, including:
 - Housing & other property activities
 - Public facilities & infrastructure
 - Public services
 - Economic development activities
 - Planning & administration
 - Other activities

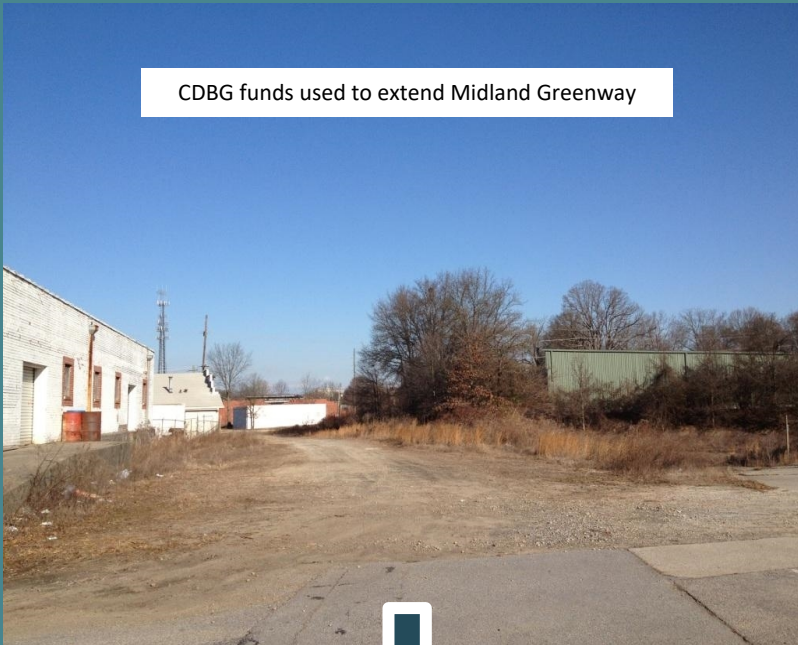




CDBG funds can be used to support
expanding affordable housing



CDBG funds used to extend Midland Greenway



CDBG funds can be used for homeowner housing rehab & emergency repairs



CDBG funds can be used for public water/sewer/stormwater infrastructure, utility relocation and site work*



CDBG funds can be used for first-time homebuyer down-payment assistance

FIVE-YEAR GOALS AND PRIORITIES

2024-2028 CONSOLIDATED PLAN: COMMUNITY DEVELOPMENT PRIORITIES

1. Expand & Preserve Affordable Housing

- ✦ Expand affordable housing supply
- ✦ Homeowner housing rehabilitation/repairs
- ✦ First-time homebuyer assistance (i.e. down-payment & closing costs assistance)
- ✦ Address heirs property issues

2. Improve Infrastructure & Public Facilities

- ✦ Sidewalks, road improvements, parks/trails, stormwater & water/sewer improvements
- ✦ Acquisition/Demolition – vacant, dilapidated properties
- ✦ Develop sites to support affordable housing
- ✦ Make targeted neighborhood improvements

3. Neighborhood Revitalization

- ✦ Eliminate blight through code enforcement, demolition & acquisition

4. Assist in Reducing Homelessness

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

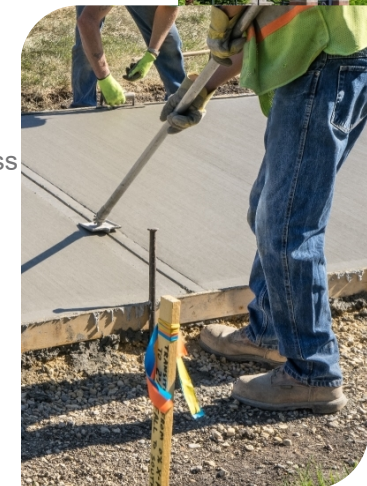
5. Expand Fair Housing

- ✦ Provide fair housing education activities

6. Expand Economic Development

- ✦ Seek opportunities to improve food access
- ✦ Support job training & employment expansion

7. Program Administration



PROGRAM YEAR 2025 PROJECTS

PROGRAM YEAR 2025 PROJECTS

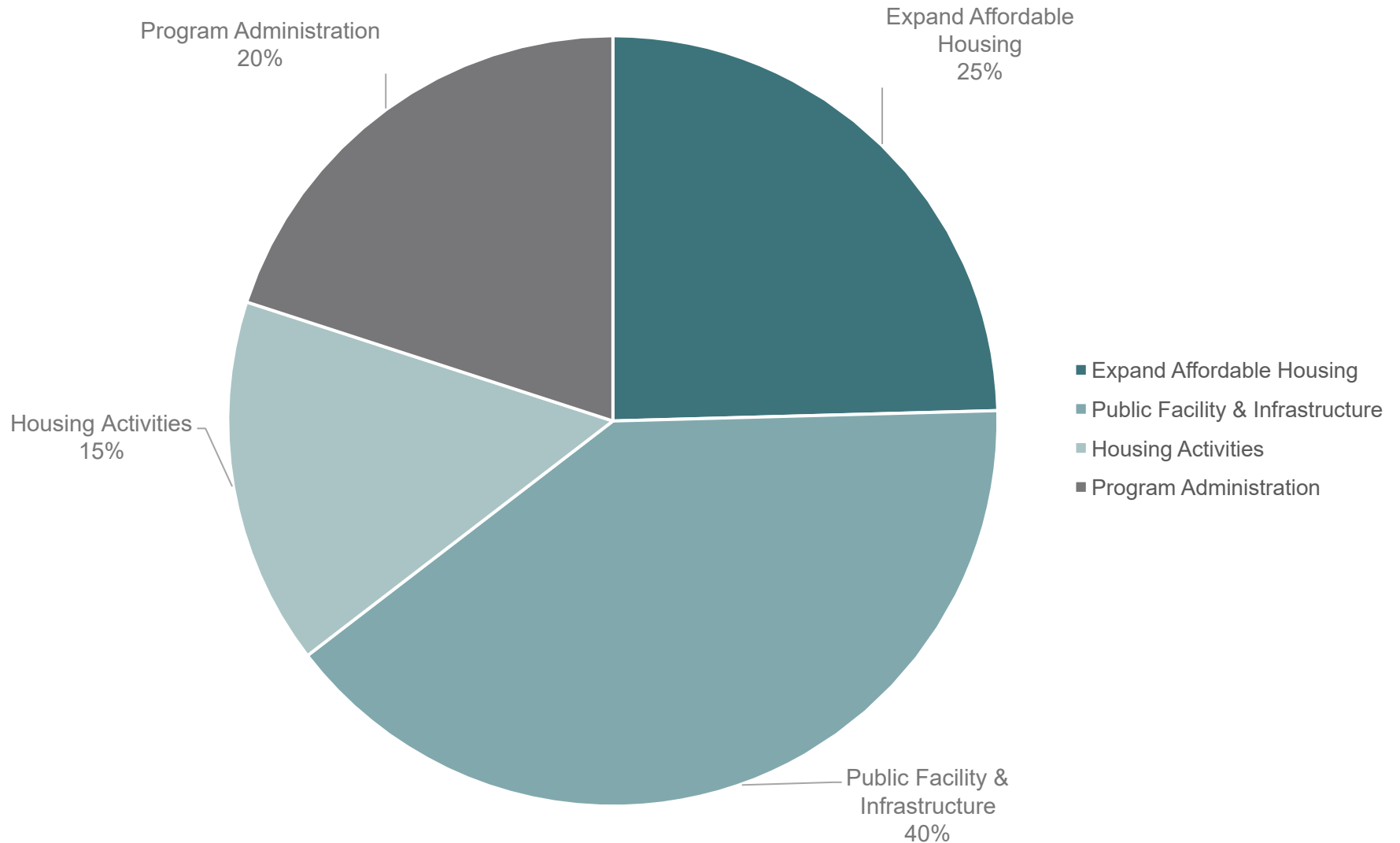
Expanded Affordable Housing Supply (25%)	\$100,000
Improved Public Facilities and Infrastructure (40%)	\$162,775
Homeowner Housing Rehabilitation (13%)	\$ 52,775
Homebuyer Assistance (2%)	\$10,000
Administration and Planning (20%)	<u>\$ 81,387</u>
CDBG Total	\$406,937

Housing Activities = \$162,775 (40%)

Public Facilities/Infrastructure = \$162,775 (40%)

Program Administration = \$81,387 (20%)

PY2025 CDBG Funds



THANK YOU

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