

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																																
A.1	<p> PHA Name: Gainesville Housing Authority PHA Code: FL063 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2020 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 543 Number of Housing Choice Vouchers (HCVs) 1757 Total Combined Units/Vouchers 2300 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1"> <thead> <tr> <th data-bbox="162 1438 440 1501" rowspan="2">Participating PHAs</th> <th data-bbox="440 1438 570 1501" rowspan="2">PHA Code</th> <th data-bbox="570 1438 870 1501" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="870 1438 1143 1501" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1143 1438 1453 1501">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1143 1501 1289 1522">PH</th> <th data-bbox="1289 1501 1453 1522">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="162 1522 440 1606">Lead PHA:</td> <td data-bbox="440 1522 570 1606"></td> <td data-bbox="570 1522 870 1606"></td> <td data-bbox="870 1522 1143 1606"></td> <td data-bbox="1143 1522 1289 1606"></td> <td data-bbox="1289 1522 1453 1606"></td> </tr> <tr> <td data-bbox="162 1606 440 1711"></td> <td data-bbox="440 1606 570 1711"></td> <td data-bbox="570 1606 870 1711"></td> <td data-bbox="870 1606 1143 1711"></td> <td data-bbox="1143 1606 1289 1711"></td> <td data-bbox="1289 1606 1453 1711"></td> </tr> <tr> <td data-bbox="162 1711 440 1816"></td> <td data-bbox="440 1711 570 1816"></td> <td data-bbox="570 1711 870 1816"></td> <td data-bbox="870 1711 1143 1816"></td> <td data-bbox="1143 1711 1289 1816"></td> <td data-bbox="1289 1711 1453 1816"></td> </tr> <tr> <td data-bbox="162 1816 440 1932"></td> <td data-bbox="440 1816 570 1932"></td> <td data-bbox="570 1816 870 1932"></td> <td data-bbox="870 1816 1143 1932"></td> <td data-bbox="1143 1816 1289 1932"></td> <td data-bbox="1289 1816 1453 1932"></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																									
		PH	HCV																														
Lead PHA:																																	

B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Revision of PHA Plan Elements - Attachment A</p> <p>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admission - Attachment B</p> <p>Financial Resources</p> <p>Mainstream Vouchers - 39 Vouchers - \$367,357</p> <p>Jobs Plus Grant - \$2.3 million</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>Currently Under Review</p>

B.5	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>Attachment D</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>N/A</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See HUD Form 50075.2 approved by HUD on 09/09/2019</p>



B.1 Revision of PHA Plan Elements

Deconcentration and Other Policies that Govern

See Attachment B

Financial Resources:

Sources	Planned Dollars	Planned Uses
Operating Subsidy: AMP 1 AMP 2 AMP 3	\$ 1,171,149 539,336 1,341,949	Operating Subsidy is used to fund the day-to-day operations of the public housing division of the Authority. The amounts reflect the CY 2019 award.
FFY 2020 Capital Fund	1,382,590	Capital fund revenues are used to complete capital expenditures, unit renovations, administrative expenses and resident activities.
HCVP – HAP HCVP – Administrative Fee	10,822,001 853,311	All HAP dollars are used for participant rental assistance. The administrative fees earned are used to operate the program.
Prior Year Federal Grants		
Capital Fund Programs: 2018 2019	781,185 1,261,757	Capital fund revenues are used to complete capital expenditures such as unit renovations, administrative expenses and resident activities.
Non Federal Resources: Tenant Rents Tenant Charges Excess Utilities Laundry Revenue Interest/Dividend Income GHDMC - Rents	1,302,300 106,700 34,500 3,600 22,000 248,500	Non-federal sources will be used to augment the Federal funds in accomplishing the goals of the Authority.
Total Funding for FY 2021	\$ 19,870,878	

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

RES #	TITLE	PASSED
2019-003	A Resolution to Update the GHA Utility Allowance Schedule for the Public Housing Program	1/15/2019
2019-004	A Resolution to Amend Project Based Vouchers for Woodland Park Phase I	2/11/2019
2019-008	A Resolution Adopting Change in the Utility Allowance Schedules for the Housing Choice Voucher Program	3/26/2019
2019-014	A Resolution of the Gainesville Housing Authority Board of Commissioners Adopting the 12 th Amendment to the GHA Administrative Plan	8/6/2019
2019-020	A Resolution to Update the HCVP Payment Standards	10/22/19

RESOLUTION NO. 2019 - 003

A RESOLUTION TO UPDATE THE GHA UTILITY ALLOWANCE SCHEDULE FOR THE PUBLIC HOUSING PROGRAM

WHEREAS, the Gainesville Housing Authority has reviewed its utility allowances to ensure that they are at the proper levels considering utility usage by all Public Housing residents;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Gainesville Housing Authority that the proposed Public Housing utility allowance schedule be adopted with an effective date of April 1, 2019;

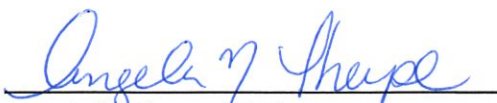
WHEREAS, the foregoing Resolution No. 2019 -003 was adopted by the Gainesville Housing Authority at a regular meeting of said Authority held on January 15, 2019 by the following vote:

AYES: 5

NAYS: 0

ABSENT: 0

Done and ordered this 15th day of January, 2019.


Angela N. Tharpe, Chairperson


Pamela E. Davis, Executive Director

GAINESVILLE HOUSING AUTHORITY

Where Housing Matters

Gainesville Housing Authority
Public Housing Utility Allowance Rates
FY 2019

WP = Woodland Park
LT = Lake Terrace
CM = Caroline Manor
FP = Forest Pines
EWM = East Wood Meadows
PM = Pine Meadows

Consumption Allowance

Current Allowance

WP - PM - LT	1-bdrm	2-bdrm	3-bdrm	4-bdrm	5-bdrm
Electric - KWH	323	425	565	667	770
Gas - Therms	26	35	43	51	59

Proposed Allowance

WP - PM - LT	1-bdrm	2-bdrm	3-bdrm	4-bdrm	5-bdrm
Electric - KWH	323	425	565	667	770
Gas - Therms	26	35	43	51	59

Gas Consumption Allowance at Forest Pines

Current		51	60
Proposed		36	40

Resident Paid Allowance

	1-bdrm	2-bdrm	3-bdrm	4-bdrm	5-bdrm
Current Allowance					
Lake Terrace - Pine Meadows					
Water /Sewer	40	55	70	108	

Proposed Allowance

Lake Terrace - Pine Meadows					
Water /Sewer	38	51	67	84	

Current Allowance

Forest Pines	1-bdrm	2-bdrm	3-bdrm	4-bdrm	5-bdrm
Electric				45	49
Water				46	57
Sewer				62	79
Total				153	185

Proposed Allowance

Electric				68	74
Water				33	39
Sewer				51	60
Total				152	173

Gainesville Housing Authority
Public Housing Utility Allowance Rates
FY 2019

WP = Woodland Park
LT = Lake Terrace
CM = Caroline Manor
FP = Forest Piens
EWM = East Wood Meadows
PM = Pine Meadows

Current Allowance

Caroline Manor

	1-bdrm	2-bdrm	3-bdrm	4-bdrm	5-bdrm
Electric		63			
Gas		26			
Water		20			
Sewer		35			
Total		144			

Proposed Allowance

Electric		50			
Gas		36			
Water		20			
Sewer		31			
Total		137			

Current Allowance

Eastwood Meadows

	1-bdrm	2-bdrm	3-bdrm	4-bdrm	5-bdrm
Electric			40	45	
Gas			37	43	
Water			39	46	
Sewer			51	62	
Total			167	196	

Proposed Allowance

Electric			61	68	
Gas			41	43	
Water			26	33	
Sewer			41	51	
Total			169	195	

RESOLUTION NO. 2019-004

A RESOLUTION TO AMEND PROJECT BASED VOUCHERS FOR WOODLAND PARK PHASE I

WHEREAS, the Gainesville Housing Authority Board of Commissioners desires to provide low income housing for the residents of Gainesville and the surrounding areas; and has committed to provide the option to current residents of Woodland Park that remain in good standing the ability to return after redevelopment;

WHEREAS, the Gainesville Housing Authority Board of Commissioners has previously authorized the Executive Director, on behalf of GHA, to project base 60 vouchers for leasing and occupancy purposes for Woodland Park Redevelopment Phase I;

WHEREAS, the need has arisen to increase the number of Project Based units from 60 to 66; which amends the Public Housing units from 36 to 30; leaving the total number of newly constructed units at 96.

THEREFORE, Be it resolved that the Gainesville Housing Authority Board of Commissioners hereby authorizes the Executive Director, on behalf of GHA, to project base 66 vouchers for leasing and occupancy purposes for Woodland Park Redevelopment Phase I.

WHEREAS, the foregoing Resolution No. 2019-004 was adopted by the Gainesville Housing Authority at a meeting of said Authority held on February 11, 2019 by the following vote:

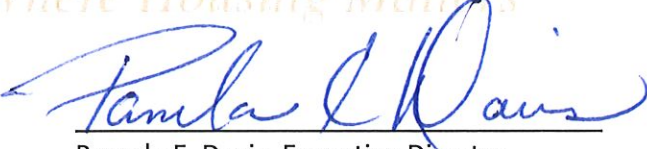
AYES: 4

NAYS: 0

ABSENT: 1

Done and ordered this 11th day of February, 2019.


Angela N. Sharpe, Chairperson


Pamela E. Davis, Executive Director

RESOLUTION NO. 2019-008

**A RESOLUTION ADOPTING CHANGE IN THE UTILITY ALLOWANCE SCHEDULES
FOR THE HOUSING CHOICE VOUCHER PROGRAM**

WHEREAS, the Gainesville Housing Authority has reviewed its utility allowances to ensure that they are at the proper levels considering the utility usage by all Housing Choice Voucher program participants; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Gainesville Housing Authority that the proposed utility allowance schedules be adopted with an effective date of July 1, 2019.

WHEREAS, the foregoing Resolution No. 2019-008 was adopted by the Gainesville Housing Authority at a regular meeting of said Authority held on March 26, 2019 at 4:00 pm by the following vote:


AYES: 3

NAYS: 0

ABSENT: 2

Done and ordered this 26th day of March, 2019.


Angela Tharpe, Chairperson


Pamela E. Davis, Executive Director

Gainesville Housing Authority
 HCVP Utility Allowance Comparison
 EXAMPLE: 1-BEDROOM ALL ELECTRIC DUPLEX

	Current Allowance	Proposed Allowance	Difference
Heating			
Natural Gas			-
Bottle Gas / Propane			-
Electric Heat	13	13	-
Electric Heat Pump			-
Cooking			
Natural Gas			-
Bottle Gas / Propane			-
Electric	5	2	3
Other Electric [lights/appliances]	26	25	1
Air Conditioning	13	13	-
Water Heating			
Natural Gas			-
Bottle Gas / Propane			-
Electric	15	15	-
		Reduction of	<u>4</u>

Gainesville Housing Authority

HCVP Utility Allowance Comparison

EXAMPLE: 1-BEDROOM ELECTRIC/BOTTLED GAS DUPLEX

	Current Allowance	Proposed Allowance	Difference
Heating			
Natural Gas	-	-	-
Bottle Gas / Propane	105	98	7
Electric Heat	-	-	-
Electric Heat Pump	-	-	-
Cooking			
Natural Gas	-	-	-
Bottle Gas / Propane	16	15	1
Electric	-	-	-
Other Electric [lights/appliances]	26	25	1
Air Conditioning	13	13	-
Water Heating			
Natural Gas	-	-	-
Bottle Gas / Propane	-	-	-
Electric	15	15	-
		Reduction of	<u>9</u>

Proposed

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

		Date (mm/dd/yyyy):					
Locality: Gainesville Housing Authority, FL		Unit Type: Row House/Townhouse/Semi-Detached/Duplex-up to 4 units					
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Monthly Dollar Allowances							
Heating							
a. Natural Gas	\$17.00	\$20.00	\$21.00	\$22.00	\$24.00	\$26.00	
b. Bottle Gas/Propane	\$78.00	\$98.00	\$103.00	\$108.00	\$113.00	\$122.00	
c. Electric (avg)	\$11.00	\$13.00	\$15.00	\$17.00	\$19.00	\$21.00	
d. Electric Heat Pump (avg)	\$8.00	\$9.00	\$11.00	\$12.00	\$13.00	\$15.00	
e. Oil / Other							
Cooking							
a. Natural Gas	\$3.00	\$3.00	\$6.00	\$7.00	\$9.00	\$10.00	
b. Bottle Gas/Propane	\$15.00	\$15.00	\$24.00	\$34.00	\$44.00	\$49.00	
c. Electric (avg)	\$5.00	\$5.00	\$8.00	\$10.00	\$12.00	\$15.00	
Other Electric & Cooling							
Other Electric (Lights & Appliances) (avg)	\$21.00	\$25.00	\$35.00	\$45.00	\$55.00	\$65.00	
Air Conditioning (avg)	\$11.00	\$13.00	\$23.00	\$32.00	\$42.00	\$51.00	
Water Heating							
a. Natural Gas	\$8.00	\$10.00	\$13.00	\$18.00	\$22.00	\$27.00	
b. Bottle Gas/Propane	\$39.00	\$49.00	\$64.00	\$83.00	\$108.00	\$127.00	
c. Electric (avg)	\$13.00	\$15.00	\$19.00	\$23.00	\$27.00	\$31.00	
d. Oil / Other							
Water, Sewer, Trash Collection							
Water	\$21.00	\$21.00	\$27.00	\$33.00	\$40.00	\$46.00	
Sewer	\$32.00	\$33.00	\$42.00	\$52.00	\$61.00	\$71.00	
Trash Collection	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	
Tenant-supplied Appliances							
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Other--specify: Monthly Charges							
Electric Charge \$20.96 (avg)	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	
Natural Gas Charge \$10.97	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Actual Family Allowances		Utility or Service		per month cost			
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$			
		Cooking		\$			
		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
Name of Family		Water		\$			
		Sewer		\$			
		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
Address of Unit		Other		\$			
		Other		\$			
		Other		\$			
		Other		\$			
		Other		\$			
Number of Bedrooms		Other		\$			
		Total		\$			



Proposed

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

		Date (mm/dd/yyyy):					
Locality: Gainesville Housing Authority, FL		Unit Type: Apartment with 5 or more units					
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Monthly Dollar Allowances							
Heating							
a. Natural Gas	\$12.00	\$15.00	\$16.00	\$17.00	\$18.00	\$19.00	
b. Bottle Gas/Propane	\$59.00	\$69.00	\$73.00	\$78.00	\$83.00	\$93.00	
c. Electric (avg)	\$7.00	\$9.00	\$10.00	\$12.00	\$14.00	\$15.00	
d. Electric Heat Pump (avg)	\$6.00	\$7.00	\$9.00	\$10.00	\$11.00	\$12.00	
e. Oil / Other							
Cooking							
a. Natural Gas	\$3.00	\$3.00	\$6.00	\$7.00	\$9.00	\$10.00	
b. Bottle Gas/Propane	\$15.00	\$15.00	\$24.00	\$34.00	\$44.00	\$49.00	
c. Electric (avg)	\$5.00	\$5.00	\$8.00	\$10.00	\$12.00	\$15.00	
Other Electric & Cooling							
Other Electric (Lights & Appliances) (avg)	\$17.00	\$20.00	\$28.00	\$36.00	\$43.00	\$51.00	
Air Conditioning (avg)	\$11.00	\$13.00	\$19.00	\$24.00	\$29.00	\$34.00	
Water Heating							
a. Natural Gas	\$7.00	\$8.00	\$11.00	\$15.00	\$18.00	\$21.00	
b. Bottle Gas/Propane	\$34.00	\$39.00	\$54.00	\$69.00	\$83.00	\$103.00	
c. Electric (avg)	\$10.00	\$12.00	\$15.00	\$18.00	\$22.00	\$25.00	
d. Oil / Other							
Water, Sewer, Trash Collection							
Water	\$21.00	\$21.00	\$27.00	\$33.00	\$40.00	\$46.00	
Sewer	\$32.00	\$33.00	\$42.00	\$52.00	\$61.00	\$71.00	
Trash Collection	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	
Tenant-supplied Appliances							
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Other--specify: Monthly Charges							
Electric Charge \$20.96 (avg)	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	
Natural Gas Charge \$10.97	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Actual Family Allowances		Utility or Service		per month cost			
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$			
		Cooking		\$			
		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
Name of Family		Water		\$			
		Sewer		\$			
		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
Address of Unit		Other		\$			
		Total		\$			
Number of Bedrooms							



Proposed

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

		Date (mm/dd/yyyy):				
Locality: Gainesville Housing Authority, FL		Unit Type: Single-Family (Detached House/Mobile Home)				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$17.00	\$20.00	\$21.00	\$24.00	\$25.00	\$27.00
b. Bottle Gas/Propane	\$78.00	\$98.00	\$103.00	\$113.00	\$117.00	\$127.00
c. Electric (avg)	\$14.00	\$16.00	\$18.00	\$20.00	\$22.00	\$24.00
d. Electric Heat Pump (avg)	\$9.00	\$11.00	\$13.00	\$14.00	\$16.00	\$17.00
e. Oil / Other						
Cooking						
a. Natural Gas	\$3.00	\$3.00	\$6.00	\$7.00	\$9.00	\$10.00
b. Bottle Gas/Propane	\$15.00	\$15.00	\$24.00	\$34.00	\$44.00	\$49.00
c. Electric (avg)	\$5.00	\$5.00	\$8.00	\$10.00	\$12.00	\$15.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$25.00	\$29.00	\$41.00	\$52.00	\$64.00	\$75.00
Air Conditioning (avg)	\$9.00	\$10.00	\$23.00	\$36.00	\$49.00	\$62.00
Water Heating						
a. Natural Gas	\$8.00	\$10.00	\$13.00	\$18.00	\$22.00	\$27.00
b. Bottle Gas/Propane	\$39.00	\$49.00	\$64.00	\$83.00	\$108.00	\$127.00
c. Electric (avg)	\$13.00	\$15.00	\$19.00	\$23.00	\$27.00	\$31.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	\$21.00	\$21.00	\$27.00	\$33.00	\$40.00	\$46.00
Sewer	\$32.00	\$33.00	\$42.00	\$52.00	\$61.00	\$71.00
Trash Collection	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$20.96 (avg)	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Natural Gas Charge \$10.97	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
		Other		\$		
Number of Bedrooms		Total		\$		



Allowances for Tenant- Furnished Utilities and Other Services

U.S. Department of Housing
(exp. 04/30/2018)

Current

OMB Approval No. 2577-0169

Locality Gainesville Housing Authority		Unit Type Row House/Townhouse Semi-Detached/Duplex up to 4 units				Date (mm/dd/yyyy) 04/01/2018	
Utility or Service		Monthly Dollar					
		0	1	2	3	4	5 BR
Heating	a. Natural Gas	15.00	19.00	20.00	21.00	22.00	24.00
	b. Bottle Gas/Propane	84.00	105.00	110.00	115.00	120.00	131.00
	c. Electric	11.00	13.00	15.00	17.00	19.00	21.00
	d. Elec Heat Pump	8.00	9.00	11.00	12.00	13.00	15.00
Cooking	a. Natural Gas	3.00	3.00	5.00	6.00	8.00	9.00
	b. Bottle Gas/Propane	16.00	16.00	26.00	37.00	47.00	52.00
	c. Electric	5.00	5.00	8.00	10.00	13.00	15.00
	d. Coal / Other	-	-	-	-	-	-
Other Electric - lights & appliances		22.00	26.00	36.00	46.00	56.00	66.00
Air Conditioning		11.00	13.00	23.00	33.00	42.00	52.00
Water Heating	a. Natural Gas	7.00	9.00	12.00	16.00	21.00	25.00
	b. Bottle Gas / Propane	42.00	52.00	68.00	89.00	115.00	136.00
	c. Electric	13.00	15.00	19.00	23.00	27.00	31.00
	d. Coal / Other	-	-	-	-	-	-
Water		21.00	21.00	27.00	33.00	40.00	46.00
Sewer		32.00	33.00	42.00	52.00	61.00	71.00
Trash Collection		28.00	28.00	28.00	28.00	28.00	28.00
Range/Microwave-Tenant suppli		11.00	11.00	11.00	11.00	11.00	11.00
Refrigerator – Tenant Supplied		12.00	12.00	12.00	12.00	12.00	12.00
Other Electric Charge		19.00	19.00	19.00	19.00	19.00	19.00
Gas Charge		11.00	11.00	11.00	11.00	11.00	11.00
Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented.					Utility or Service		per month cost
					Heating		\$
Name of Family					Cooking		
					Other Electric		
Address of Unit					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Range/Microwave		
					Refrigerator		
					Other		
					Total		\$

form HUD-52667 (04/15)

Allowances for Tenant- Furnished Utilities and Other Services

U.S. Department of Housing
(exp. 04/30/2018)

Current

OMB Approval No. 2577-0169

Locality Gainesville Housing Authority		Unit Type Apartments with 5 or more Units					Date (mm/dd/yyyy) 04/01/2018
Utility or Service		Monthly Dollar					
		0	1	2	3	4	5 BR
Heating	a. Natural Gas	11.00	13.00	14.00	15.00	16.00	18.00
	b. Bottle Gas / Propane	63.00	73.00	78.00	84.00	89.00	99.00
	c. Electric	7.00	9.00	10.00	12.00	14.00	16.00
	d. Elec Heat Pump	6.00	7.00	9.00	10.00	11.00	12.00
Cooking	a. Natural Gas	3.00	3.00	5.00	6.00	8.00	9.00
	b. Bottle Gas / Propane	16.00	16.00	26.00	37.00	47.00	52.00
	c. Electric	5.00	5.00	8.00	10.00	13.00	15.00
	d. Coal / Other	-	-	-	-	-	-
Other Electric-lights & appliances		17.00	20.00	28.00	36.00	44.00	52.00
Air Conditioning		12.00	14.00	19.00	24.00	29.00	35.00
Water Heating	a. Natural Gas	6.00	7.00	10.00	13.00	16.00	20.00
	b. Bottle Gas / Propane	37.00	42.00	57.00	73.00	89.00	110.00
	c. Electric	10.00	12.00	15.00	19.00	22.00	25.00
	d. Coal / Other	-	-	-	-	-	-
Water		21.00	21.00	27.00	33.00	40.00	46.00
Sewer		32.00	33.00	42.00	52.00	61.00	71.00
Trash Collection		28.00	28.00	28.00	28.00	28.00	28.00
Range/Microwave-Tenant suppli		11.00	11.00	11.00	11.00	11.00	11.00
Refrigerator – Tenant Supplied		12.00	12.00	12.00	12.00	12.00	12.00
Other Elect Charge		19.00	19.00	19.00	19.00	19.00	19.00
Gas Charge		11.00	11.00	11.00	11.00	11.00	11.00
Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented.						Utility or Service	per month cost
						Heating	\$
Name of Family						Cooking	
						Other Electric	
Address of Unit						Air Conditioning	
						Water Heating	
Number of Bedrooms						Water	
						Sewer	
						Trash Collection	
						Range/Microwave	
						Refrigerator	
						Other	
						Total	\$

form HUD-52667 (04/15)

Allowances for Tenant- Furnished Utilities and Other Services

U.S. Department of Housing
(exp. 04/30/2018)

Current

OMB Approval No. 2577-0169

Locality Gainesville Housing Authority		Unit Type Single Family / Detached House / Mobile Home				Date (mm/dd/yyyy) 04/01/2018	
Utility or Service		Monthly Dollar					
		0	1	2	3	4	5 BR
Heating	a. Natural Gas	15.00	19.00	20.00	22.00	23.00	25.00
	b. Bottle Gas/Propane	84.00	105.00	110.00	120.00	125.00	136.00
	c. Electric	14.00	17.00	18.00	20.00	22.00	24.00
	d. Elec Heat Pump	9.00	11.00	13.00	14.00	16.00	17.00
Cooking	a. Natural Gas	3.00	3.00	5.00	6.00	8.00	9.00
	b. Bottle Gas/Propane	16.00	16.00	26.00	37.00	47.00	52.00
	c. Electric	5.00	5.00	8.00	10.00	13.00	15.00
	d. Coal / Other	-	-	-	-	-	-
Other Electric - lights & appliances		25.00	30.00	41.00	53.00	65.00	76.00
Air Conditioning		9.00	11.00	24.00	37.00	50.00	63.00
Water Heating	a. Natural Gas	7.00	9.00	12.00	16.00	21.00	25.00
	b. Bottle Gas / Propane	42.00	52.00	68.00	89.00	115.00	136.00
	c. Electric	13.00	15.00	19.00	23.00	27.00	31.00
	d. Coal / Other	-	-	-	-	-	-
Water		21.00	21.00	27.00	33.00	40.00	46.00
Sewer		32.00	33.00	42.00	52.00	61.00	71.00
Trash Collection		28.00	28.00	28.00	28.00	28.00	28.00
Range/Microwave-Tenant suppli		11.00	11.00	11.00	11.00	11.00	11.00
Refrigerator – Tenant Supplied		12.00	12.00	12.00	12.00	12.00	12.00
Other Electric Charge		19.00	19.00	19.00	19.00	19.00	19.00
Gas Charge		11.00	11.00	11.00	11.00	11.00	11.00
Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented.					Utility or Service		per month cost
					Heating		\$
Name of Family					Cooking		
					Other Electric		
Address of Unit					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Range/Microwave		
					Refrigerator		
					Other		
					Total		\$

form HUD-52667 (04/15)

RESOLUTION NO. 2019-014

**A RESOLUTION OF THE GAINESVILLE HOUSING AUTHORITY BOARD OF COMMISSIONERS
ADOPTING THE 12TH AMENDMENT TO THE GHA ADMINISTRATIVE PLAN**

The New Language is in RED

WHEREAS, the Board of Commissioners of Gainesville Housing Authority finds it necessary to amend the following provisions to its Administrative Plan:

4-III.B. SELECTION AND HCV FUNDING SOURCES

Targeted Funding [24 CFR 982.204(e)]

HUD may award a PHA funding for a specified category of families on the waiting list. The PHA must use this funding only to assist the families within the specified category. Within this category of families, the order in which such families are assisted is determined according to the policies provided in Section 4-III.C.

GHA Policy

The PHA administers the following types of targeted funding:

- Veterans Administration Supportive Housing (VASH)

~~• Shelter Plus Grant~~

~~• PATH~~

~~• Vet Port~~

- Mainstream

- Family Unification Program

4-III.C. SELECTION METHOD

Order of Selection

GHA Policy

Offers from the Gainesville Housing Authority for housing assistance will be taken from the waiting list based on the following priority order and having the oldest date and time of application:

No.	Preference	Points
1	Preference for single persons who are elderly, displaced, homeless, or persons with disabilities. 982.207 (b)(5)	1
2	Preference for person who is not currently receiving any federal subsidized housing assistance.	1
3	Preference for "working" families, where the head, spouse, or sole member is employed at least 25-30 hours per week	1
4	Preference for "working" families, where the head, spouse, or sole member is employed at least 31-40 hours per week	2
5	All others by the oldest date and time of applications.	0
6	Preference for non-elderly persons with disabilities transitioning out of institutional and other segregated settings, at risk of institutionalization, homeless; previously experienced homelessness and currently a client in a permanent supportive housing or rapid rehousing project	1

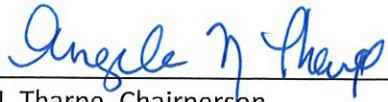
WHEREAS, the foregoing Resolution No. 2019-014 was adopted by the Gainesville Housing Authority at a regular meeting of said Authority held on August 6, 2019 by the following vote:

AYES: 3

NAYS: 0

ABSENT: 1

Done and ordered this 6th day of August, 2019.



Angela N. Tharpe, Chairperson



Pamela E. Davis, Executive Director



GAINESVILLE HOUSING AUTHORITY

Where Housing Matters

RESOLUTION NO. 2019-020

A RESOLUTION TO UPDATE THE HCVP PAYMENT STANDARDS

WHEREAS, the Gainesville Housing Authority Board of Commissioners has reviewed the data submitted to update the FY 2020 payment standard based on the Final Fair Market Rent (FMR) FY 2020 Documentation System published by HUD,

NOW, THEREFORE, BE IT RESOLVED by the Gainesville Housing Authority Board of Commissioners to adopt the FMR as its payment standard effective November 1, 2019 as follows:

The payment standard for single-room occupancy, zero (0), one (1), two (2), three (3), four (4), five (5) and six (6) bedroom units will be at 110% of the published FMR.

WHEREAS, the foregoing Resolution No. 2019-020 was adopted by the Gainesville Housing Authority at a regular meeting of said Authority held on October 22, 2019 by the following vote:

AYES: 3

NAYS: 0

ABSENT: 2

GAINEVILLE HOUSING AUTHORITY

Where Housing Matters

Done and ordered this 22th of October, 2019.


Angela N. Sharpe, Chairperson


Pamela E. Davis, Executive Director



FY 2020 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2020 Gainesville, FL MSA FMRs for All Bedroom Sizes

Final FY 2020 & Final FY 2019 FMRs By Unit Bedrooms

Year	Efficiency	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
FY 2020 FMR	\$721	\$795	\$971	\$1,267	\$1,315
<u>FY 2019 FMR</u>	\$694	\$773	\$948	\$1,238	\$1,377

Alachua County, FL is part of the Gainesville, FL MSA, which consists of the following counties: Alachua County, FL; and Gilchrist County, FL. All information here applies to the entirety of the Gainesville, FL MSA.

Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2013-2017 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2020 provided the estimate is statistically reliable. For FY2020, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2013-2017 5-year, HUD checks whether the area has had at least minimally reliable estimate in any of the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2020 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, the estimate State for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area is used as the basis for FY2020.



**Fair Market Rent and Payment Standard
 for Gainesville Housing Authority
 Housing Choice Voucher
 Effective 11/01/2019**

Bedroom Size	Fair Market Rent	Payment Std %	Payment Standard (Mixed % FMR)	Estimated Utilities	Highest Rent ten contrib not considered
Single-room Occ	613	110%	674	119	555
0	721	110%	793	119	674
1	795	110%	875	132	743
2	971	110%	1,068	175	893
3	1,267	110%	1,394	218	1,176
4	1,315	110%	1,447	261	1,186
5	1,512	110%	1,663	305	1,358
6	1,710	110%	1,880	351	1,530

5 bedroom = br 4 x 1.15

6 bedroom = br 4 x 1.30

B.2 New Activities

Mixed Finance Modernization or Development

The Gainesville Housing Authority is anticipating in the upcoming year to continue with mixed Finance Modernization or Development. GHA is in the process of redeveloping Woodland Park Apartments in phases. GHA has completed demo/diso of 91 units at this development in the first phase and will return with 96 mixed-finance units. The units will include 30 units of public housing and 66 units of project based vouchers. This redevelopment is a Low Income Housing Tax Credit project. The second phase of the redevelopment will include the demolition of the remaining units and GHA's administrative office. The second phase will include 96 additional units of multi-family mixed finance housing and the 3rd phase will be to construct housing for home ownership. Mixed Finance and redevelopment will be an ongoing initiative for GHA for the next 10 years as we continue to look for resources to modernize and redevelop our aging public housing assets upon completion of the Woodland Park Redevelopment. GHA is also looking to redevelop Pine Meadows, Lake Terrace and Caroline Meadows.

In FY 2020, GHA has applied for funding for Woodland Park Phase II and continues to look for innovative ways to maintain, redevelop, modernize, and create affordable housing in the Greater Gainesville area.

Demolition/Disposition

GHA will also be requesting to demo/diso the remaining units at Woodland Park as soon as we secure financing for the second phase of the project.

Conversion of Public Housing to Tenant-Based Assistance or Project Based Assistance under RAD

GHA has identified a number of properties where the voluntary conversion maybe appropriate and financially feasible. In the upcoming year GHA would like to perform the analyses for possible conversion and in the following year (FYE2021) submit a plan for voluntary conversion. Forest Pines, Eastwood Meadows and Sunshine Park currently do not have the economy of scales for mixed finance redevelopment.

Project Based Vouchers

GHA over the next 5 to 10 years will utilize the project based voucher program as we look to address the affordable housing issues in our community. There are a number of private landlords who have opt out of the Housing Choice Voucher program and much of the housing stock available for our program participants are available in areas of poverty and/or substandard and lack the energy efficiency needed to adequately keep our program participants housed from being cost burdened. Many of the homes in our community for rent meet the HQS standards but lack energy efficiency making the homes unaffordable for our program participants. The cost of utilities in our community is among the highest in the state. In addition, the wage rent for a 2 bedroom home in Gainesville is \$17.01 per hour (shortage of workforce housing) and the most reason report on racial disparity clearly demonstrate the importance of providing affordable, equitable housing in our community in areas of opportunity. There is also the need for housing for our most vulnerable citizens such as the homeless, elderly, and disabled.



The 2016 five-year plan outlined seven goals that addressed the housing needs of the Gainesville Housing Authority (GHA). They were:

1. **Maximize the number of affordable units available to the PHA within its current resources by:**
 - a. Employ effective maintenance and management policies to minimize the number of public housing units off-line.
 - b. Reduce turnover time for vacated public housing units; reduce time to renovate public housing units.
 - c. Maintain or increase Housing Choice Voucher Program (HCVP) lease-up rates by maintaining payment standards that will enable families to rent throughout the jurisdiction.
 - d. Maintain or increase HCVP lease-up rates by marketing the program to owners, particularly those outside the areas of minority and poverty concentration.
 - e. Maintain or increase HCVP lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.
 - f. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

Progress Update:

The GHA continues a proactive preventative maintenance program that includes the property managers, maintenance team and resident services. This collaboration has resulted in GHA reducing its turnover time from move-out to move-in while providing our residents with a sound product.

GHA's HCVP has moved from its previous blended payment standard. The standard for all bedroom units is 110% of Fair Market Rents.

Additionally, the HCVP has worked to enhance our relationship with key organizations such as: Gainesville Alachua County Realtors Association, Neighborhood Housing Development Corporation, City of Gainesville Housing Division, Alachua County Commission, Gainesville City Commission, USDA Rural Development and Central Florida Community Action. These relationships are vital to increase landlord participation and to increase lease-up success rates of our program participants. In FYE 2021 our goal is to grow our homeownership program with at least 6 closings.

2. Increase the number of affordable housing units by:

- a. Apply for additional Section 8 units should they become available.
- b. Leverage affordable housing resources in the community through the creation of mixed finance housing.
- c. Pursue housing resources other than public housing or Section 8 tenant-based assistance utilizing the Gainesville Housing Development and Management Corporation (GHDMC) to expand housing opportunities to our families that are not HUD dependent.
- d. Continue the partnership with the GHA's not-for-profit Gainesville Florida Housing Corporation, Inc., in developing the old Seminary Lane property.

Progress Update:

Woodland Park Phases I, II and III Redevelopment Plan

The GHA has received Low Income Tax Credits which has enabled the agency to embark on a public/private partnership with Pinnacle Housing Group to redevelop Phase I of the Woodland Park Housing Development. This existing 170 unit public housing development, which includes a community facility, will be demolished and replaced with new energy efficient units and state of the art community facility in a mixed income/mixed use community. As part of this revitalization project, all current residents of Woodland Park will be required to relocate temporarily to other GHA housing communities or by using Housing Choice Vouchers. This project will be developed in three Stages.

Residents in ninety-one units in Stage I have been relocated during the first Stage of this redevelopment project. During Stage II, the remaining residents will be moved into the newly built units completed during Stage I or to other GHA properties. Upon completion of Phase I of this construction project, the new Woodland Park Community will consist of 96 dwelling units with 30 ACC units and 66 project based housing vouchers. This project is utilizing a mixed income finance approach consisting of LIHTC, private loan, and other funding sources.

Phase I of the Woodland Park Redevelopment was broke ground on June 10, 2019 and an anticipated completion date in mid-summer 2020. Relocated residents will have first option to return to the new development or to remain at their current location (or on HCVP voucher).

Woodland Park Phase II Redevelopment Plan will include the redevelopment of the remaining units. GHA is currently seeking funding for Phase II to complete the redevelopment of the remaining 77 Woodland Park units

Woodland Park Phase III will consist of building houses for homeownership. All units and homes will have new amenities, the units will be energy efficient, follow current 504 Standards, and provide an "art in public places component".



3. Diversify its public housing portfolio by utilizing deconcentration, flat rents and income targeting.

Progress Update:

We continue to utilize deconcentration when pulling potential residents from our wait list. With the increased payment standard our voucher participants should be better positioned to move to other areas of the City. Using programs such as GoSection8.com provides our participants access to rentals throughout the entire City of Gainesville.

Conduct activities to affirmatively further fair housing:

- a. Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate them
- b. Market the Section 8 program to owners outside of areas of poverty/minority concentrations;
- c. Improving integrated living patterns and overcoming historic patterns of segregation;
- d. Identify the historic patterns of segregation in our community.
- e. In FYE 2019 GHA will have conducted three (3) ***Chew and Chat*** meetings with our landlords. The goal is to keep an open dialog with our landlords to keep ahead of participant challenges and regulatory requirements.

4. Target available resources for the elderly

- a. Seek designation of public housing for the elderly
- b. Apply for special-purpose vouchers targeted to the elderly, should they become available

Progress Update:

In FYE 2018 the GHA was awarded elderly designation at our Sunshine Park development. While the total units in Sunshine Park totals 70, 10 are designated for 504 usage and the remaining 60 units were designated as elderly only.

5. Target available resources to Families with Disabilities:

- a. Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for public housing.
- b. Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- c. Affirmatively market to local non-profit agencies that assist families with disabilities.
- d. Target through letters, meetings, advertisements, church announcements and other outreach to individuals least likely to apply.

Progress Update:

GHA recognizes the importance of having 504 designated units and will continue its focus on accessibility. GHA also recognizes the ever growing need for other Special Needs populations in and



surrounding Gainesville FL. GHA has applied for various targeted funding sourced vouchers and is positioning itself to apply for Special Needs Supportive Housing funding once made available.

During FYE 2019, GHA received funding for 28 Mainstream Vouchers for Non-Elderly Disabled households and 41 Family Unification Vouchers.

During FYE 2020 GHA received funding for an additional 39 Mainstream Vouchers for Non-Elderly Disabled households.

It is a priority of the GHA to aggressively market the Housing Choice Voucher Program to landlords outside of our areas of poverty. In addition, the GHA will continue working with the City of Gainesville and other not-for-profits in a collaborative effort to improve the living conditions of those in our areas of poverty.

6. Identify and maintain strategies to ensure that GHA meets all regulatory requirements. A score of 80 – 100% on PHAS and 80 – 100% on SEMAP.

- a. Maintain occupancy rate of at least 95%
- b. Maintain a tenant's accounts receivable of not more than 2.5%
- c. Review and update all policies and procedures as needed

GHA has implemented policies to ensure that we meet our occupancy goals and has utilized technology to improve tenant's accounts receivable. GHA tenants are now able to make payments online to increase convenience and provide 24 hour access to make payments.

To ensure 80 – 100% PHAS scoring GHA has implemented a layered approach to preventative maintenance which allows for properties to allow be "REAC-ready".

To ensure 80 – 100% on SEMAP scoring GHA has conducted refresher trainings on Rent Calculation and cross-trained all coordinators on Ports.

7. The GHA's strategic goals include goals for the Board of Commissioners as well as the executive team. Our goals are:

Community and Regional Engagement

Gainesville Housing Authority (GHA) will continue to ensure there is engagement by the agency with key community and regional stakeholders that share, or do not share, their affordable housing vision, mission, goals, and values. A special emphasis will be placed on strengthening relations and interactions with the political community, economic development/ business interests, support service providers, for-profit developers, and homeless providers.

Progress Update:

GHA held its inaugural "Spelling Bee Event" in June. The top 3 winners in the spelling bee were able to attend an all-paid trip to Orlando where they faced off against kids from other



Florida Housing Authorities. The event was sponsored by the Florida Association of Housing and Redevelopment. Participants were able to experience an area outside of Gainesville, meet new people and enjoy the activities. This event helped our children learn grammar, improve vocabulary, and build confidence. Leading up to the spelling bee the children practiced their words at the Eastwood Meadows community center and were intrigued and inspired by volunteers that helped them study for the big day. The students that participated in the spelling bee exemplified a raw passion to learn and develop foundational skills that will benefit them through their educational career.

In February 2019, GHA launched Elite Force- a *Maintenance On-The-Job Training Program* for all HCV participants and Public Housing residents. The training program is under GHA's Gainesville Housing Development and Management Corporation. GHA residents/participants learn basic manual skills, proper tool usage, and maintenance and construction terminology. Participants will gain OSHA 10 and NCEER certifications, while gaining work experience in an actual workplace environment, therefore, participants are able to successfully transition to other employment and/or entrepreneurship. GHA was able to hire 3 participants from Cohort 1 group.

In October 2019, Gainesville Housing Authority and the University of Florida collaborate to once again offer our clients a six-week course on entrepreneurship. Currently, we have 5 residents enrolled in the 2019 program. Last year, 8 of our residents graduated from the Gator Bootcamp for Entrepreneurs gaining the knowledge needed to start a business. The focus of this program is to help members of the community, particularly those facing economic hardships, in starting and growing a business. The boot camp is priced at \$600, but through our partnership we are granted scholarships to cover the cost for our residents. This program gave our residents the knowledge and skills to grow and maintain a business.

Gainesville Housing Authority (GHA) also:

- Thus far in 2019, JTEP assisted 51 residents with employment and professional development and 6 residents with starting their own business.
- Partnered with Alachua County Library to host a re-entry conference and job fair focused on helping individuals with criminal backgrounds struggling to re-enter the workforce.
- Partnered with local businesses, such as Census, GRU, Waffle House, Santa Fe and many more to host a job fair in GHA's Pine Meadows community. GHA had over ten different employers at the event.
- The Gainesville Housing Authority and Community Action Agency entered into an MOU to increase opportunities to reach self-sufficiency and alleviate poverty.
- Partnered with Woman working with Woman to provide residents with professional development skills through a series of workshops. Residents were able to learn a variety of professional development skills; lessons included resume building, interview preparation, communication, networking and public speaking.
- Partnered with the Department of Health to provide residents with Green Dot Safety training. This program aims to prevent violence with the help of bystanders.



- Partnered with the University of Florida's Health Street program to provide residents with a Health Block Party. The purpose of the event was to get residents tested while enjoying the resources available.

Gainesville Housing has two business incubators located Woodland Park and Pine Meadow. Both are being used by resident/participant owned-businesses. GHA has a candy shop and tax business in our Woodland Park area. GHA has a POP Shop and Barbershop business in Pine Meadows Community. All are resident owned and operated. One of the business owners has been successful enough to be able purchase their very first home.

Our Job Training program hosts a resource area with-in our Woodland Park development. We have a computer lab that allows our residents to search for jobs on-line as well as providing information of openings at local businesses. To assist our residents and participants in their job search we offer assistance with soft skills, such as resume, cover letter, and interview preparation. We maintain and continuously update our community resource board.

Self-Sufficiency and Independent Living

GHA will ensure that all of its residents are linked to the critical support services that will provide opportunities for self-sufficiency and /or independent living. It will be the expectation that all residents that capable of transitioning into the workforce and out of GHA housing will participate in self-sufficiency initiatives and will transition into market rate housing. Independent living programs and services participation will be encouraged for all elderly/or disabled residents.

Progress Update:

GHA's Job Training and Entrepreneurship program (JTEP) continue to be our focal point of providing a road map for our client's self-sufficiency goals. We have an active partnership with the City of Gainesville's Equal Opportunity Office and Small Business Procurement Program which are both methods of promoting the viability of Section 3 businesses and partnerships.

In May 2019, Gainesville Housing and Wealth Watchers collaborated to host a series of financial education workshops within our community through the entire year. The purposes of the workshops are to give the education needed to help residents move into a firmer financial footing. The workshops focus on budgeting, credit repair, credit-boosting, understanding your credit score, picking the right mortgage and homeownership.

In August 2019, The Gainesville Housing Authority launched the jobs plus program branded as the Strive4Success. GHA was awarded this grant back in February 2019, an award of 2.3 million dollars over a four-year span. The purpose of the grant is to develop locally based, job-driven approaches to increase earnings and advance employment outcomes through work-readiness, employer linkages, job placement and educational advancement technology skills for residents of public housing.

Jobs Plus: Strive4Success Program

- Hired 3 Community Coaches and a Case Manager
- Established an MOU contract with CareerSource for our Job Developer position
- Partnered with Empowerment Associates to host a Career Fair Etiquette workshop
- Partnership with BBVA bank to provide a financial workshop series
- Partnership with Cade Museum to help design our Makerspace being used as a creative space for adults and children. Residents will be able to explore through STEM (Science, Technology, Engineering and Math) focused activities
- Partnership with CareerSource NCFL to provide employment development and opportunities for our residents
- Partnership with Santa Fe College to streamline the process to gain admission into their educational programs and host computer literacy workshops onsite
- Partnership with Early Learning Coalition to provide childcare resources to our residents
- Build an employer list to help create employment opportunities for our residents
- Highlight resident successes to promote the program; Resident of the month
- Build creative programs to increase resident engagement in the community; a few ways we plan to achieve this- Community Pop-ups and Community kickbacks; where we engage the community with music, food and fun activities without requiring anything from them but to show up.

Move to Work (MTW) Plan:

GHA continues to review opportunities to become a Move to Work (MTW) Organization. MTW will augment our JTEP program as we continue to promote resident self-sufficiency among HCV and Public Housing residents, break the cycle of poverty in our communities, provide more beneficial services to low-income families and create administrative efficiencies and cost savings.

- Streamline and integrate program policies and processes as appropriate to reduce staff time resulting from different recertification processes and inspection
- GHA will partner with local housing providers to provide pre and post homeownership counseling in an effort to prevent foreclosure
- Take advantage of reduced real estate prices to add to GHA's low-income housing inventory: Provide additional project-based housing choices for low income residents. As opportunities arise, use MTW money to acquire and operate additional low-income housing.
- GHA will adopt a preference for working homeless families who have successfully completed one of our COCs program in an effort to diversify our housing communities and expand our deconcentrating efforts. GHA will give 1 preference points to individuals and families who are working at least 30 hours a week and have successfully completed one of our CoCs program partnership program.
- With the close-out of the Voluntary Compliance Agreement (VCA), GHA will apply for the Jobs- Plus Initiative should funds become available for another grant issuance.

Job Training and Entrepreneurial Youth Program (YJTEP):

In November 2015, GHA launched its Youth Program focusing on empowering our youth to explore, develop, and express their true capabilities. GHA will provide wrap-around services for our youth that will enrich and empower them to achieve the winning spirit as oppose to the sense of hopelessness and disadvantaged. Through YJTEP efforts, we will play a significant role in restoring hope-for the future and ending generational housing.

YJTEP FY 2019:

- JTEP continues its JTEP Youth afterschool program. The community center has a computer lab, and they are used for homework assistance, computer learning and activity engagement.
- Partnered with the Depot Park to help our youth start a Lemonade business and sell lemonade in the community.
- Partnered with the Cade Museum to host our annual fair housing event. The purpose of this event was to inform residents and participants about fair housing regulation.
- Partnered with Caring and Sharing Learning Center to host "I AM STEM" summer camp. The summer camp was focused on Science, Technology, Engineering and Math. GHA was able to sponsor 20 children to attend this interactive summer camp.
- Partnered with the Boys & Girls Club of Alachua County to provide scholarships for GHA residents. We have 13 children enrolled in the afterschool program.
- Partnered with the Boys and Girls Club to provide a boys night to help guide and influence good decisions and positive attitudes. Also, hosted a movie night for kids.
- Partnered with Empowerment Associates to provide an Empowerment Leadership camp focused on leadership, life, career and employability skills for the youth. GHA was able to sponsor 7 kids to attend this program.
- Partnership with the University of Florida find students with a high GPA living on GHA property to help them enroll in their dual enrollment program to provide a better future for our youth. UF will also provide Lap top computers, cell phones and iPads to qualifying students.

7. Portfolio Maintenance and Expansion

GHA will expand its portfolio of safe, decent, and sanitary affordable housing in Gainesville. The agency will maintain the quality of its current portfolio through quality asset management while seeking traditional and non-traditional portfolio expansion opportunities that complement its mission, values, and business models.

Progress Update:

Gainesville Housing Development and Management Corporation (GHDMC) continues to explore options to increase affordable housing stock by purchase or solicitation of property donations from various sources for rehabilitation and development.

We continue our redevelopment efforts and with each development we will not only provide high-quality housing, but each development will return with more affordable housing units. Phase One of Woodland Park will require that GHA project base 68 vouchers from its current Housing Choice Voucher portfolio.

8. Business Orientation and Sustainability

GHA will function as a high-performing business operation while still being grounded in its advocacy for affordable housing public causes. The agency will achieve the long-term sustainability and diversification that will ensure its strong financial health and condition.

Progress Update:

The GHA continues to work with its financial advisor and its co-developer to locate alternative funding sources to ensure the long-term viability and sustainability of the organization.