



Commissioner Ward GHA Development Report

November 9, 2021



The Grove at Sweetwater Preserve Woodland Park Phase I

Complete May 2020
96 New Units



TRIO AT NORTH LINCOLN HEIGHTS

TRIO Complete

Collaborative:

- Alachua County
- City of Gainesville
- Gainesville Housing Authority
- Gainesville Housing Development and Management Corp



SW Property – 5915 SW 10th Lane County Project

- Elevated Design & Construction
- Duplex 1098 Sq ft each 2 Bedroom – 2 Bath
- Timeline: Construction underway

- Collaborative
 - Land Donation – Mitchell Realty
 - Gainesville Housing Authority
 - Gainesville Housing and Management Development Corporation



E.L.I.T.E Job Training Center and Offices

- **Construction Cost Estimate**

- Job Center - \$599,000
- Site Work - \$301,000
- Offices - \$1.5 Million

- **Timeline**

- Design underway -Phased Project

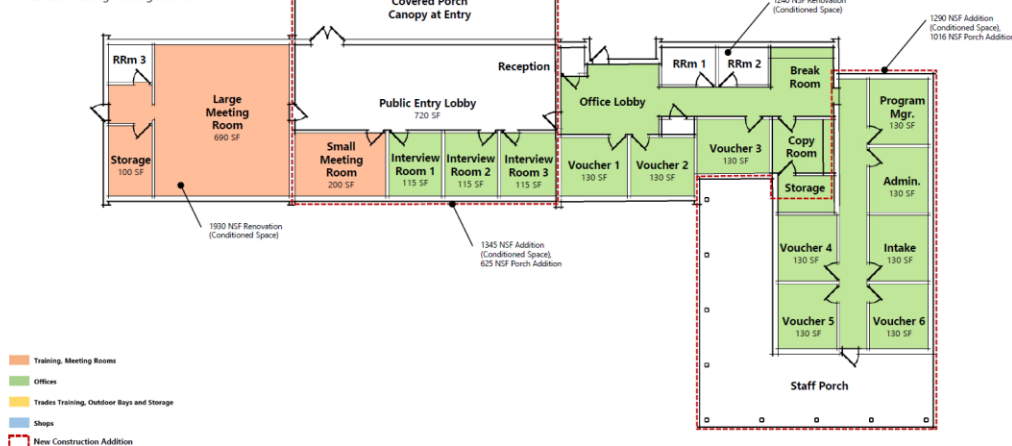
- **Benefits**

- Gateway Project to East Gainesville
- Proximity to Cone Park
- COG Job Training Priority
- Open to all Section 3 residents
- Addresses the “Friendship 7 Report”
- "Understanding Racial Inequity in Alachua County"
- Provided opportunities for **economic empowerment**

GHA Training Center and Offices | Masterplan Options Review

Option D Layouts

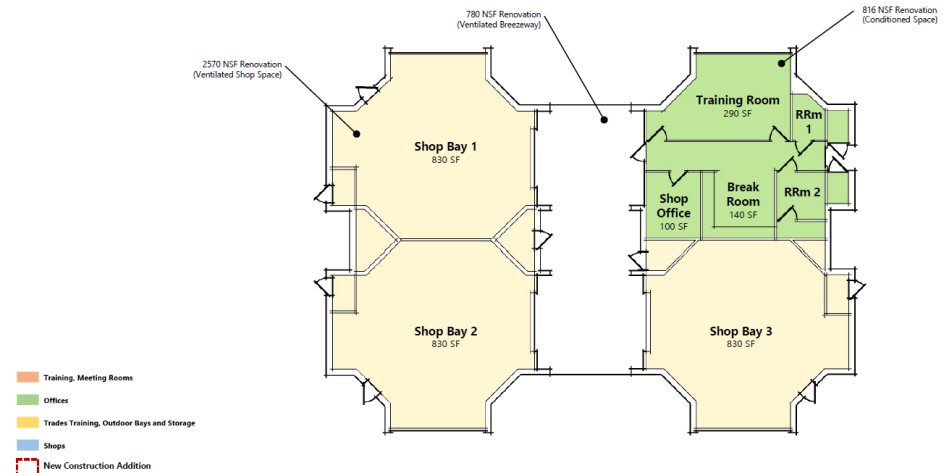
Offices and Training Meeting Rooms



GHA Training Center and Offices | Masterplan Options Review

Option D Layouts

Trades, Training Outdoor Bays



Gainesville Housing Authority | 302 NE 25th St

September 28, 2021



Benefit:

- Replaces one affordable housing unit with three units

Timeline:

- HUD Environmental Testing
- Accessory dwellings- COG
- Demo Estimates
- Construction Probable Cost



Gainesville Housing Authority | 302 NE 25th St

September 28, 2021

Option 01:

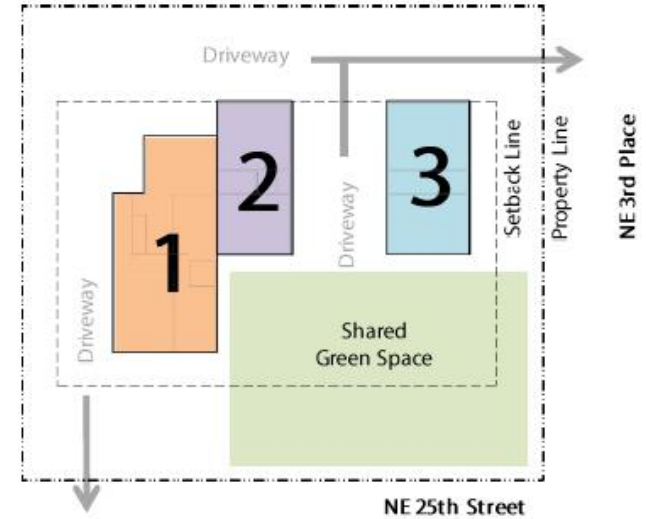
- Main unit frontage at NE Street, accessory unit frontage at NE 3rd Place
- Two driveway options
- Shared green at corner lot frontage



Aerial View



Perspective



302 NE 25th Proposed Building Plan – Option 01:

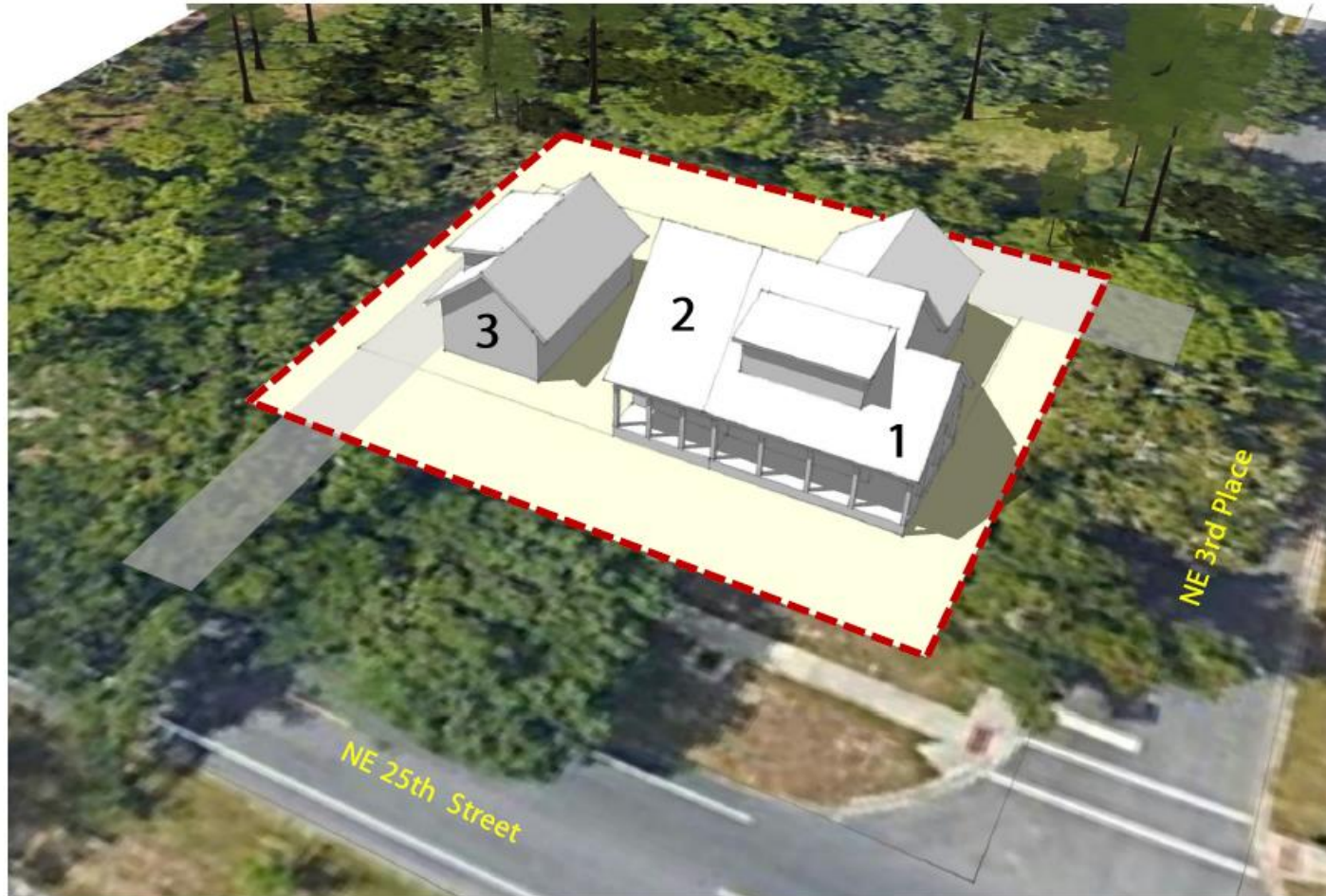
1. Main Unit – 2-stories, 3 bedroom (1 downstairs, 2 upstairs); 1425 sf
2. Accessory Dwelling Unit (ADU) – Attached 1-story, 1 bedroom; 515 sf
3. Accessory Dwelling Unit (ADU) – Detached 1-story, 1 bedroom; 565 sf

Gainesville Housing Authority | 302 NE 25th St

September 28, 2021

Option 03:

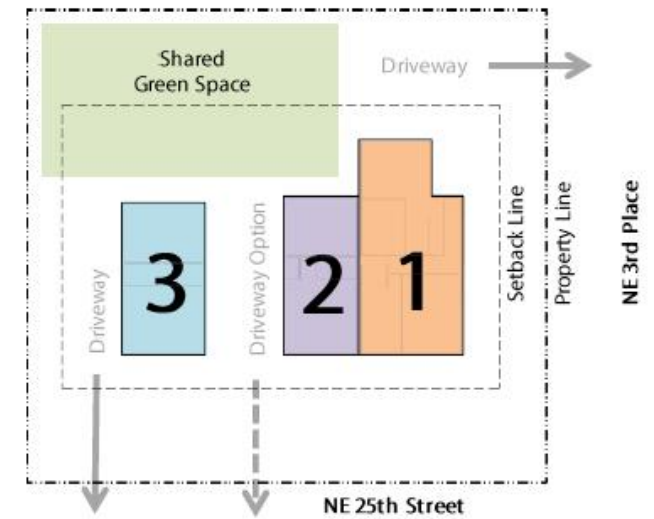
- Main unit frontage at NE Street,
- Three driveway options
- Shared green at rear



Aerial View



Perspective



302 NE 25th Proposed Building Plan – Option 03:

1. Main Unit – 2-stories, 3 bedroom (1 downstairs, 2 upstairs); 1425 sf
2. Accessory Dwelling Unit (ADU) – Attached 1-story, 1 bedroom; 515 sf
3. Accessory Dwelling Unit (ADU) – Detached 1-story, 1 bedroom; 565 sf

Lincoln Ventures – Inclusionary Housing

COG 2nd Reading Pending



Woodland Park Phase III: Home Ownership



- GHA Self Develop
- Potential for 27 Single Family Homes
- Architectural Review
- Probable Cost
- Current rent analysis
- Possible Funding Sources/Partners: COG, FHFC, Revolving Loan Funds....
- Timeline: 2022

An aerial photograph of a residential neighborhood with a blue overlay box. The background shows a mix of green trees and residential buildings. A prominent red-roofed building is visible on the left side of the image. The blue overlay box is centered and contains white text.

Gainesville Housing Authority

Conceptual Site Due Diligence & Analysis

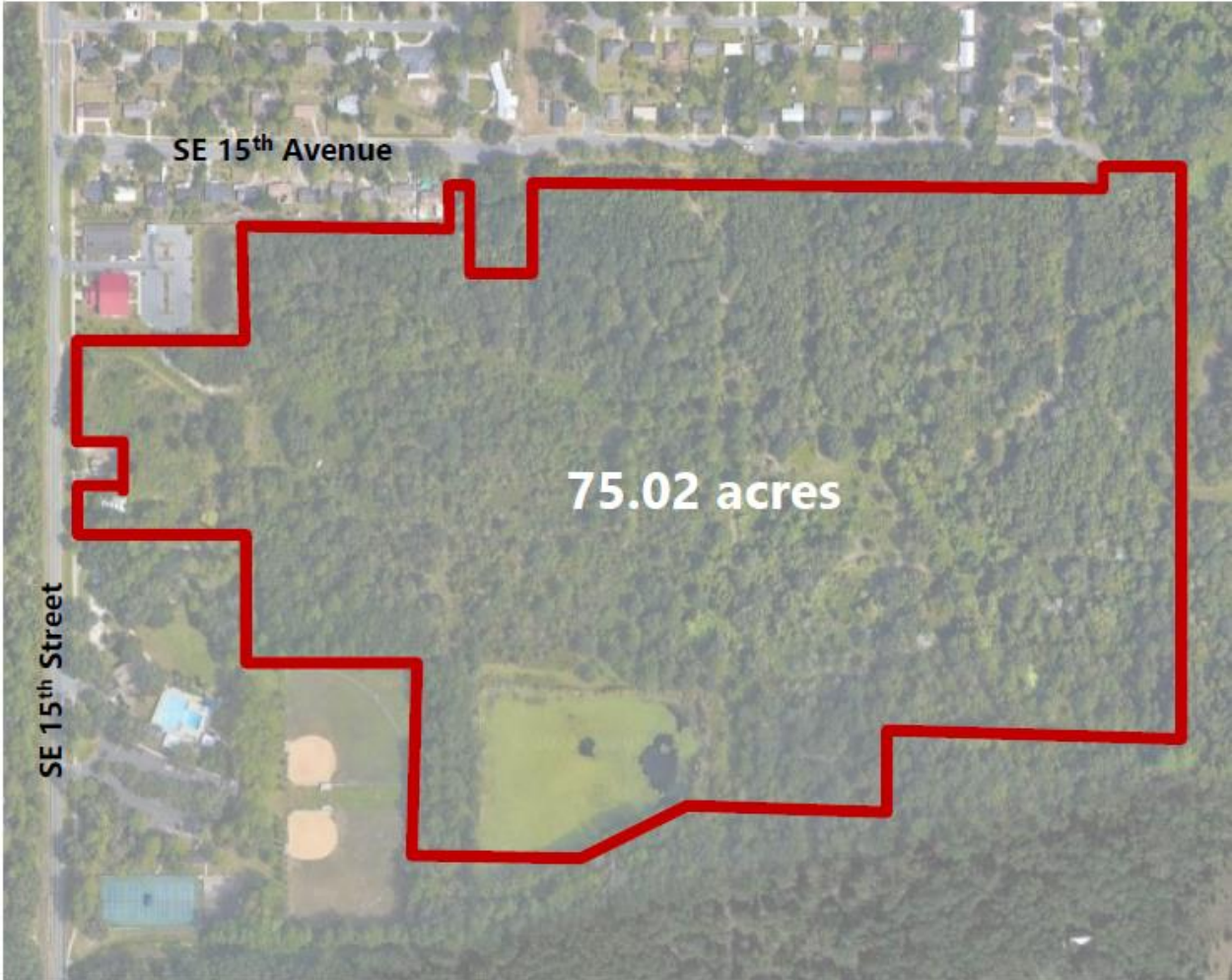
Dorn Property

2005 SE 15th Avenue

GHA Conceptual Site Due Diligence, Dorn Property

FWS National Wetland Inventory Map

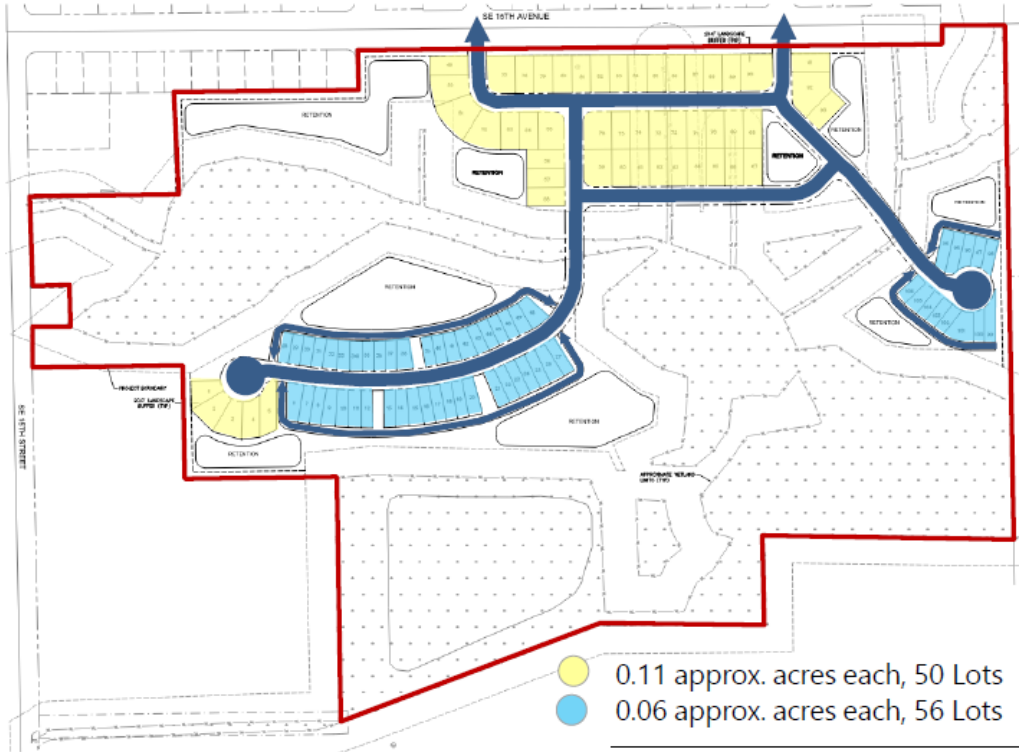
The national wetland inventory – as designated by the US Fish and Wildlife Service (FWS) – notes the approximate boundary of land area designated for preservation. Development is generally not allowed within the boundary or within 75 feet of the boundary line. The wetland boundary and setback accounts for approximately 47.6% of site area. Note: the FEMA flood boundary and setback overlaps portions of the wetland boundary.



GHA Conceptual Site Due Diligence, Dorn Property

Conceptual Site Plan Update

The updated site plan and lot counts are related to updated findings on wetland boundaries, which have been verified in-field to affect more acreage than noted in the Alachua County GIS maps.

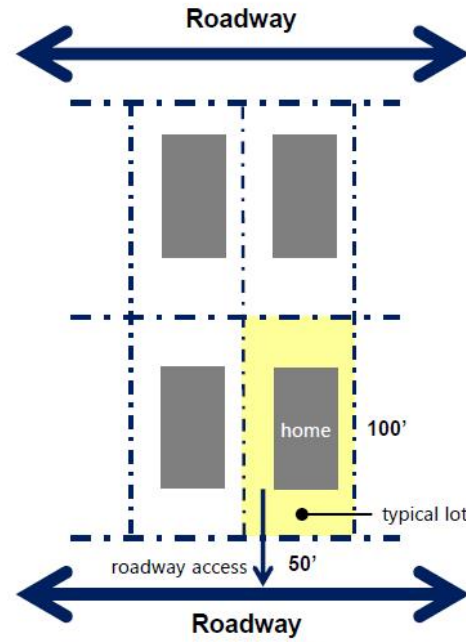


75.02 acres, total site
26.1 acres, approx. total developable*
9.6 acres, approx. total homesite lots

* Note: 'total developable' includes stormwater ponds, but does not include wetlands or required setbacks

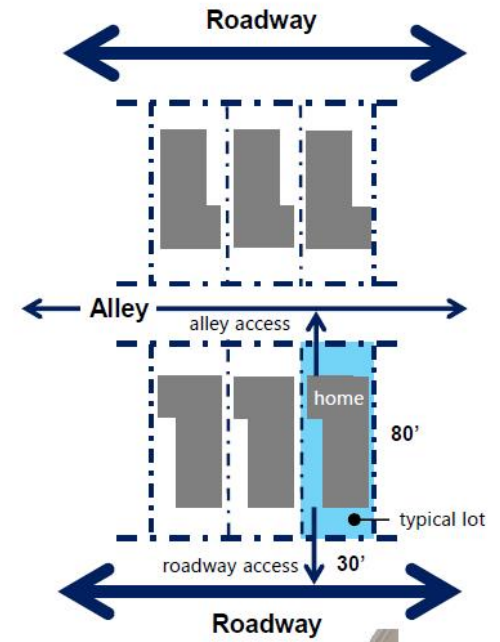
Single family homesites.

Traditional 1-story structures, each lot with roadway access via street frontage and shared lot lines at the rear.



Single family, small footprint detached townhomes.

The townhome plan density relies on a 2-story vertical scale and narrow lot. Each lot has roadway access via street frontage and alleyways.



Repositioning Amp II – Oak Park & Sunshine Park



- Potential for RAD conversion/ Major Rehabilitation of OP & SP
- Resident engagement required by HUD
- Feasibility Study
- Timeline to decide on reposition: Six months to one year

Repositioning Amp III – Pine Meadows, Caroline Manor, Lake Terrace, Forest Pines



- Potential for Repositioning/Redev
- Tax Credit Demo/Dispo
- Approximately 50 acres of property
- Located near Cone Park
- Choice Neighborhood Planning Grant in 2020

GHA Recommendation



- Land Acquisition
- Loans
- Infrastructure Cost/Infrastructure Grant
- Connection Fees (Electric, Water, Waste Water)
- Down Payment Assistance
- Home Ownership Classes
- Access to waiting list
- Revolving Loan Fund
- Grant Support
- LIHTC Support
- Surplus Property





THANK YOU!

