

**LEGISTAR NUMBER:  
200181**

**ATTACHMENT A**

Legistar #: 200276/ Consent Agenda/ Presentation to GCRA Advisory Board on 10/20/2020

20 OCT 2020

# Duval Infill Housing Opportunity

Gainesville Community Reinvestment Area Advisory Board



Gainesville  
Community  
Reinvestment  
Area

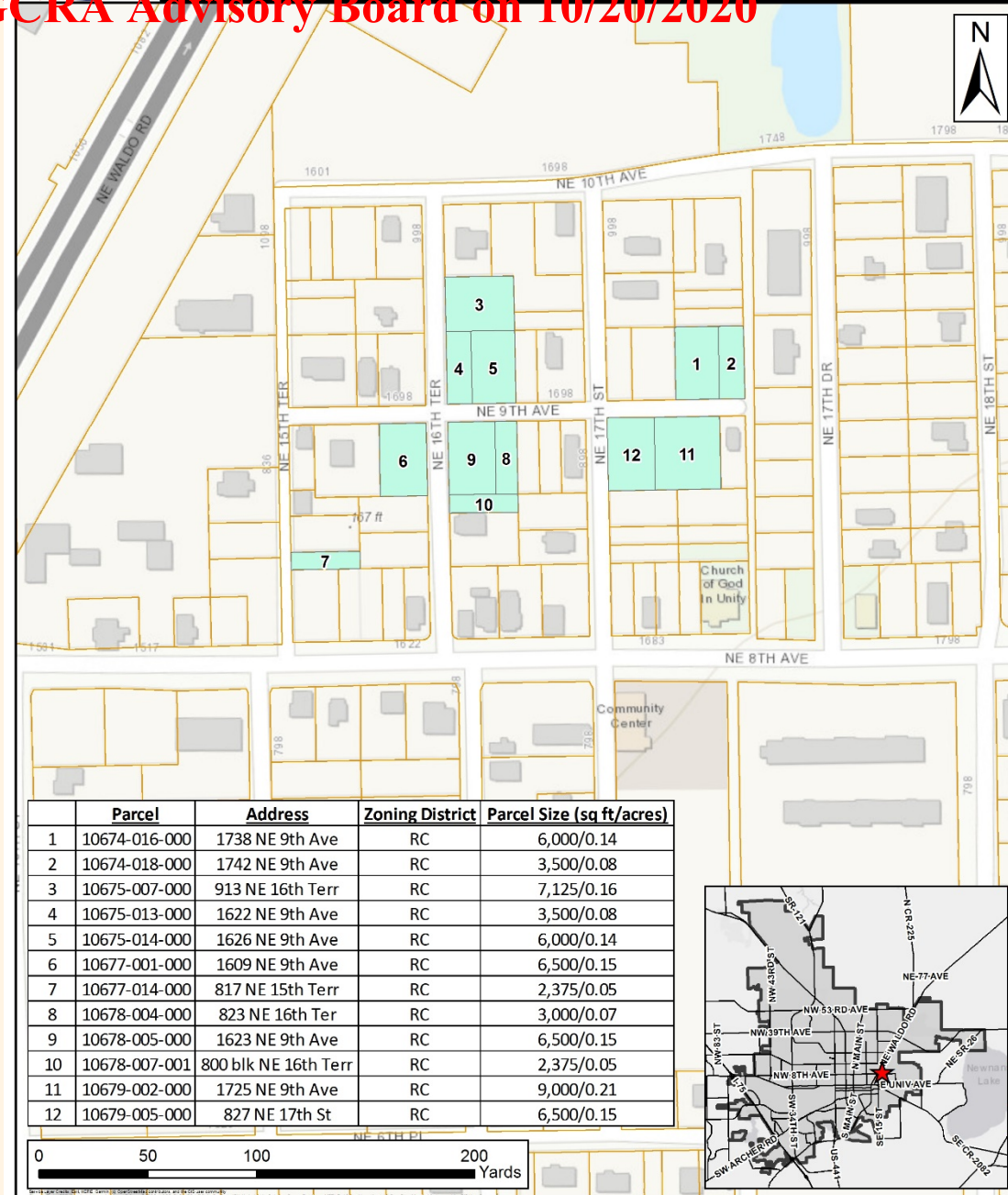




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# Duval Neighborhood Lots

- City Commission approved
- Donate vacant land to non-profit affordable housing developers
- 12 lots in a 6-block area
- Duval area of NE Gainesville
- Respondents must build new units:
  - Affordable to low income households
  - Single-Family or Duplex only
  - Sold to and occupied by low income households (owner occupied)
  - Certificate of occupancy within 2 years
  - Meet City Standards
  - Include porches and landscaping





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# Reinvestment Plan + Fiscal Note

- Community Enhancements & Housing Initiatives
- 620-790-549-W525-4120-5520
- \$240,000 Not to Exceed
  - Land acquisition
  - Engineering/permitting
  - Construction (Potential savings if in-house crews available)
- Supports Reinvestment Plan Objective

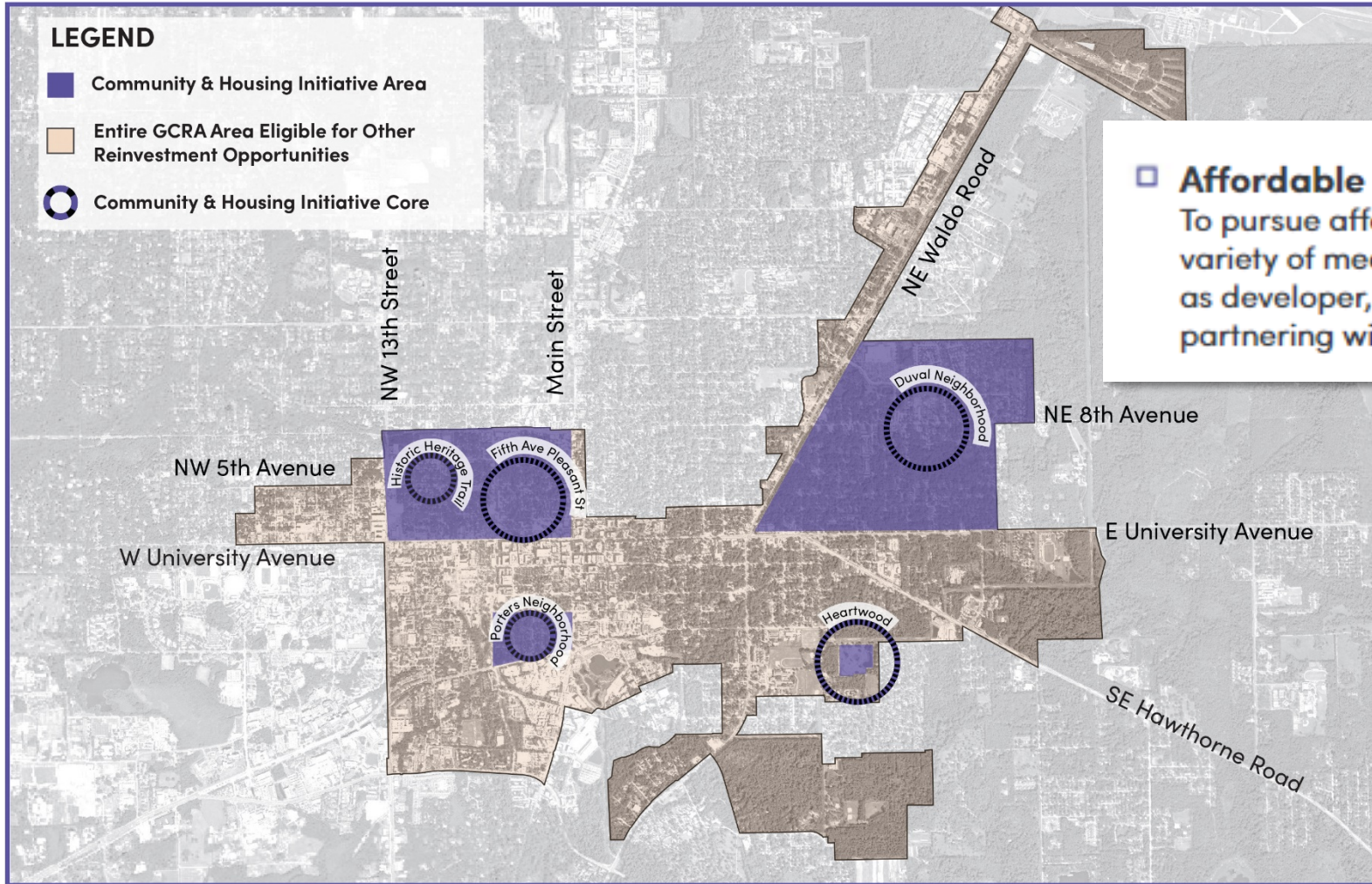




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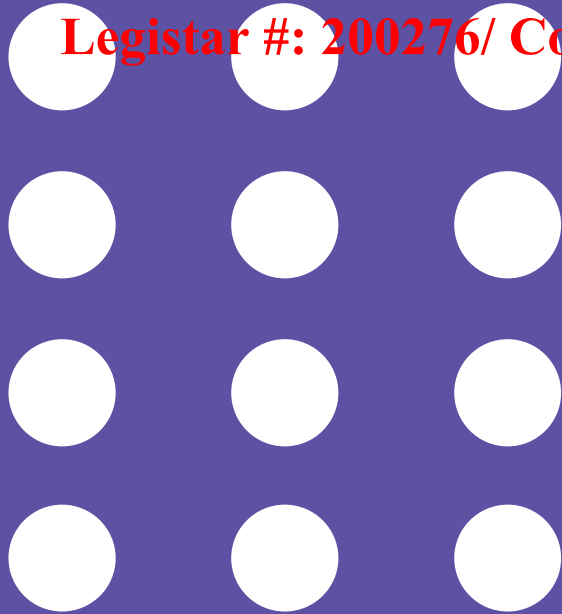
# Community Enhancement & Housing

This map shows the priority areas for community enhancement & housing initiatives as determined by the community, City, consultants and GCRA.



**Affordable Housing Developments:**  
To pursue affordable housing initiatives through a variety of measures, including (but not limited to) acting as developer, coordinating with the private sector, partnering with governmental agencies, etc.

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# Response

From August 18, 2020 GCRAAB Meeting

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# BUDGET STATUS UPDATE

## Model Block & Attainable Housing Initiatives



**\$200,660**

**2019 Downtown TIF**

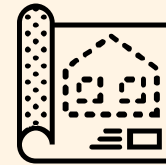
Funding will be used for Porters  
Neighborhood Infill Housing  
Opportunities (TIF can be used in  
Downtown only)



**\$108,000**

**GCRA FY 2020**

This funding may be used for  
any infill project and will roll  
over into the next fiscal year.



**\$400,000**

**GCRA FY 2021**

This funding may be used for  
any infill project and roll over  
into the next fiscal year.



# Attainable Housing Strategies Project Charter Snapshot

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Reinvestment Plan Objective:  
Community Enhancements &  
Housing

## Description

The attainable housing program uses infill housing to enhance the vitality of the neighborhood by rehabilitating or replacing deteriorated structures and incentivizing long-term homeownership. The GCRA will assess opportunities throughout the district to provide or partner interdepartmentally on opportunities for attainable housing.

## Link to Other GCRA Projects

Community partnerships grants, Greater Duval neighborhood improvements, Heartwood neighborhood, Porters neighborhood improvements, Property acquisitions/options, residential improvement programs

## Internal Partnerships

City Action Agenda 2020-2021 Goal 3: A great place to live and experience, Action: Affordable Housing Strategy



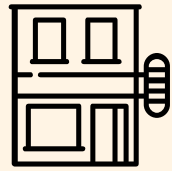
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Duval Neighborhood

Partnership with HCD



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Pleasant Street Neighborhood

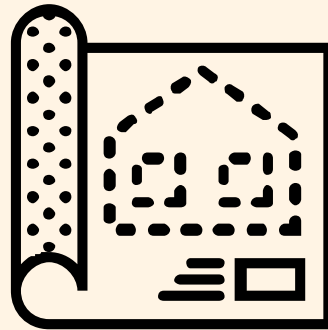
Opportunity for infill housing,  
live/work retail or office  
fronting Fifth Avenue



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Porters Neighborhood

Opportunity for infill housing



# ELIGIBLE PROJECTS

Proposed and Current  
Attainable Housing  
Initiatives



# Recommendation

GCRA Director to Advisory Board:

Hear presentation and approve GCRA funding for NE 9<sup>th</sup> Avenue Roadway Improvements in the Duval Neighborhood as described.

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Thank you!

