

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda

August 19, 2020

5:30 PM

Gainesville Community Reinvestment Area Advisory Board

*Lane Abraben
Jason Atkins-Tuffs
K. Richard Blount
Carrie Bush
Linda Dixon
Evelyn Foxx
Armando Grundy-Gomes
Jacob Ihde
Christopher Merritt
Jason Mitchell
Warren Nielsen
Michael Palmer
Bradley Pollitt - Chair
Stephanie Seawright – Vice Chair
Jessica Turner-Evans*

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please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.

CALL TO ORDER

ROLL CALL

ADOPTION OF THE AGENDA

APPROVAL OF MINUTES

COMMUNICATIONS

Director's Report: GNVCares Update

OLD BUSINESS

[200181.](#)

Infill Housing Opportunities (B)

Explanation: On July 21, 2020 GCRAAB members discussed an opportunity to build affordable housing in two vacant lots within the Porters and Pleasant Street neighborhoods. Staff will present feedback on the project and next steps, including inter departmental collaboration, and neighborhood resident engagement.

The Porters neighborhood leaders in partnership with UF Planning Department engaged residents to develop a neighborhood assessment of community desires in. The findings of the assessment report indicates the top concerns regarding affordable housing includes the need for homebuyer education, neighborhood identity and architectural compatibility, owner occupied homes, and the negative effects of gentrification. These concerns were also voiced by GCRAAB members during the July 21 meeting. GCRAAB members described some neighborhood concerns for the Pleasant Street neighborhood as including: the need for more home buyer outreach, authentic design, maintaining the tree canopy, parking, and connectivity. Some of these points were also described in a report commissioned by the GCRA for the infill property lot in 2018.

This agenda item presentation will further the discussion on the opportunities for affordable housing in Pleasant Street and Porters, but also review an opportunity for GCRA Reinvestment in the Duval Community in the form of a partnership with Housing and Community Development and the Public Works Department. Staff will describe this opportunity, which would make 12 lots available for affordable housing in the Booker T. Washington Heights Neighborhood.

Fiscal Note: The not to exceed amount of \$240,000 is budgeted for in GCRA Fund 620 "Community Enhancements & Housing" account.

RECOMMENDATION *Hear presentation and approve GCRA funding for NE 9th Avenue Roadway Improvements in the Duval Neighborhood as described.*

[200181-A Infill Housing Opportunities Presentation.pdf](#)

[200181-B ESTIMATE 200714 NE 9th Ave Duval Affordable Housing.pdf](#)

[200181-C NE 9th Ave - Duval Affordable Housing Location Map - Project Area.](#)

[200181-D parcel_donation_map_20200327.pdf](#)

[200182.](#)

Heartwood Update (B)

Explanation: At the June 16 GCRA Advisory Board meeting, the Board made a request for Staff to look into different options on how to minimize HOA Fees with a focused effort on the 11 affordable lots in the Heartwood neighborhood.

Currently monthly HOA dues are projected to be \$169.42 per home in Heartwood. This cost covers neighborhood maintenance, utilities, administrative expenses, insurance, reserves, and GRUCom Internet Service.

As Staff worked through different possible scenarios to reduce HOA costs, there was an opportunity to apply Gainesville's Racial Equity Tool Kit to the Heartwood project, specifically the decision to include GRUCom as an internet provider in the neighborhood.

In an effort to respond to the Board's requests and meet the City's Equity goals for the Heartwood neighborhood, Staff requests for the Board to discuss the results from the Racial Equity Tool Kit analysis in the context of an update on the project.

Fiscal Note: None

RECOMMENDATION *GCRA Director to the GCRA Advisory Board:
Hear presentation and create recommendation for Staff to present to the City Commission for consideration.*

[200182-A Heartwood Update Presentation.pdf](#)

[200182-B Equity Toolkit Worksheet HEARTWOOD.pdf](#)

NEXT MEETING DATE

September 15, 2020

ADJOURNMENT