

Legistar #211113

28 APR 2022

GCRA Update



City of Gainesville General Policy Committee

Mo Deel, GCRA Manager



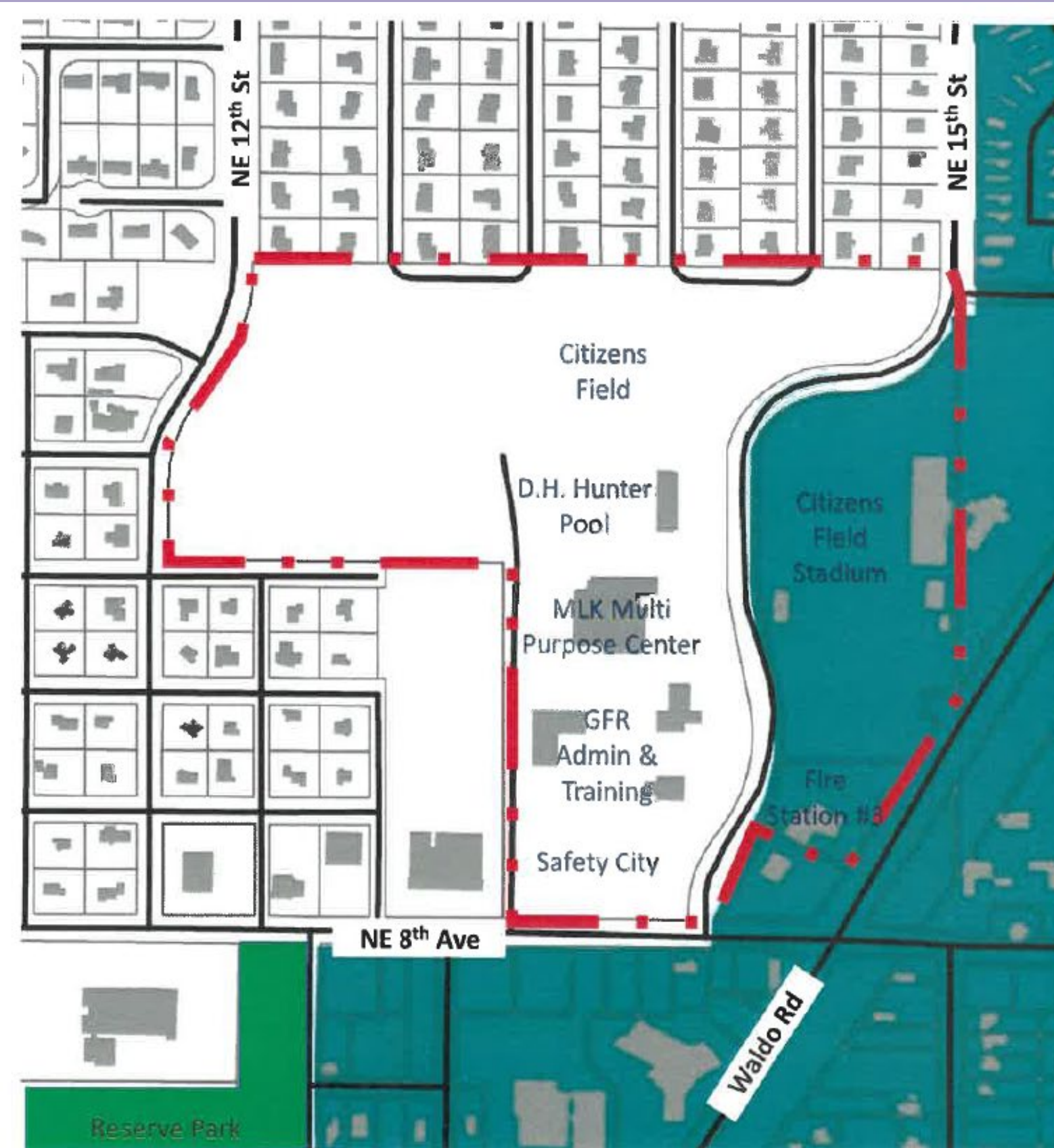
8th Avenue & Waldo Road Improvements

FY22 \$700,000
Budgeted

The Site

- NW of the NE 8th Ave & Waldo Rd intersection
- ~36 acres City owned
- Variety of uses on site, predominantly recreation, wellness, and safety
- Variety of stakeholders on and around the site

 GCRA (~8 acres within project area)



- Current FY22 budget: \$700,000
- Projected FY23 budget: \$800,000
- Projected total budget as of Oct 1, 2022: \$1.5 million

GTEC Repositioning

FY22 \$350,000
Budgeted

- GTEC building is 30,652 sq ft on 0.86 acres
- Of the rentable space, 44% is tenant occupied
- Hosting quarterly GTEC tenant luncheons
- University of Florida College of Medicine's Mobile Outreach Clinic stationed at GTEC every Friday
- Discussions have begun with Consultants on development of the GTEC Master Plan



GTEC Repositioning



GTEC Repositioning



Cornerstone

- Design of new signage for Cornerstone campus is underway
- Up to 4 developable lots available



Business Improvement Grant Program

FY22 \$350,000
Budgeted

- Two businesses have received a total of \$115,000 in grant funds generating an additional \$153,058 in private investment totaling \$268,058 invested in our community
 - Two more approved applications underway



Fifth Avenue / Pleasant Street Historic Heritage Trail

FY22 \$150,000
Budgeted

- FY22 new funds of \$150k bringing to \$1,194,882 the total available to completion between TIF and interlocal funds
- Invitation to Negotiate (ITN) for Historic Consulting Services advertised February 16, 2022
- Submission deadline was Monday, March 14, 2022
- Until approved by the City Commission, the project will remain under the Cone of Silence

Fifth Avenue | Pleasant Street



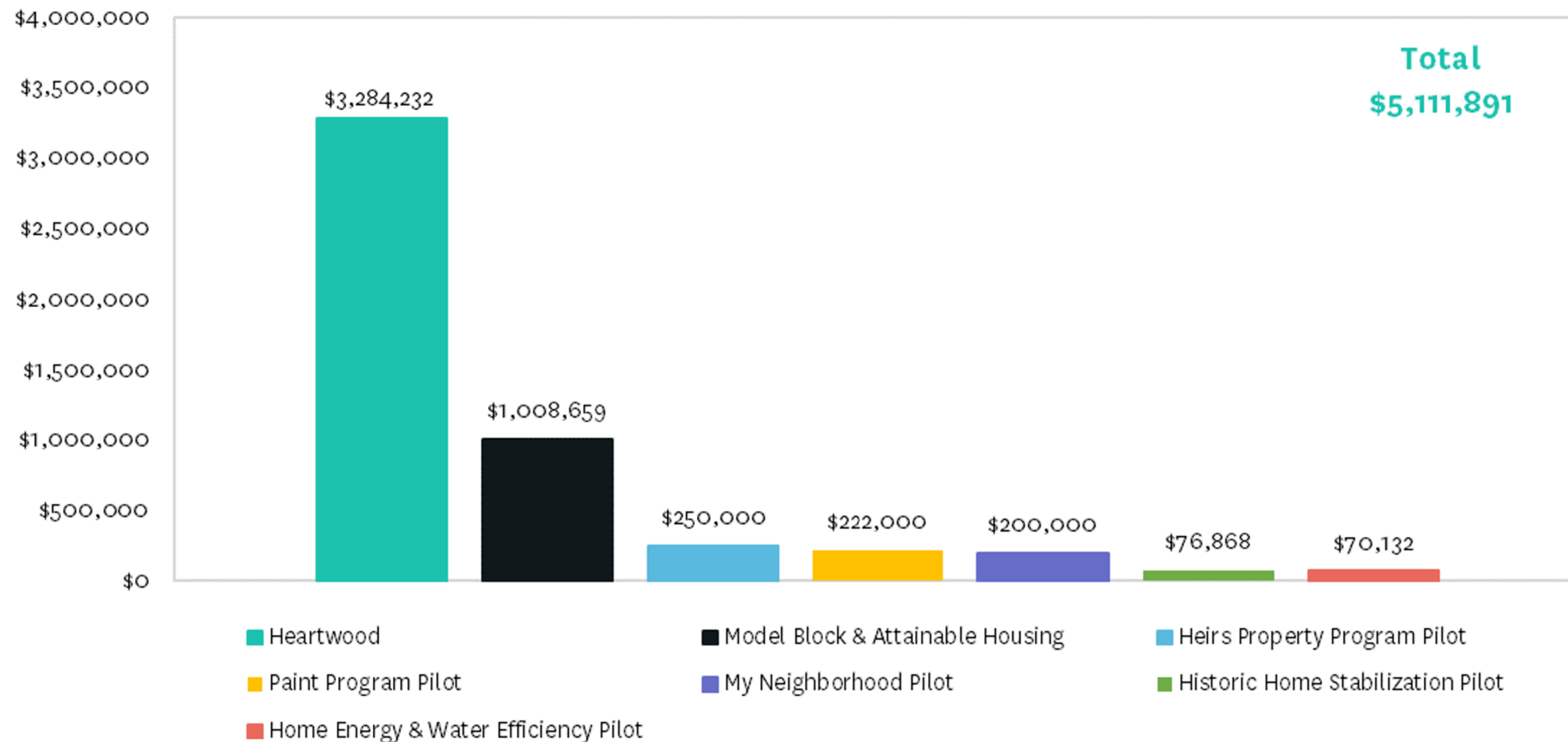
HERITAGE TRAIL

GCRA Budgeted Housing Initiatives, FY22

AFFORDABLE HOUSING FRAMEWORK

Projects and Programs Underway - \$13,849,077

GCRA Budgeted Housing Initiatives, FY 2022



Funding estimates through March 15, 2022

Heartwood Sales Status

FY22 \$3,284,232
Budgeted

11 homes in site
planning and
permitting

5 homes pending
contract

17 lots available



Heartwood Marketing

- Regular Open Houses on Sundays
- Model Home to be featured in Builders Association of North Central Florida's Spring Parade of Homes
 - May 14-15 and May 21-22 from 12-5pm
 - Realtor Tour Thursday, May 19 from 4-7pm

www.heartwoodgnv.com



Estimated Heartwood Dreams2Reality Cost Analysis

	Red Maple	Dogwood	River Birch	Longleaf Pine	Cedar
Sales Price	\$193,836	\$203,136	\$203,136	\$205,836	\$210,336
Mortgage Amount*	\$133k	\$140k	\$144k	\$154k	\$152k
Estimated Project Costs*	\$240,350	\$245,405	\$247,300	\$251,930	\$245,652
HCD Contribution	\$70,000	\$70,000	\$67,000	\$69,719	\$64,663
Estimated GCRA Contribution*	\$43,514	\$42,269	\$44,164	\$46,094	\$35,316
GRUCom Subsidy (general fund)	\$2,624	\$2,624	\$2,624	\$2,624	\$2,624
Total City Contribution*	\$116,138	\$114,893	\$113,788	\$118,437	\$102,603

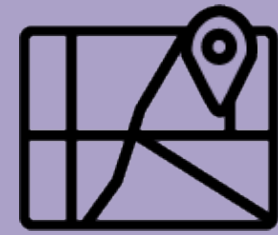
* figures are estimates and will vary due to builder costs and buyer's maximum affordability

Heartwood Showcase Pricing

Home Model	Square Footage (heat/cool)	June 2021	December 2021	March 2022*
Red Maple	1,389	\$239k	\$261k	\$269k (\$193/sqft)
Dogwood	1,422	\$246k	\$266k	\$275k (\$193/sqft)
River Birch	1,436	\$246k	\$268k	\$278k (\$194/sqft)
Cedar	1,487	\$254k	\$279k	\$288k (\$194/sqft)
Longleaf Pine	1,525	\$249k	\$285k	\$295k (\$193/sqft)
Palmetto	1,609	\$283k	\$297k	\$301k (\$187/sqft)
Crape Myrtle	1,642	\$279k	\$299k	\$304k (\$185/sqft)
Elm	1,711	\$296k	\$313k	\$318k (\$186/sqft)
Magnolia	2,243	\$366k	\$408k	\$415k (\$185/sqft)
Cypress	2,305	\$359k	\$419k	\$426k (\$185/sqft)
Live Oak	2,610	\$404k	\$474k	\$483k (\$185/sqft)

GCRA Housing Programs Overview

Program	Start Date	Application Date	Eligible Areas
My Neighborhood	JAN. 15	JAN.15-MARCH 31 MAY 1-JULY 31	Cedar Grove II, Duval, Fifth Ave., North Lincoln Heights, Pleasant St., Porters, Springhill, Sugarhill
Heirs' Property Assistance	JAN. 03	CONTINUOUS	District Wide
Home Energy and Water Efficiency Initiative	JAN. 15	CONTINUOUS	District Wide
Neighborhood Paint	APRIL 1	APRIL 1 -SEPT. 29 SEPT. 30-NOV. 30	Duval, Porters, Springhill, Sugarhill Fifth Avenue & Pleasant Street
Historic Home Stabilization Assistance	FALL 2022 (PENDING RFQ)	TBD	Porters Quarters, Fifth Avenue, Pleasant Street, Springhill



My Neighborhood Program

- First application period ended March 31, 2022
 - Four applications approved
- Next application period: May 1- July 31, 2022
 - \$200,000 budgeted for FY22



Home Energy and Water Efficiency Initiative

- Partnership with Community Weatherization Coalition
 - Began on January 15, 2022
- Six participants in the first quarter



Heirs' Property Assistance Program

- Began accepting applications January 3, 2022
 - 15 applications approved (as of 4/8/22)



Neighborhood Paint Program

- Began accepting applications April 1, 2022

2022 Outreach Efforts for GCRA Housing Programs

1/1	Heirs' Property Assistance Program opens	2/21	Porters Quarters Connections Community Meeting
1/12	Heirs' and My Neighborhood Press Release	2/23	Facebook post about Probate Summit
1/13	WCJB TV20 segment about My Neighborhood and Heirs' Programs	2/23	Gainesville Sun Article about Probate Summit
1/15	My Neighborhood Application Period #1 Opens	2/24	Probate and Estate Planning Summit
1/25	Home Energy and Water Efficiency Initiative/CWC Partnership opens	2/26	Tabling at "Blackademics" Black History Month theater
2/3	"Finding Solutions to the Heirs' Property Problem" Levin College of Law Lecture	3/7	Probate and Estate Planning Q&A- webinar
2/8	Fifth Avenue Neighborhood Association	3/17	Duval Senior Meeting
2/9	GCRA website news story and social media posts on Probate Summit, GCRA housing programs	3/31	My Neighborhood Application Period #1 closes
2/10	Springhill Neighborhood Association	4/20	Tabling at Downtown Strategic Plan Meeting
2/14	Heirs' Program postcard mailed	4/22	Tabling at 5 th Avenue Arts Festival
2/16	Pleasant Street Neighborhood Association	4/29	Lunch and Learn Workshop at GTEC
2/17	Alachua County Christian Pastors Association	May	Revisit Neighborhood Associations
		May	My Neighborhood Program Application Workshop
		Ongoing	Continued attendance at neighborhood meetings & tabling opportunities

Housing Program Outreach Data

- General Inquiries:
 - 120+ Inquiries
(phone, email, walk-ins)



Free Resources for Heirs' Property Owners

The Alachua County Property Appraiser and City of Gainesville's GCRA are partnering to help homeowners clear the titles of heirs' properties.

The Alachua County Property Appraiser is hosting a **Probate and Estate Planning Summit** featuring various local government offices and resources. The summit will bring community awareness to the probate process while introducing programs and financial resources that are currently available.

PROBATE AND ESTATE PLANNING SUMMIT

Thursday February 24
6:00 pm
Mount Carmel Baptist Church T.A.
Wright Family Life Center 2505 NE
8th Avenue



The GCRA's **HEIRS' PROPERTY ASSISTANCE PROGRAM** offers free probate legal services to owners of heirs' properties located within the GCRA district.

learn more at www.gainesvillecra.com/programs-and-incentives/

Questions? Contact GCRA Project Manager Chelsea Bakaitis at bakaitisch@gainesvillecra.com or 352.393.8201



www.gainesvillecra.com Website Data

- Nov. 1-Dec. 31
 - 64: Program incentive page views
- Jan. 1-Feb. 27
 - 1,909: Program incentive page views

Historic Home Stabilization Assistance Program

FY22 \$76,868
Budgeted

Objective: Prevent demolition of single-family homes & preserve cultural defining architectural elements of neighborhoods

Offering: Exterior work which results in repair, improvement, reconstruction, maintenance or stabilization.

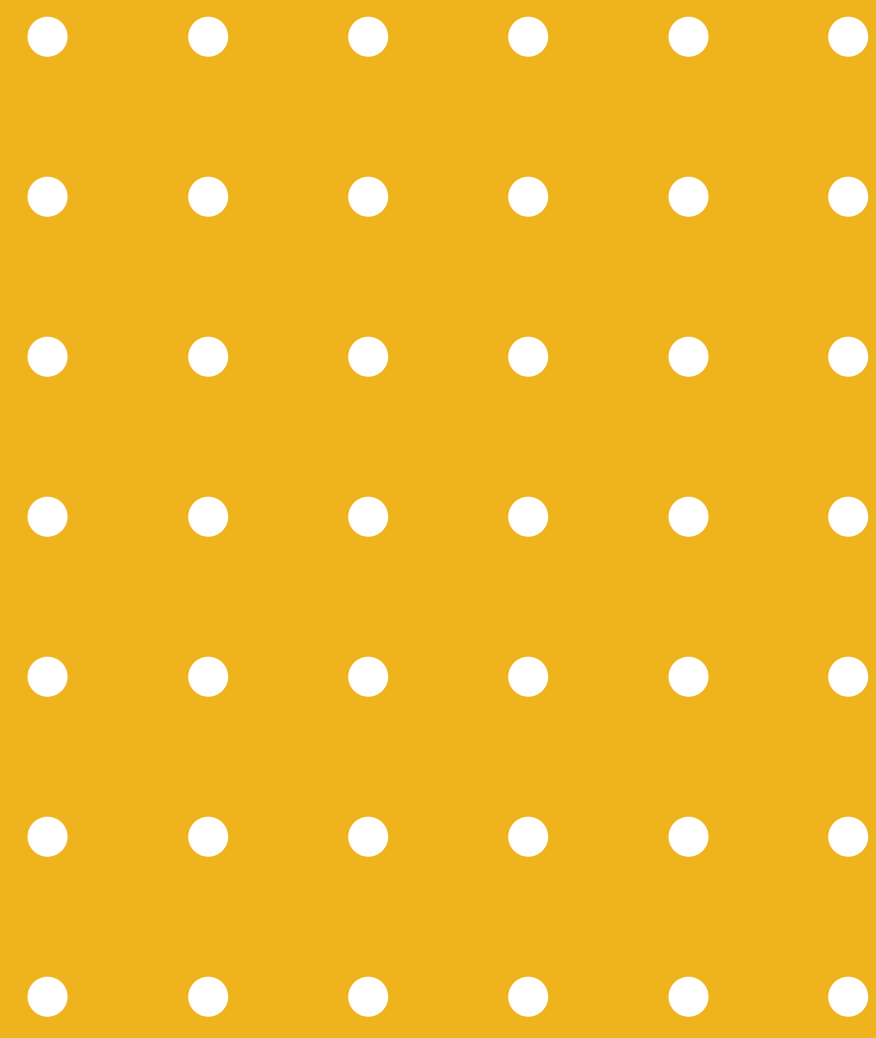
Eligibility: Median Income. Contributing structure in Pleasant Street or registered on local historic register.

Neighborhoods: Fifth Avenue, Porters Quarters, Pleasant Street, Springhill



Next Steps

- The approval of the Historic Home Stabilization Assistance Program will be on a future consent City Commission agenda, once approved by the City Attorney as to form and legality
- The GCRA Advisory Board Rules have been amended to reflect the change from 15 to 9 members, and a final approval of these rules will be on the consent agenda of a future City Commission meeting.



Thank you

