

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda

October 20, 2020

5:30 PM

Teleconference

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

If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equal Opportunity at (352) 334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users

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

August 19 GCRAAB and September 15 Joint GCRAAB/CCOMM Meeting Minutes

COMMUNICATIONS

Chair's Report

Director's Report

Staff Report: Attendance Policy

NEW BUSINESS

[200418.](#)

Community Land Trust Discussion (B)

Explanation: At the September 15 Joint GCRAAB/CCOMM Meeting, the Board requested that GCRA Staff invite an expert to come to a future meeting to present information on Community Land Trusts and answer questions. The week after the joint meeting, GCRA staff shared with the board information regarding an upcoming webinar on Community Land Trusts organized by the Florida League of Cities. Several staffers were able to attend and found the webinar informative. GCRA Staff then contacted the organizer for a recommendation on an expert who would be willing to speak with the board at an upcoming meeting. Jason Webb, Senior Specialist, Community & Capacity Building at Grounded Solutions Network, will be giving a presentation on Community Land Trusts and will be available to answer questions.

Fiscal Note: None.

RECOMMENDATION *Hear presentation.*

[200418_Community Land Trust Handout.pdf](#)

[200275.](#)

Business Improvement Grant Program (B)

Explanation: The proposed Business Improvement Grant Program replaces the former Community Redevelopment Agency's (CRA) Facade Improvements Incentive Program for Existing Commercial Buildings, commonly referred to as the Facade Grant Program. This replacement was necessitated as the older programs were district specific and needed

to be updated.

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The previous program had been a successful program with \$220,897 of GCRA funds in FY19 matched with \$294,907 of private investment yielding \$515,804 in improvements to businesses within the GCRA boundary. The program has been re-written to make improvements. These improvements range from the name change to Business Improvement Grant program, to a tiered methodology to determine grant amounts, to general administrative and operational improvements to the program. The basic tier covers the entire GCRA District and provides for a 50% grant of up to \$10,000.

Fiscal Note: Business Improvement Grant (BIG) program has currently allocated an FY21 budget not to exceed amount of \$250,000 budgeted for in the GCRA Fund 620 "Community Enhancements & Housing" account.

RECOMMENDATION

GCRA Director to GCRA Advisory Board:
Approve the Business Improvement Grant program as presented.

[200275_B_Business_Improvement_Grant_Program_and_Application.pdf](#)

[200275_C_Business_Improvement_Grant_Agreement.pdf](#)

[200275_D_Business_Improvement_Grant_Facade_Easement.pdf](#)

[200275_A_Business_Improvement_Grant_Program_Presentation.pdf](#)

200276.

Neighborhood Paint Program (B)

Explanation: The former Community Redevelopment Agency (CRA) Residential Paint Voucher Program has been updated to be implemented under the new GCRA. Since the residential paint program's inception in 2013, it has succeeded in providing paint vouchers to 59 neighbors. These improvements supported neighborhood stability and allowed residents to maintain their homes. Program applications have been placed on hold since July 2019 so that the program may be improved and offered under the new GCRA.

During today's meeting staff will present the revised program guidelines for member feedback and approval. Although the former program was successful, the proposed revisions will be most effective for the next 9 years of the GCRA.

Revisions are both administrative and policy guided in nature. The program name is proposed to be changed from "Residential Paint Voucher Program" to "Neighborhood Paint Program" to better communicate the revised focus that GCRA residents live in a stable and prosperous community. The former program was focused on improving homes on a one-by-one basis and offered a \$500 paint voucher to recipients, with the caveat that they arrange labor themselves. The

proposed new program focuses on specific neighborhoods and streamlines the process by covering supply and labor costs. This proposal is asserted to simplify the process and allow for more homes to be painted in a shorter amount of time.

The 10 Year Reinvestment Plan provides a map of areas for the GCRA to focus community enhancement and housing initiatives. It is proposed that only homes located within neighborhoods with the lowest district median income are eligible under the revised program. This includes the Fifth Avenue, Pleasant Street, Porters, Sugarhill, Springhill, and Greater Duval neighborhoods. The program will be implemented in phases; one neighborhood at a time to concentrate its impact.

Besides policy changes, administrative changes were made to streamline the application process in order to make the program more efficient. These changes will be further discussed in the agenda item presentation.

Fiscal Note: \$72,000 has been budgeted for FY21 for the Neighborhood Paint Program.

RECOMMENDATION

*GCRA Director to GCRA Advisory Board:
Approve the Neighborhood Paint Program
Guidelines and Application as presented.*

[200276-A_Neighborhood Paint Presentation.pdf](#)

[200276-B_Neighborhood Paint Guidelines and Application Packet.pdf](#)

OLD BUSINESS

[200181.](#)

Infill Housing Opportunities (B)

Explanation: This item was brought to the August 19, 2020 GCRA Advisory Board with the resulting motion: Table the item and ask for staff to come back with budget status update, project evaluation criteria for this project, information on any other eligible projects discussed previously, and the project charter. The item is now being brought back for consideration and the board will be presented with this updated information.

The City Commission has approved for the City to purchase 12 vacant lots in the Booker T. Washington Heights neighborhood for the purpose of donating to a non-profit affordable housing developer. This developer must build new affordable housing units to be sold to and occupied by low income households. The GCRA could partner with the housing and community development and public works departments by funding \$240,000 of the project in order to make all 12 lots buildable. This supports the 10 Year Reinvestment Plan objective to support community enhancements and housing initiatives.

The Board tabled this item at the August 19, 2020 meeting and requested clarification from staff on questions around budget, other housing opportunities, and the prioritization of the GCRA's projects and programs. At a joint City Commission/GCRA Board meeting held September 15, 2020 GCRA staff presented a holistic update of all the projects and initiatives in the consolidated plan along with projects prioritized by the City's strategic plan and action agenda. This agenda item presentation will address the Board's questions on this opportunity to partner with HCD on providing affordable housing in the Duval neighborhood.

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

RECOMMENDATION

GCRA Director to GCRA Advisory Board: 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](#)

PUBLIC COMMENT

MEMBER COMMENT

NEXT MEETING DATE

November 17 (return to in-person)

ADJOURNMENT