

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## Meeting Agenda

October 19, 2021

5:30 PM

Hybrid Meeting

GRU Multipurpose Room

## Gainesville Community Reinvestment Area Advisory Board

*Evelyn Foxx*

*Jacob Ihde*

*Jason Mitchell*

*Michael Palmer*

*Stephanie Seawright – Vice Chair*

*Joakim Nordqvist*

*Armando Grundy-Gomes*

*Christopher Merritt*

*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

## COMMUNICATIONS

*Chair's Report*

*Director's Report*

*Staff Report*

## CONSENT AGENDA

[210476.](#)

### **GCRA Housing Programs Update (NB)**

*Explanation: The GCRA will release a suite of five housing related programs in FY22. Each program is a piece of a comprehensive strategy addressing the Area's objectives to implement initiatives that directly benefit community members by maintaining the culture and population of an area. The 10 Year Reinvestment Plan outlines the housing objectives of the area to add new infill housing, improve existing homes in the district, and provide quality housing at different price points for renters and homeowners.*

*The suites of program offerings are as follows:*

1. *The My Neighborhood Grant Program offers a \$25,000 incentive forgivable loan to recipients who purchase a home or lot in a neighborhood they grew up in. Eligible neighborhoods include: Cedar Grove II, Duval, Fifth Avenue, North Lincoln Heights, Pleasant Street, Porters, Springhill and Sugarhill. This program was approved by the City Commission on August 5, 2021.*
  - a. *Update: Staff are currently planning a community outreach campaign that will include a workshop and communication with local churches and neighborhood associations.*
2. *The Neighborhood Paint Program provides free pressure washing and paint services to the exterior of single-family residential homes. Eligible neighborhoods include: Duval, Fifth Avenue, Pleasant Street, Porters, Springhill and Sugarhill.*
  - a. *Update: A Request for Proposals (RFP) was posted, and closed on May 24, 2021. Two out of town vendors responded, and the*

*City Manager's Office requested a rebid to encourage local contractors to respond. Staff anticipates the new RFP to be posted this month.*

3. *The Heirs' Property Program offers free probate legal assistance to individuals with an heirs' property. The program is offered district-wide.*

a. *Update: On July 15, 2021 the City Commission approved the award to Three Rivers Legal Services as the primary vendor and Lippes-Mathias-Wexler as the secondary vendor. Staff anticipates this program to go live once contracts are signed by the middle of October. Staff are currently planning a community outreach campaign that will include a workshop and communication with local churches and neighborhood associations.*

4. *The GCRA-CWC Partnership is an agreement between the GCRA and Community Weatherization Coalition to offer home energy tune-ups and more permanent home energy upgrades to homeowners, renters, and lessors. The program is offered district-wide and awards are based on needs identified through the CWC's Home Energy Tune-Up Program.*

a. *Update: On July 19, 2021 the City Commission approved this partnership between the GCRA and CWC. Next steps include working with GRU staff and the City Attorney's office to see about leveraging funding and administration.*

5. *The Historic Home Stabilization Program will be presented during today's agenda.*

*GCRA staff is preparing a community outreach campaign plan to educate neighbors about these opportunities. To inform the community, GCRA staff will attend neighborhood association meetings and host community workshops to help interested applicants apply. Neighborhood members will be sent postcards through the mail, and brochures will be distributed at community centers. A press release will be sent out to news outlets, information will be posted online and through social media, and an advertisement will be broadcasted through TV and radio.*

*As these are all pilot programs, the GCRA has committed to reviewing the efficacy of each program and any suggested changes will be brought back prior to the first year anniversary of each program.*

[210325.](#)

**Heartwood Update (NB)**

*Explanation: As of October 4, 2021, four Showcase and nine Dreams2Reality Purchase and Sales Agreements (PSA's) have been fully executed and are now pending execution of construction contracts. Construction contracts must be fully executed within 30 days of the execution of the*

*PSA and the deadline for construction completion is within nine months of the executed construction contract.*

*Budget and Finance will be including a management request for a transfer of Heartwood funds in a budget amendment scheduled for the October 21, 2021 City Commission meeting. Below is the explanation included with the item.*

*This budget amendment is predicated on a City Manager decision for the GCRA to pay the General Fund for the 23 market rate lots, referred to as "Showcase" lots, in the Heartwood Neighborhood. The payment and resulting budget transfer of \$692,000 to the General Fund is based on the appraised value of each of the 23 lots. \$149,250 will be paid from the remaining TIF in the now sunset Eastside Redevelopment Area and the remainder of \$542,750 will be paid from FY21 GCRA Heartwood funds.*

[200908.](#)

**The Infinity Line (NB)**

*Explanation: At the February 16, 2021 Gainesville Community Reinvestment Area Advisory Board meeting, Staff gave an update and presentation on the Infinity Line concept and proposed next steps.*

*Since then, Staff met with internal departments and state agencies to discuss the feasibility of the conceptual design. The Department of Transportation and Mobility did not support the concept due to it not being a transportation priority or addressing any current transportation goals. The Public Works Department (PWD) offered that the biggest hurdle is the Waldo Road corridor being part of a State system of truck traffic routes and a bypass to State Road 301. PWD also stated that there are policies and procedures around intersection control and that a City funded study could be performed to determine if the concept could meet FDOT requirements.*

*Lastly, the group discussed that this concept needs to be a priority of the City Manager and have internal support to move forward. Transportation and Mobility does not see this being able to be included in the Transportation Improvement Plan (T.I.P.) currently, but is supportive to include in the updated M.T.P.O. Regional Bike and Pedestrian Master Plan. Staff will return to the Board with an update once clear direction is received.*

## **BUSINESS DISCUSSION ITEMS**

[210322.](#)

**Historic Home Stabilization Program Follow Up (B)**

*Explanation: The mission of the proposed Historic Home Stabilization Program is to preserve the original character-defining architectural elements of the neighborhoods and prevent the demolition of single-family homes. This*

*program will be part of a suite of five housing programs the GCRA will implement with the goal of attainable housing by maintaining the population and culture of neighborhoods, as described in the GCRA 10 Year Reinvestment Plan.*

*The proposed guidelines of the forthcoming Historic Home Stabilization Program was presented to the GCRA Advisory Board on July 20, 2021 (Legistar #201144). During this meeting the Advisory Board made the following motion: "Staff bring the program back next month with a number of homes that have been identified as built before 1978 that would qualify for this program." Other Advisory Board comments included a request that data and information be presented about the criteria required for a structure to be considered "contributing" to a historic district. The Board also requested that staff look into options for implementing the program district wide, instead of just in City designated historic districts.*

*Staff found that there 1,653 homes in the GCRA district that were built before the year 1978. Fifth Avenue and Pleasant Street saw the majority of housing development between the Post-Civil War-era through the 1940's. Existing homes in Porters Quarters and Springhill neighborhoods were primarily built between the 1920's through 1950's. The Greater Duval area and North Lincoln Estates are defined by mid-century homes built from the 1940's through 1970's.*

*Since 2011 the City of Gainesville Office of Code Enforcement has declared 58 buildings within the GCRA District to be dangerous. As of July 2021, the district still contains 11 dangerous buildings. A building is declared to be dangerous when it is unsafe; attributes include leaning interior walls, floors or roof are not able to hold weight, fire damage, dilapidation, and any health or safety hazard.*

*These buildings are at risk of eventually being possessed by the City or sold by a homeowner to an investor to be demolished. The City of Gainesville Comprehensive Plan Historic Preservation Element notes that many houses which contribute to local history have been demolished due to neglect in the Fifth Avenue, Pleasant Street, Porters Quarters, and Springhill neighborhoods.*

*There are existing local programs that offer assistance to rehabilitate Gainesville homes, including programs offered by the City of Gainesville Housing and Community Development Department. However, there is a need for a local program that focuses on preventing "demolition by neglect," provides assistance for middle income earners, in addition to low income, and rehabilitate vacant and non-homesteaded homes which will be inhabited or sold for homeownership. The proposed Program is designed to complement existing programs and address the needs outlined above.*

*Since the July GCRA Advisory Board meeting GCRA staff have updated the program guidelines to respond to recommendations made at that*

meeting. The program would offer assistance according to a tiered system based on income level and homestead status (vacant and non-homesteaded homes which will be inhabited or sold for homeownership). Proposed eligible areas of the program would be Fifth Avenue, Porters Quarters, Pleasant Street, Springhill, and Sugarhill neighborhoods. These neighborhoods were selected for the program because they face the most redevelopment pressures and threat to their historic homes.

*Fiscal Note:* The Historic Home Stabilization Program has currently allocated an FY22 budget not to exceed amount of \$77,000 budgeted for its pilot year in the GCRA Fund 1132 "Residential Improvement Programs" account.

**RECOMMENDATION**

GCRA Director to GCRA Advisory Board: Hear update on Program from Staff and make recommendations regarding next steps.

[210322 A Historic Home Stabilization Presentation 2021.10.19.pdf](#)

[210450.](#)

**Business Improvement Grant Annual Update (B)**

*Explanation:* The GCRA Advisory Board requested annual updates on the Business Improvement Grant Program. The Program was recommended for approval by the board to the City Commission on October 20, 2020. The City Commission approved the Program on November 5, 2020 (Legistar #200275).

The City Commission, additionally, asked for the GCRA Advisory Board to look at program guidelines and intentions in relationship to the historical building component during the August 5, 2021 City Commission review of the Historic Masonic LLC application. At this meeting, GCRA Staff will review all applications received in FY21 and give an update and discuss potential areas for clarification and improvement.

*Fiscal Note:* No requested change to funding at this time

**RECOMMENDATION**

GCRA Director to GCRA Advisory Board: Hear Annual Update for the Business Improvement Grant Program and discuss opportunities for improvement

[210450 Business Improvement Grant Program Presentation.pdf](#)

**PUBLIC COMMENT**

**MEMBER COMMENT**

**NEXT MEETING DATE**

November 16, 2021

## ADJOURNMENT