

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda

January 18, 2022

5:30 PM

GRU Multipurpose Room; 301 SE 4th Ave.

Gainesville Community Reinvestment Area Advisory Board

Evelyn Foxx

Jacob Ihde

Jason Mitchell

Michael Palmer

Stephanie Seawright – Vice Chair

Joakim Nordqvist

Kali Blount

Brian Ausgood

Davonda Brown

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CALL TO ORDER

ROLL CALL

ADOPTION OF THE AGENDA

APPROVAL OF MINUTES

COMMUNICATIONS

Chair's Report

Director's Report

Staff Report

CONSENT AGENDA

[210797.](#)

GCRA Housing Programs Update (NB)

Explanation: The GCRA 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.

A community outreach campaign began in January 2022 with the goal to educate the community about the program by focusing on "word-of-mouth" techniques. Each program will be marketed through different avenues, depending on their reach and purpose, but general outreach techniques are as follows:

- present at neighborhood association/crime watch meetings;*
 - issue a press release;*
 - advertise in Gainesville Sun and Guardian newspapers;*
 - host a meeting for local church pastors;*
 - contact housing related local non-profit, government, and private agencies;*
 - send mailers to heirs' property owners;*
 - host application workshops by neighborhood;*
 - continue work one-on-one with applicants to ensure follow through;*
- and,*
- continue social media outreach.*

The suite 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 which they grew up. 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.

Update: The application window for this program is open from January 18, 2022 until March 31, 2022. GCRA staff continues to work with the City Attorney's office for documents necessary for closing.

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. There will be three application periods open for specific neighborhoods in 2022. They will be as follows: January 1-March 3: Greater Duval Neighborhoods; April 30-June 30: Porters, Springhill, and Sugarhill Neighborhoods; September 30-November 30: Fifth Avenue, and Pleasant Street Neighborhoods.

Update: A Request for Proposals (RFP) "Painting and Pressure Washing Services for the Neighborhood Paint Program" was posted and bids have been evaluated. The recommendation for award will be submitted for approval at the February 3, 2022 City Commission Meeting.

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

Update: Applications are currently accepted on a rolling basis. Currently there are three applications submitted and in process with the Program attorney.

4. The GCRA-CWC Partnership is an agreement between the GCRA and Community Weatherization Coalition (CWC) 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.

Update: The GCRA is partnering with GRU on a combined contract with the CWC. The program will be ready for applicants in January.

5. The Historic Home Stabilization Program proposes to offer funding for stabilization improvements to historic homes.

Update: This program is returning to the Board at today's meeting.

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.

RECOMMENDATION GCRA Advisory Board to receive update from staff

BUSINESS DISCUSSION

[210491.](#) **Sunshine Law and Ethics Training (B)**

Explanation: The City Attorney's office will facilitate a GCRA Board training on the FL Sunshine Law, and ethics rules.

RECOMMENDATION GCRA Advisory Board hear presentation

[210491_A_Board Training](#)

[210491_B_Sunshine Law FAQ](#)

[210491_C_Conflict of Interest Form](#)

[210581.](#) **Historic Home Stabilization Program Follow Up (B)**

Explanation: The proposed GCRA Historic Home Stabilization Program offers rehabilitation assistance to property owners of historic homes in the Fifth Avenue, Porters Quarters, Pleasant Street, and Springhill neighborhoods. The goals and objective of the Program are to reinvest in neighborhood culture by maintaining historic architectural uniqueness.

The City of Gainesville Comprehensive Plan Historic Preservation Element identified the proposed Program neighborhoods as having their historic character most negatively affected by neglect and demolition of historic buildings. The proposed Program would help preserve some remaining historic housing stock in these neighborhoods.

The GCRA 10 Year Reinvestment Plan authorizes the GCRA to provide incentives to improve residential neighborhoods. The primary objective of the Plan's Attainable Housing Goal is to maintain the population and culture of neighborhoods. Over a series of community engagement meetings, many participants said they wanted historic preservation strategies. This proposed program is in response to the Reinvestment Plan priorities, which reflect community needs.

The forthcoming Historic Home Stabilization Program's proposed guidelines were presented first to the GCRA Advisory Board on July 20, 2021 (Legistar #201144) and then returned to the board on October 19, 2021 (Legistar #210322). Today's agenda item continues this discussion and presents a program that incorporates input and goals brought by the Advisory Board members.

There are existing local programs that offer assistance to rehabilitate Gainesville homes, including the City of Gainesville Housing and Community Development Department programs. However, there is a need for a local program that focuses on preventing "demolition by neglect," which assists middle-income earners, in addition to low income. The proposed Program complements existing programs and addresses the needs outlined above.

The Program would provide exterior work which results in repair, improvement, reconstruction, maintenance, or stabilization. The Recipient must enter into a 10-year, 0% interest due-on-sale forgivable mortgage for the total amount of the repair assistance awarded to the homeowner. Acceptance into the Program and funding amount is competitive, and repairs that correct health and safety violations are given priority. After approval, work is arranged by GCRA staff and completed by a qualified contractor.

The property must be a single-family structure contributing to a historic district or registered as a historic structure on the Local Register of Historic places. If the house is not registered, GCRA staff will assist the homeowner in applying for this designation as part of the application process before improvements are made. Applicants must have a household annual gross income that does not exceed the Area Median Family Income by household size. Complete eligibility requirements are in the Program Guidelines and Application document included as Attachment B to this agenda item.

Fiscal Note: The Historic Home Stabilization Program has allocated an FY22 budget not to exceed the amount of \$77,000 budgeted for its pilot year in the GCRA Fund 1132 "Residential Improvement Programs" account. As a pilot program, GCRA will return to the commission if more funding should be appropriated due to demand. The current balance will also increase in October 1, 2022 with the FY23 budget.

RECOMMENDATION

GCRA Director to GCRA Advisory Board: Approve the Historic Home Stabilization Program as presented, once approved by the City Attorney as to form and legality.

[210581_A_Historic_Home_Stabilization_Presentation_2022.01.18](#)

[210581_B_Historic_Home_Stabilization_Program_DRAFT.pdf](#)

PUBLIC COMMENT

MEMBER COMMENT

NEXT MEETING DATE

Tuesday, February 15, 2022 at 5:30pm

ADJOURNMENT