

City of **Gainesville**

Affordable Housing Workshop Inclusionary Zoning and Exclusionary Zoning (IZ/EZ)

Workshop Summary

Springhill Neighborhood Meeting
(via Zoom)
June 9, 2022
6:00 pm - 7:45 pm

Commented [CGR1]:

Commented [CGR2]:

Attendees

There were 7 members of the public in attendance.

Key Staff:

- Yvette Carter, Director of Government Affairs and Community Relations, City Manager's Office
- Corey Harris, Senior Housing Strategist, City Manager's Office
- Chelsea Bakaitis, Project Manager, Gainesville Community Reinvestment Area
- Juan Castillo, Planner, Department of Sustainable Development

Opening Comments

Monica Frazier, Neighborhood Chairperson, opened the meeting and turned the meeting over to staff.

Presentation

Ms. Bakaitis discussed the GCRA Neighborhood Paint Program. There were a few questions about eligibility which she answered. A resident recommended eliminating income cap for older residents in the community.

Mr. Harris framed the workshop by reviewing housing market data and steps the City of Gainesville is taking to address affordable housing locally.

Mr. Castillo presented EZ information using housing data and pictures of local housing stock to illustrate how the proposed changes may fit within existing neighborhoods. Both Mr. Harris and Mr. Castillo spoke about the City of Gainesville's engagement with HR&A including findings and recommendations.

Public Comments

- Concern that this proposed zoning change threatens the character and the historic nature of the community.
- Did the City consider existing residents when evaluating these proposed changes?
- The proximity to Depot Park will attract more students and decimate the neighborhood culture.
- Springhill is (and will continue) to be targeted by investors and speculators even more so with these proposed changes.
- Many homes in the neighborhood are still on septic tanks → Mrs. Carter mentioned the ConnectFree program that assists with septic to sewer conversion.
- 8 units per acre - where will people park?
- No sidewalks in the community.
- Blow my minds, these things/planning cannot occur without the residents/public involvement → participant did not know about the other workshops.
- This isn't being done with Springhill residents best interest at heart.
- Willing to fight to keep this community.
- Springhill community feels neglected.
- Lack of proper drainage with standing water issue present in the community.
- We feel like we are being taking advantage of.
- New regulations on an area for a long time without regulations - why now?
- Bring same standards to Springhill as Duck Pond.

Commented [CGR3]: confirm this with YC

- Parking? Parking? Where will these new residents park?
- Narrow streets won't support new units with high occupancy.
- Concern about eliminating maximum occupancy limits.
- Believe student housing will be developed, not affordable housing for those who need it.
- Would like to see single development which helps people create wealth and can be passed on to the next generation.
- Residents suggested communicating with the churches in the area and placing information in the Gainesville Guardian to better inform the Public about workshops and City of Gainesville info.

Closeout

Mrs. Carter reminded the residents to attend the City Commission workshop on June 21, 2022 and encouraged them to be concise with their message.

Ms. Frazier thanked us for [coming out and sharing the proposed zoning information](#) participating.