

13 MARCH 2021

GCRA Community Enhancement & Housing Initiatives

Affordable Housing Advisory Committee
Chelsea Bakaitis, GCRA Project Manager

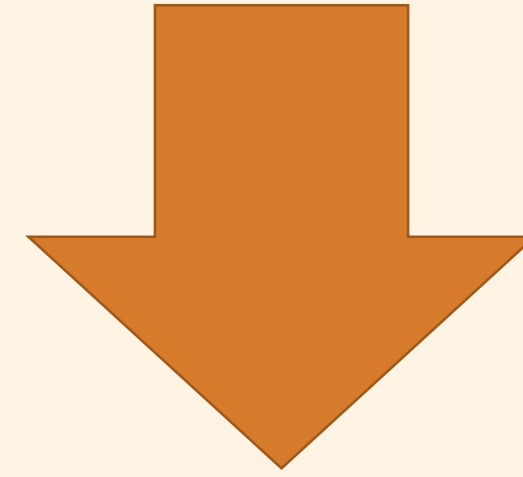


History of CRA Model Block Investments

BEFORE, DURING, AND AFTER



GCRA Roadmap



Economic Development

- 8th Avenue & Waldo Road Improvements
- Cornerstone Campus
- Downtown Master Plan
- Economic Development Finance Programs
- Former Fire Station No. 1 Redevelopment
- Former RTS Site Redevelopment
- GTEC Management
- Innovation District
- Power District Redevelopment
- University Avenue & Waldo Road Mixed Use Development and Job Training Center

Community Enhancements & Housing

- Commercial Facade Grant Program
- Community Partnership Grants
- District Wide Landscape Maintenance
- Greater Duval Neighborhood Improvements
- Eastside Food / Mobility Hub
- Heartwood Neighborhood
- Historic Heritage Trail
- Porters Neighborhood Improvements
- Model Block & Attainable Housing Strategies
- Property Acquisitions/Options
- Residential Improvement Programs

Public Space & Streetscape

- 13th Street Corridor Improvements
- SE Hawthorne Road Corridor Improvements
- SW 2nd Avenue Corridor Improvements
- SW 4th Avenue Corridor Improvements
- University Avenue Corridor Improvements
- Waldo Road & Williston Road Corridor Improvements

GCRA 10 Year Reinvestment Plan

Plan Engagement Meeting Dates

October–November 2019: Neighborhood Engagement

January–February 2020:
Final meetings for community to review Plan

27 February 2020:
GCRA Advisory Board approves Plan

05 March 2020:
City Commission approves Plan

31 March 2020:
Plan submitted to Joint City/County Commission

15 Community Engagement Meetings

6 Months

5 GCRA Advisory Board Meetings

3 City Commission Meetings

245 Individual Community Participants

8 Group Exercises

31 Survey Questions

234 Survey Responses

LEGEND



Community & Housing Initiative Area



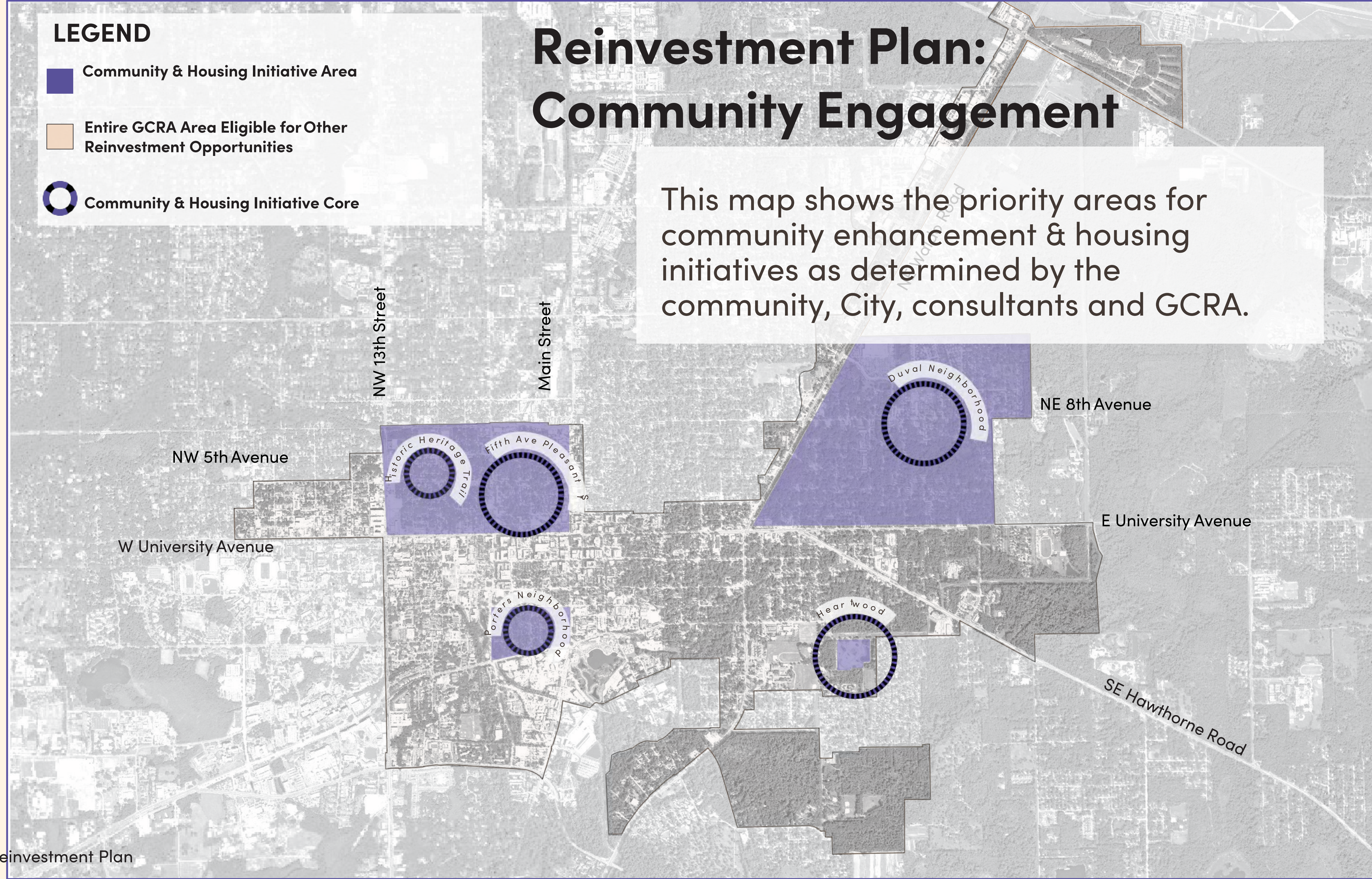
Entire GCRA Area Eligible for Other Reinvestment Opportunities



Community & Housing Initiative Core

Reinvestment Plan: Community Engagement

This map shows the priority areas for community enhancement & housing initiatives as determined by the community, City, consultants and GCRA.





Reinvestment Plan: Housing Elements & Strategies

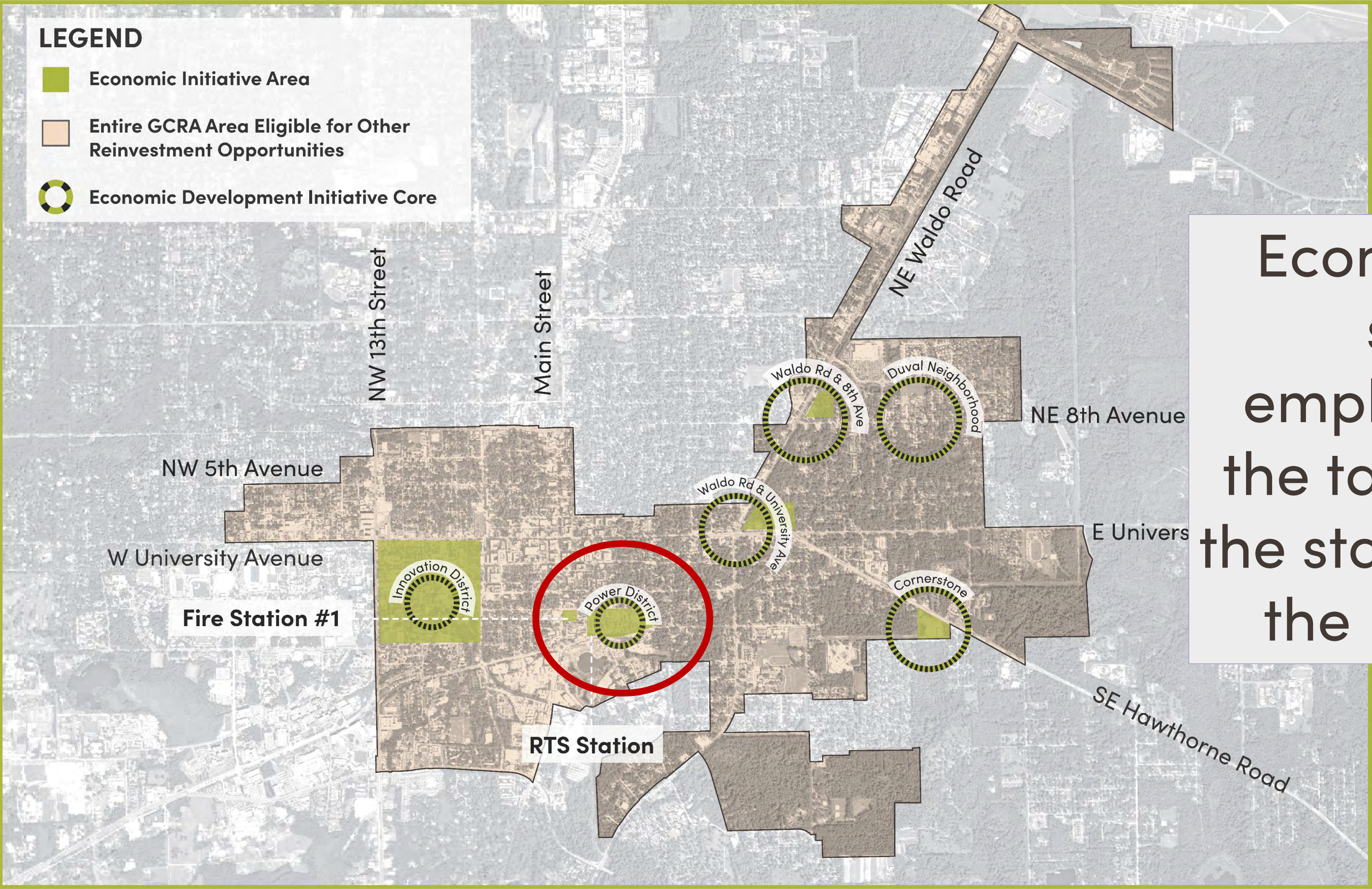
- Create infill housing opportunities
- Continue residential façade improvements
- Build attainable/affordable housing

“Well over 17,000 renter households in Gainesville who made under \$36,000 were cost-burdened with rentals that were unaffordable”

Alachua County NAACP Affordable Housing Concept Paper,
Original Source: 2016 data from UF’s Shimberg Center for Housing
Studies.

Economic Development

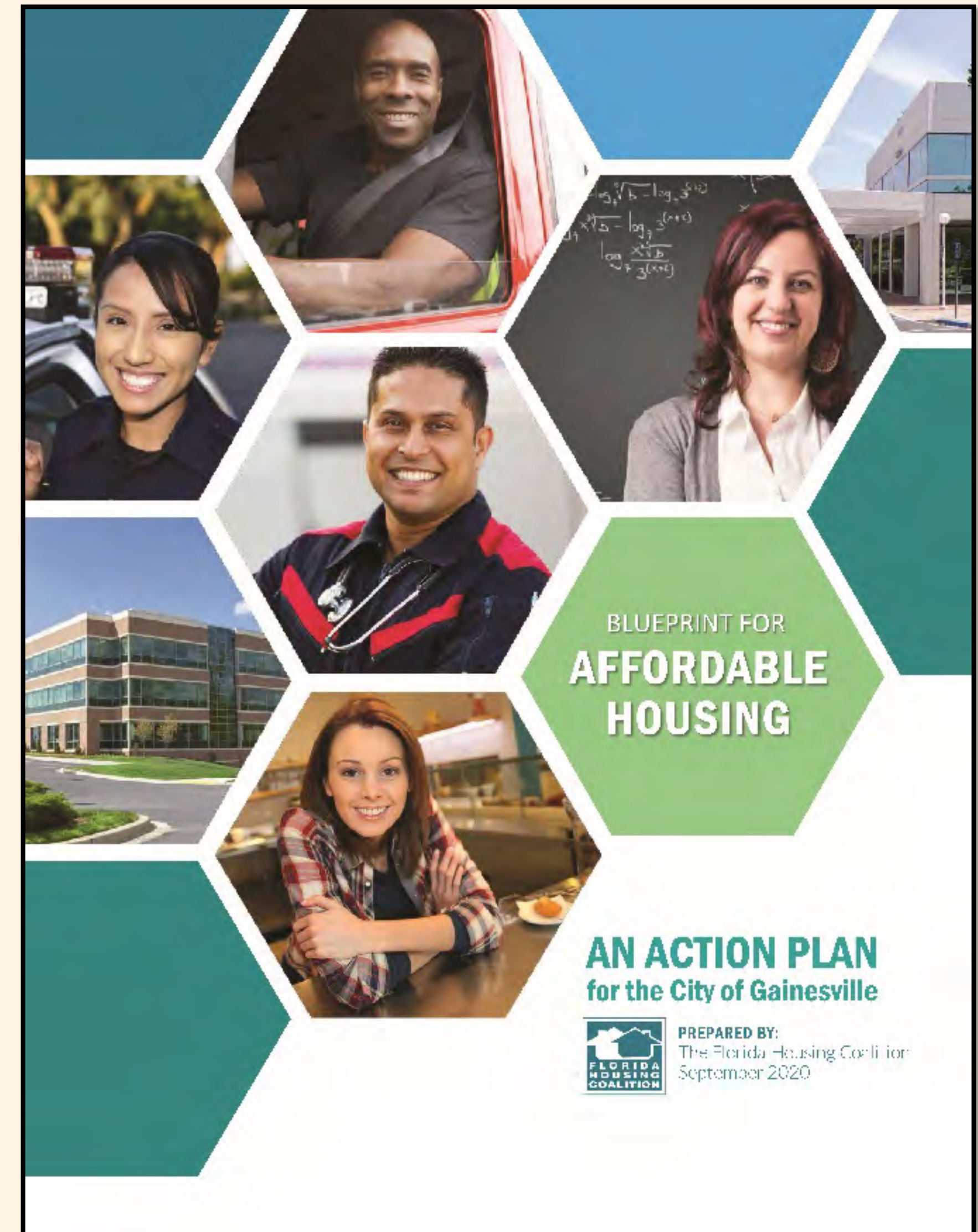
This map shows the priority areas for economic development initiatives as determined by the community, City, consultants and GCRA.



Economic Development should increase employment levels, raise the tax base, and improve the standard of living within the Reinvestment Area.

Affordable Housing Action Plan

- Date City Commission Approved Plan: 2/18/2021
- Plan Objectives:
 - Diversify Funding Sources
 - Increase Zoning Flexibility with Focus on Accessory Dwelling Units
 - Increase Equity by Promoting Permanent Affordability

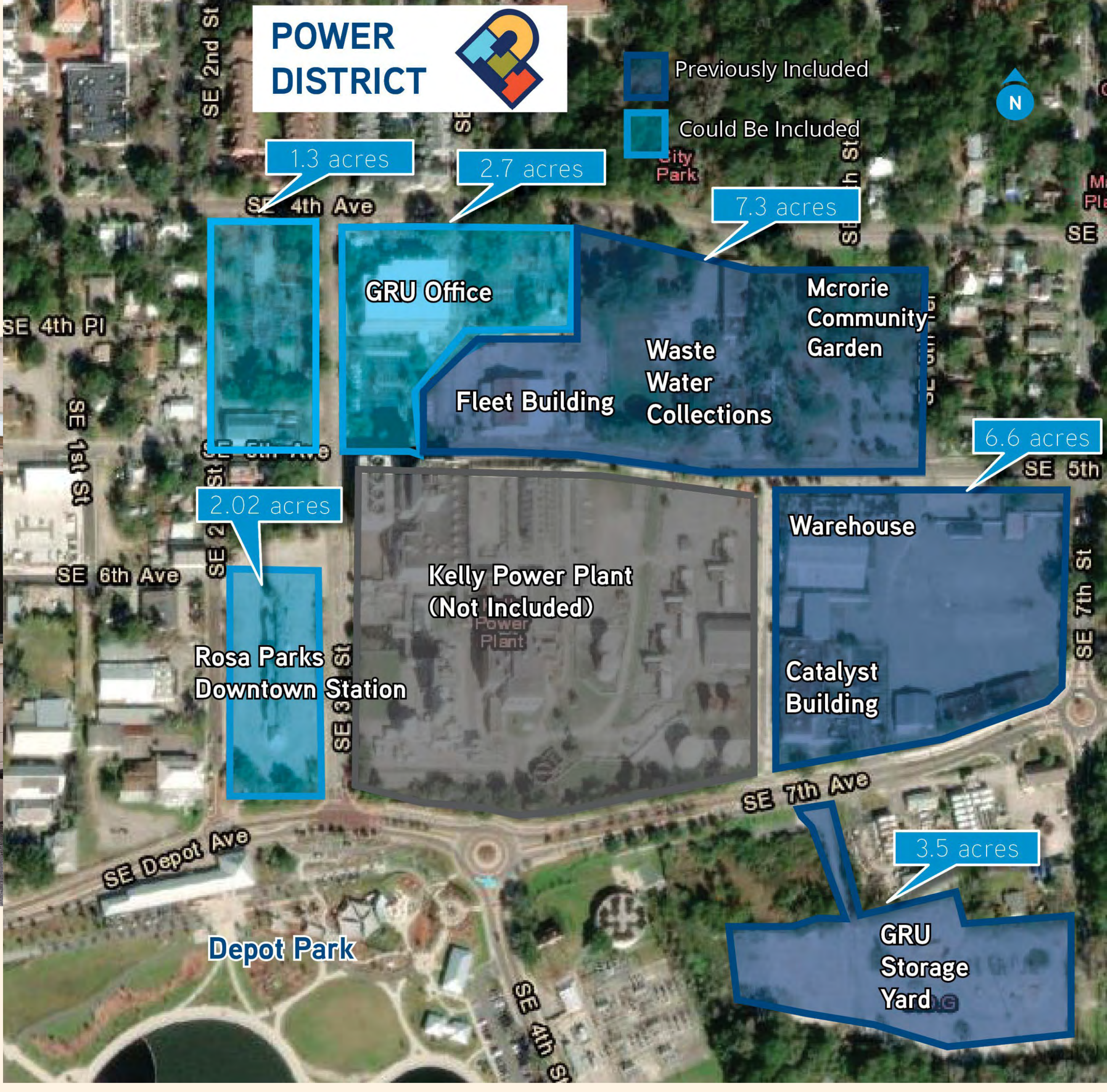


GCRA Housing Related Initiatives

- Power District Update
- Heartwood Homes Update
- Duval Infill Housing Partnership
- Porters Neighborhood Housing Infill Property
- Pleasant Street Neighborhood Housing Infill Property
- Heirs Property Program
- Neighborhood Paint Program
- My Neighborhood Program (Welcome Back)
- CWC Partnership Program
- Residential Preservation Grant



Power District Update

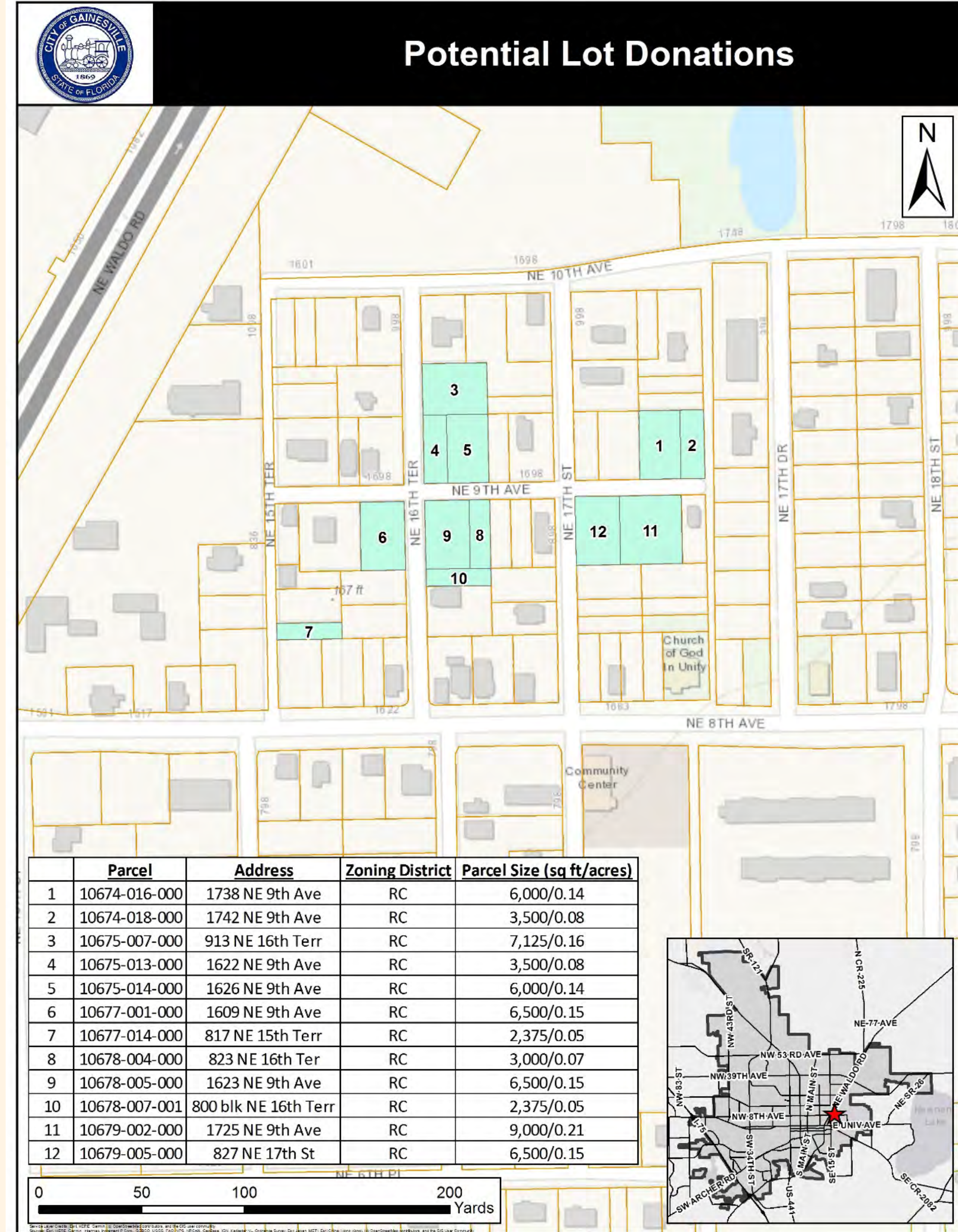


Heartwood Homes Update



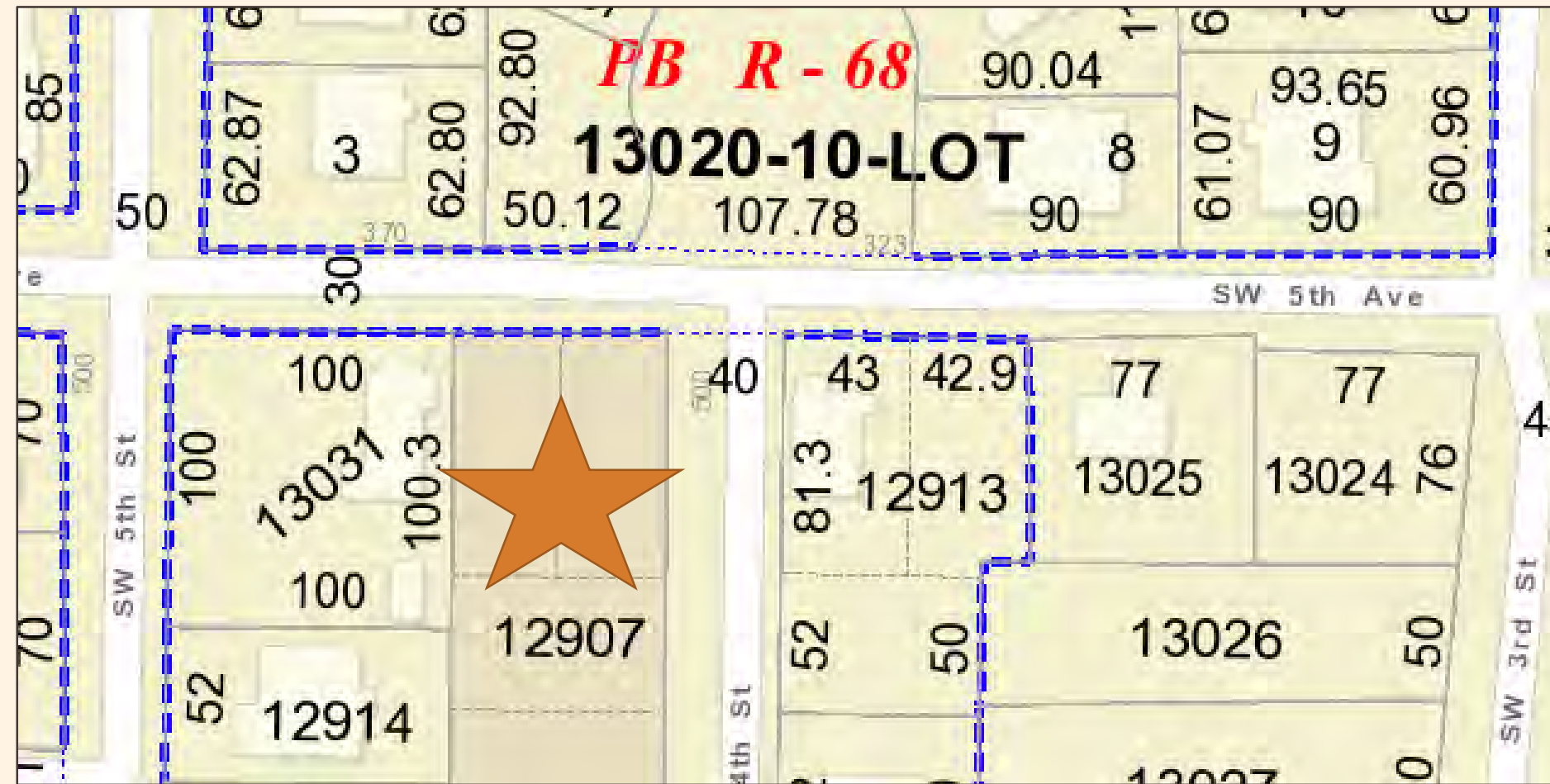
Duval Neighborhood Lots

- Donate vacant land to non-profit affordable housing developers
- 12 lots in a 6-block area
- Duval area of NE Gainesville
- Respondents must build new units:
 - Affordable to low income households
 - Single-Family or Duplex only
 - Sold to and occupied by low income households (owner occupied)
 - Certificate of occupancy within 2 years
 - Meet City Standards
 - Include porches and landscaping



Porters Neighborhood Property 5th Avenue

(corner of SW 4th St and SW 5th Ave.)



Opportunities and Constraints

- 0.297 acres
- Limited buildable space
- Stormwater
- Tree cover
- Setbacks
- Street character
- Driveways



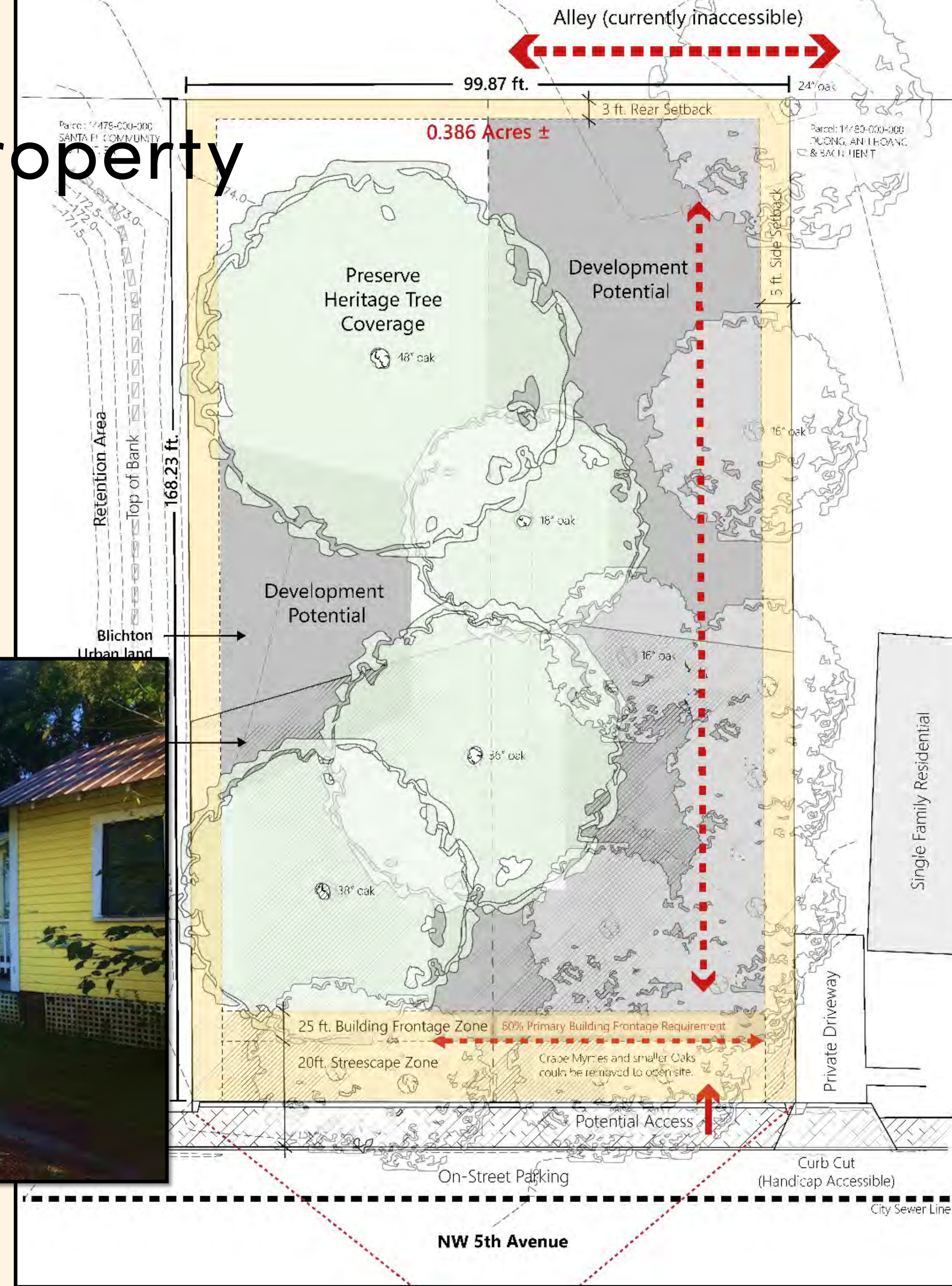
Pleasant Street Neighborhood Property

414 NW 5TH AVE



Opportunities and Constraints

- 0.39 acres
- Limited vehicle access
- Tree canopy
- Land use/zoning
- stormwater



Approved Housing Programs

PROGRAM NAME	DESCRIPTION	NEXT STEPS
Heirs Property Program	This program provides legal services to clear the title of the property and obtain full property rights.	Solicitation for legal services.
Neighborhood Paint Program	This program provides a free pressure washing and painting service to the exterior of single-family residential homes in designated neighborhoods.	Solicitation for paint vendor.
My Neighborhood Grant Program (Welcome Back)	Provides a \$25,000 grant to former or long term residents of eligible neighborhoods to purchase a home or lot in the following neighborhoods: Cedar Grove II, Duval, Fifth Avenue, North Lincoln Heights, Pleasant Street, Porters, Springhill, or Sugarhill.	Program documentation approved by GCRA Advisory Board and City Commission. Marketing and program administration.

Proposed Housing Programs

WORKING NAME	DESCRIPTION	NEXT STEPS
CWC Partnership Program	Under this proposed program the GCRA and Community Weatherization Coalition partner to provide home energy related improvements to houses and rental units within the District.	Present program to GCRA Advisory Board for consideration.
Residential Preservation Grant	This proposed program will provide a matching grant to homeowners to rehab home historic home to resolve code violation located within the District.	Present program to GCRA Advisory Board for consideration.

Thank you!

We look forward to your remarks on this presentation. Please call us at 352-393-8200 or email our office at info@gainesvillecra.com

