

# Community Redevelopment Funds for the Gainesville Metropolitan Area

*Per the Board's June 2020 direction, all available funding coming from the equalization of payments related to the GCRA agreement with the City of Gainesville will go towards County directed projects and not professional service grants. This document revises the criteria and process for those County directed projects that promotes community redevelopment via economic development in the Gainesville Metropolitan Area. This framework compliments the County's commitment to the Gainesville Community Reinvestment Area agreement (GCRA) with a focus on serving low income to moderate income citizens.*

## Background

On 23, June 2020, Commissioner Byerly moved to approve a \$50,000 award to Working Food and a \$50,000 award to Rebuilding Together North Central Florida from the County's Community Redevelopment Grant for the Gainesville Metropolitan Area. And for Fiscal Year 2021 require that the \$100,000 for professional services be removed. Staff were directed to prepare capital projects sufficient to expend the full year's proceeds for Board consideration. The motion carried 5-0.

This document revises the criteria and process to fulfill that Board direction. The criteria and process still align to the County Commission's desire to "promote the economic prosperity of all citizens, address economic equity, and diversify the tax base", per Goal 1 of the Economic Element in the Comprehensive Plan. The Economic Element further elaborates on the Board's policies relating to achieving greater prosperity for all including but not limited to the promotion of job training, local food, business incubation, nature-based tourism and recycling businesses while addressing historic equity issues. Concurrent with this goal, the City of Gainesville and Alachua County in 2019 ratified the [Gainesville Community Reinvestment Area agreement \(GCRA\)](#) which seeks to catalyze redevelopment and remove the effects of slum and blight for low and moderate income residents including the elderly.

All projects will promote community redevelopment via economic development services and infrastructure investments projects in the Gainesville Metropolitan Area.

The resources for these efforts continue to be funded from a portion of the tax increment committed by the County to the GCRA agreement.

## Criteria

**Goal:** Promote community redevelopment via projects supporting economic development that:

1. Reduces the effects of slum and blight in the Gainesville Metropolitan Area
2. Targets residents of low to moderate income including the elderly
3. Impacts the surrounding urban infrastructure rehabilitation, revitalization or conservation or any combination of benefits
4. Impacts Gainesville Metropolitan areas with low-income residents.
5. Addresses negative physical and economic conditions of slums related to disease, poverty and crime.
6. Improve the surrounding infrastructure in support of economic development goals for the reduction of slum and blight
7. Achieves Board policies related to economic development: increases economic prosperity,

economic equity and diverse tax base in these areas needing redevelopment

**Uses:** Funds will be used for projects typically related to the planning, design, and construction of infrastructure that promotes economic development.

**Applicability:** Projects must benefit the low-income to moderate income residents and the elderly in the [Gainesville Metropolitan Area as defined by the 2019 GCRA](#).

## Process

### General Scope and Methodology

**Location Priority:** Funds may be allocated anywhere in the Gainesville Metropolitan Area but a priority will be placed on funding projects that service low to moderate income areas such as but not limited to East Gainesville and SWAG locations.

### Source of Funds

The source of funds on an annual basis shall be from the County Contribution column of the 2019 Gainesville Community Reinvestment Area Agreement (GCRAA), Section 3 Financial Contributions for Community Redevelopment in the Gainesville Metropolitan Area page 5 of 9.

### Schedule of Available Funding Per Category

Date of Funds Availability	County Contribution per GCRA Section 3
Jan 1, 2020	\$100,000
Jan 1, 2021	\$200,000
Jan 1, 2022	\$300,000
Jan 1, 2023	\$400,000
Jan 1, 2024	\$500,000
Jan 1, 2025	\$600,000
Jan 1, 2026	\$700,000
Jan 1, 2027	\$800,000
Jan 1, 2028	\$900,000
Jan 1, 2029	\$965,802.50

## Projects Defined

Examples of annual investment types.<sup>1</sup>

Community Redevelopment Agencies address the issues of slum and blight with capital investments that promote community redevelopment. On an annual basis the Board of County Commissioners will allocate a portion of the GCRA funds project types including but not limited to: architecture, engineering, economic analysis, planning studies or designs in support of capital project investments; sidewalks; trail networks; parks; eco-tourism support infrastructure (signage, way-finding, kiosks etc.); streetscapes; façade improvements; utility connection assistance; pop-up retail pilot projects; high-speed internet connectivity; property acquisition; community gardens; green roofs; edible landscapes; or the further development of Recycling Market Development Zone (RMDZ)/Resource Recovery Industrial Park (Eco-Industrial Park) related facilities.

Infrastructure Projects will be adopted as part of the Board's annual CIP budget. For FY21, projects will be proposed by County Staff with input from community stakeholders for Board approval.

### *Key Performance Indicators:*

Projects shall show how they relate to the Board's relevant Economic Development Policies and the GCRAA of April 9, 2019.

In general, projects must:

1. Serves or be located in a priority low to moderate income area.
2. Address Slum and Blight conditions.
3. Coordinate with other redevelopment and economic opportunities in the surrounding area.
4. Increase economic opportunities in distressed and under-utilized areas that considers those area's per capita income, the percentage of persons living at or below poverty and unemployment rates.
5. Estimate the number of new jobs, and or the creation, retention, expansion of businesses as a result of the project.
6. Highlight the project's applicability to the County's Economic Element, specifically found in objectives: 1.4 - EDUCATION AND EMPLOYMENT, 1.5 - EXPAND ECONOMIC OPPORTUNITIES AND REDUCE POVERTY, 1.6 LIVABLE COMMUNITIES, 1.7 LOCAL FOOD

### *Project Funding*

Funding for Infrastructure Projects shall be drawn from the County's Contribution to the GCRA agreement Section 3.

### *Partnership and Co-funded Projects*

Requests from outside government agencies for projects may be considered. To be considered, a minimum project match of 50% is desired by the County. Funds may not be used for operations. The requesting government agency shall provide an assessment using the Key Performance Indicators above factoring in the social equity, contributions toward the elimination of racial or economic disparities, and environmental impacts per Economic Element Policy 1.2.6 (a).

### *Project List Ranking and Approval*

All requests must be submitted to the County prior to Alachua County Economic Development Advisory Board's December Meeting and the Board's annual kickoff CIP budget presentation.

All projects will be brought first to the County's Economic Development Advisory Committee for ranking and recommendation. This list will then be shared with the joint City of Gainesville-County Commission meeting on or before April 1st of each year and presented as part of the Annual Work Plan pursuant to Section 4 of the GCRA. The Board of County Commissioners will reserve final discretion on ranking and selection of projects.

## County Community Redevelopment Economic Development Related Policies and Objectives

### GOAL 1

PROMOTE THE ECONOMIC PROSPERITY OF ALL CITIZENS OF ALACHUA COUNTY, ADDRESS ECONOMIC EQUITY, AND EXPAND AND DIVERSIFY THE COUNTY'S TAX BASE.

Policy 1.1.5 Alachua County shall expand its economic base by creating an environment which encourages job skills training, education and entrepreneurship through strong partnerships with CareerSource North Central Florida, the University of Florida, Santa Fe College, the School Board of Alachua County, YouthBuild/Institute for Workforce Innovation, and related organizations that provide education and training to the community.

Policy 1.1.6 Consistent with Energy Element Objective 2.2 and Future Land Use Element Objectives 6.1 and 6.2, Alachua County shall encourage the location and development of energy conservation, alternative energy, reuse/recycling-based industry and sustainable food production and processing businesses and industry clusters in order to achieve a higher level of sustainable economic development.

(a) Alachua County shall promote a Recycling Market Development Zone (RMDZ)/Resource Recovery industrial park focused on sustainable production of goods or materials that may include recycled content or resources collected by the County curbside recycling program or otherwise removed from the County's waste stream.

(b) Consistent with Future Land Use Element Policy 6.1.4, industries and business sectors that create a market for local agricultural products shall be encouraged to locate or expand existing local business in Alachua County.

(c) Highlight local specialty foods and farmers markets as part of the County's tourism marketing efforts.

Policies related to ranking and prioritizing projects.

Policy 1.2.3 Alachua County shall pursue an integrated approach to economic development that includes citizen input and addresses the needs of the County. The County shall support and coordinate the activities of the County's Economic Development Advisory Committee in the development and implementation and periodic update of the strategic plan for county-wide economic development. This integrated approach shall include components that address the disparities identified in the "Understanding Racial Inequity in Alachua County" Report (2018).

Policy 1.2.7 Alachua County shall establish criteria for ranking future economic development proposals/initiatives and requests for funding from economic development organizations based on their contributions to sustainable economic development and to the extent consistent with legally mandated program criteria, contributions towards the elimination of disparities.

Policy 1.2.8 Priority should be given to businesses and industries that would contribute to the flow of income into the local economy through the sale of goods and services outside of the County, or that would produce goods and services that would otherwise be imported into the County and such firms should be encouraged to locate or expand existing local business in Alachua County.

Policy 1.2.9 Alachua County recognizes Research and Technology Parks as valuable economic assets to the community that are particularly appropriate in transit-oriented developments and mixed-use activity centers. Development of such parks and other similar ventures through expansion, development and recruitment of appropriate businesses and industries shall be given high priority.

Policy 1.2.10 Alachua County recognizes business incubators as valuable economic assets and supports incubators and similar ventures throughout the community. Expansion, development and recruitment of appropriate businesses and industries is encouraged, where consistent with the Future Land Use Element. The County shall strive to retain in the community the businesses that are established and grow from the incubators by assuring that an adequate amount of land properly designated for manufacturing and commerce activities related to the incubated enterprises is available.

Policy 1.2.11 Alachua County recognizes the value of industries related to the development of energy conservation, alternative energy, reuse/recycling-based products and sustainable food production and processing and encourages the location of these businesses and industry clusters consistent with Energy Element Objective 2.1. These industries shall be given high priority.

Policy 1.2.12 Alachua County shall promote industries and businesses that support cultural, nature-based and/or eco-tourism activities.

Policy 1.2.13 Alachua County shall support the development and expansion of small and minority: owned businesses as a means to address economic prosperity and racial and economic disparities.

Policy 1.3.2 Alachua County shall encourage the development and expansion of business and industry in appropriate locations that make efficient use of existing public services and infrastructure.

## 2019 Gainesville Community Reinvestment Area Agreement

### Excerpts and Applicable Definitions

"Community redevelopment" means undertakings, activities, or projects for the elimination and prevention of the development or spread of Slum and Blight (as defined below), or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance or rehabilitation and revitalization of tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation, or any combination or part thereof, including the preparation of any plans for such Community Redevelopment.

"Slum" means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

- (a) Inadequate provision for ventilation, light, air, sanitation, or open spaces.
- (b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code.
- (c) The existence of conditions that endanger life or property by fire or other causes.

"Blight" means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:

- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
- (d) Unsanitary or unsafe conditions.
- (e) Deterioration of site or other improvements.
- (f) Inadequate and outdated building density patterns.
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- (h) Tax or special assessment delinquency exceeding the fair value of the land.
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.

- (j) Incidence of crime in the area higher than in the remainder of the county or municipality.
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- (o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.





