



# Gainesville Community Reinvestment Area

## 2022 Annual Report

In FY22 the GCRA implemented programs and gained momentum on major projects. The suite of housing programs aimed at preserving the culture and history of neighborhoods began its pilot year. The Heartwood Neighborhood went vertical and collaboration began on transformational capital projects in east Gainesville.



### ECONOMIC DEVELOPMENT

#### Cornerstone Campus & GTEC Repositioning

FY22 was the GCRA's first full year in the new office space at GTEC. The partnership with Santa Fe College continued, with the GCRA managing the GTEC facilities and Santa Fe College managing the incubator with a refocus on workforce education.

The GCRA worked with consultants on a GTEC Building Needs Assessment and the *GTEC Analysis and Recommendation*, an analysis of the incubator. These documents will help to guide the repositioning of the facility as a resource for local residents and the business community.

Routine building maintenance and minor upgrades, such as new entrance signage, floor treatments and interior painting, are ongoing. The Memorandum of Understanding with the University of Florida's College of Medicine continued and the Mobile Outreach Clinic was stationed at GTEC/Cornerstone most Fridays.

The Cornerstone Campus is part of a larger transformational project that emerged in FY22 - the **Eastside Health and Economic Development Initiative (EHEDI)**. EHEDI is a collaboration between the City of Gainesville, UF Health and Alachua County, and master planning is underway. UF Health will build an urgent care center, and the site also will include an RTS transfer station and other amenities.

The EHEDI site is located on SE Hawthorne Road near the Cornerstone Campus. In FY22 the City Commission approved the purchase of an additional property, which connects the EHEDI site and Cornerstone Campus. The **Eastside Food and Mobility Hub** also will be incorporated into EHEDI, with the possibility of a future food hub in a form to be determined.



Community Engagement Session for the Downtown Strategic Plan at Bo Diddley Plaza

The **Downtown Strategic Plan** was developed after months of extensive community engagement, including community meetings, stakeholder meetings, surveys, interviews and analysis of the data collected. The plan was presented to the City Commission in August of 2022 and implementation will begin in FY23. The Downtown Strategic Plan will help guide the direction of the **Power District and Former RTS Site Redevelopment** initiatives.

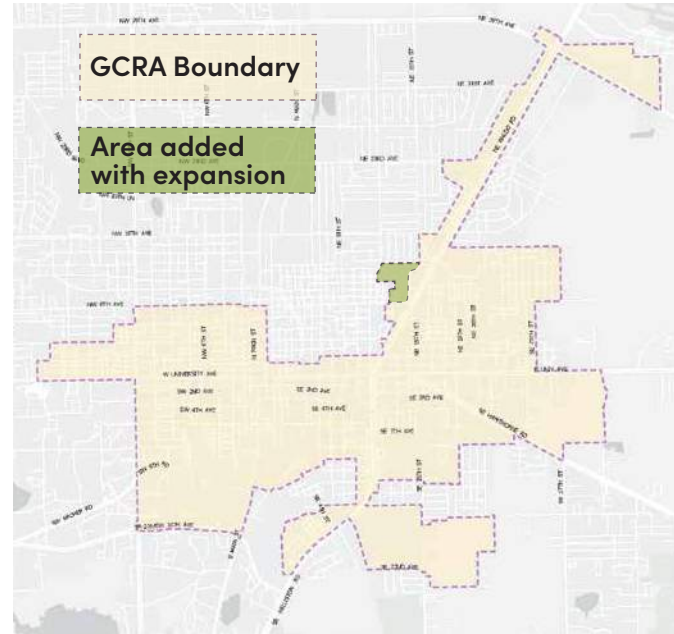
#### Former Fire Station No. 1

In FY22, the City completed an Invitation to Negotiate for adaptive reuse of the facility. One response was received and following an extensive review of the proposal, the bid was rejected by the review committee.

#### 8th Avenue and Waldo Road

The City Commission and Alachua County Board of County Commissioners approved an amendment to the Interlocal Agreement expanding the GCRA boundary to include the entire 8th and Waldo site.

A request for proposals was issued in late 2022 for a feasibility study for the site, to be funded by the GCRA.



The City Commission gave direction to move forward with the Project Development, Environmental and Design for increased safety along the **University Avenue Corridor**.

Interdepartmental coordination on the scope of the **SW 2nd and 4th Avenue Corridor Improvements** continued. Changes are also under consideration for University Avenue.

**Waldo/Williston Road Corridor Improvements** are tied to the 8th and Waldo feasibility study that is underway. Future improvements will be a partnership with Mobility, Public Works and FDOT.



Conceptual rendering of East University Avenue

#### SE Hawthorne Road Corridor Improvements

are tied to EHEDI, Cornerstone and GTEC. Future improvements will be a partnership with Mobility, Public Works, FDOT and others.





Aerial photo of Heartwood neighborhood, late September 2022

## COMMUNITY ENHANCEMENTS & HOUSING

The **Heartwood** neighborhood closed out the year with 11 homes under construction and three additional lots sold. The model home is in use as a sales center and open houses were held on many weekends. Heartwood also participated in the Builders' Association of North Central Florida's Spring Parade of Homes™.

The City Commission approved funding to build two additional market-rate homes at once, to be sold when completed.

In FY21 the GCRA developed a suite of programs designed to encourage neighborhood stabilization and long-term home ownership in the District. Four programs were active for their pilot year:

- **Neighborhood Paint Program**
- **Heirs Property Assistance Program**
- **My Neighborhood Program**
- **GCRA/CWC Home Energy and Water Efficiency Initiative**

The **Historic Home Stabilization Program** was approved by the GCRA Advisory Board and City Commission. The program will begin in FY23.

Four businesses participated in the **Business Improvement Grant Program** in FY22.

GCRA Investment

**\$285,157**

Public Investment

**\$404,872**

Total Investment

**\$690,029**

### **District Wide Landscape Maintenance**

Twelve city-owned properties are maintained by the GCRA as part of its reinvestment activities. The GCRA team works closely with the city's procurement department to attract small, local and diverse businesses to compete for the annual bid award. Contracts were awarded to three such businesses, helping expand the department's intent to positively impact the local economy.





Design Workshop at Pleasant Street site, November 2022

## Model Block and Attainable Housing Initiatives

The GCRA held community engagement to explore building houses on city-owned properties in the Pleasant Street and Porters Quarters neighborhoods. In October and November of 2021, community engagement events were held at the sites. Neighbors were invited to give feedback on how the lots could best be used to benefit the community.

The City of Gainesville is partnering with **Alachua Habitat for Humanity** to construct affordable infill housing on 11 city-owned lots in the Duval neighborhood. Seven of the city-owned parcels and three private vacant lots were landlocked because they are located on what was a paper street, **NE 9th Avenue** between NE 16th Terrace and NE 17th Drive. GCRA funding was used to construct this portion of the road so homes could be built on those lots. By the end of the fiscal year, two of the homes were constructed and owner-occupied. One of the homebuyers also participated in the GCRA's **My Neighborhood Program** and received \$25,000 toward the purchase of their home.



Duval Housing Groundbreaking Ceremony, January 2022



East Gainesville Backyard BBQ, July 2022

The **Community Partnership Grant Program** was approved by the City Commission in July and began accepting applications for events to be held in FY23. The program provides grant funds to support events that promote arts and cultural initiatives, cultural celebrations, racial healing/justice, COVID-19 recovery and/or resiliency and neighborhood improvements. Prior to the approval, a number of nonprofit organizations were granted funding for community events in FY22, including the Cultural Arts Coalition's Fifth Avenue Arts Festival, Soar Mentoring Services Eastside BBQ and the PRIDE celebration at the Bull.

# 2022 Financials\*

<b>BALANCE SHEET</b>	<b>Eastside</b>	<b>Fifth Avenue Pleasant Street</b>	<b>Downtown</b>	<b>College Park University Heights</b>	<b>GCRA Fund</b>
Total Assets	\$57,574	\$446,460	\$2,974,283	\$4,010,870	\$14,684,647
Total Liabilities	\$1,018	\$14,390	\$439,267	\$1,446	\$400,259
Total Fund Balance	\$56,556	\$432,070	\$2,535,016	\$4,009,425	\$14,284,388
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$57,574</b>	<b>\$446,460</b>	<b>\$2,974,283</b>	<b>\$4,010,870</b>	<b>\$14,684,647</b>
<b>COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE</b>					
Total Revenues	\$209,184	\$12,500	\$0	\$0	\$2,647,861
Total Expenditures	\$249,642	\$220,699	\$680,613	\$8,061	\$4,872,387
Total Other Financing Sources	\$0	\$0	\$0	\$0	\$3,534,842
<b>Fund Balance, September 30, 2022</b>	<b>\$56,556</b>	<b>\$432,070</b>	<b>\$2,535,016</b>	<b>\$4,009,425</b>	<b>\$14,284,388</b>

\*The figures on this page are the unaudited financials. The audited financials will be posted at [www.gainesvillecra.com](http://www.gainesvillecra.com) once they are available.

## THANK YOU

### FY 2022 GCRA Advisory Board

Stephanie Seawright (Chair)  
 Michael Palmer (Vice Chair)  
 Brian Ausgood  
 Kali Blount  
 Davonda Brown  
 Evelyn Foxx  
 Jacob Ihde  
 Jason Mitchell  
 Joakim "Jay" Nordqvist

### FY 2022 Gainesville City Commission

Lauren Poe, Mayor  
 Desmon Duncan-Walker, District I Commissioner  
 Harvey Ward, District II Commissioner  
 David Arreola, District III Commissioner  
 Adrian Hayes-Santos, District IV Commissioner  
 Cynthia Chestnut, At-Large Commissioner  
 Reina Saco, At-Large Commissioner

### Alachua Board of County Commissioners

Anna Prizzia, District 1 Commissioner  
 Marihelen Wheeler, Vice Chair, District 2 Commissioner  
 Mary Alford, District 3 Commissioner  
 Ken Cornell, Chair, District 4 Commissioner  
 Charles "Chuck" Chestnut, IV, District 5 Commissioner

### GCRA Leadership

Cynthia W. Curry, Interim City Manager  
 Philip R. Mann, Interim GCRA Director



Gainesville  
Community  
Reinvestment  
Area

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