



Housing Workshop Summary

Date: Sept. 17th | Location: Cone Park Branch Library

Residents Learn About Survey Results & Plan for their Future

On September 17th, the Choice Neighborhood (CN) East University Ave project team hosted a Housing Workshop at Cone Park Library to share key findings about the survey issued to residents at Pine Meadows and Lake Terrace in May 2024. Residents also participated in interactive activities that help inform future development strategies of the CN Plan.

The resident survey presented information regarding equity & access, housing, jobs & education, health, safety & security and neighborhood. Each category provided details such as the types of programs, services and amenities that residents need or would like to have, household and neighborhood characteristics, and strengths / assets of the community.

The Reimagine Our Community activity allowed residents to think through the type of housing ideal for Pine Meadows and Lake Terrace, quantity, site layout, street and pedestrian connections, and location of potential amenities and services. Both adults and kids guided the project team with their ideas, questions, and recommendations which created a rich learning experience.

They also engaged with a Neighborhood History and Heritage exercise allowing them to point out significant events, places, or people in East Gainesville that the project team should be aware of.

The complete survey results can be found at gainesvillechoice.com/materials. For information and project updates, visit gainesvillechoice.com.



Residents unite to discuss housing improvements.
Image Source: COLLABO



Kids and adults place monopoly houses on aerial maps.
Image Source: COLLABO



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What is the Survey Telling Us?

Team members from the Gainesville Housing Authority (GHA) and COLLABO engaged with residents from Pine Meadows and Lake Terrace over the summer to know more about their household characteristics, current needs, identifying any barriers and what services and amenities they would like to have in their communities. The purpose of the survey is to help inform the CN's plan strategies.

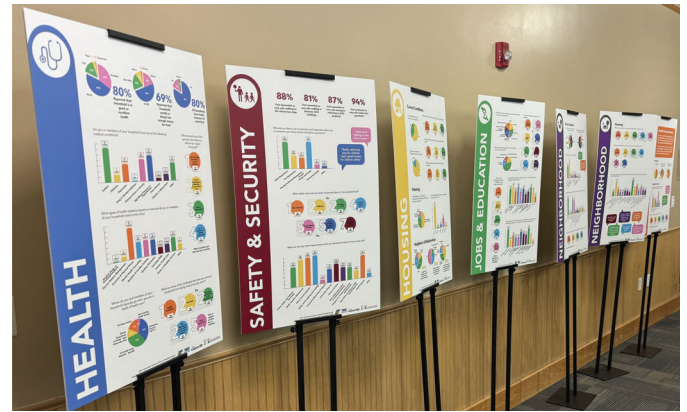
Residents want to empower themselves and want a thriving community to help youth and seniors. Although some engage with GHA's Strive4Success services such as education, homeownership and employment, others are not aware about these types of assistance or have scheduling conflicts that prevent them participating.

Other programs and services needed are financial literacy, GED guidance, access to credit and career counseling. They describe their environment as a tight-knit community, they value their support system of friends and family and want to become homeowners now or in the future. They prefer one-story single family housing and townhomes.

86% of households want to become a homeowner.

"Thankful for having somewhere to reside but do want to buy my own home if ever possible."

"It's been a stepping stone for me and my kids but I'm just ready for my own space."



Residents looked over key highlights of the survey. | Image Source: GHA

Residents want to expand their educational skills and advance their employment experience. The top career paths they want to pursue are in health care, computer science and food service industry. In terms of amenities, they advocated for updated physical fitness equipment to remain healthy, a play area for children and programming / recreational activities for youth such as art, music, dance, and sports.

Overall, residents feel comfortable traveling in and out of their communities. However, improvements such as onsite lighting, site maintenance and security would allow residents to feel safer in their communities.

Top 3 Strengths in Neighborhood



Residents stated housing affordability, public transit and employment opportunities are the top three strengths in their community. However, there are opportunities to strengthen them as well. Assets include nearby parks such as Fred Cone and Depot and their network of friends and family.



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Reimagine YOUR Community

Residents participated in a map activity that encouraged them to think about what kind of housing they would like to see in Pine Meadows and Lake Terrace as future development occurs. The exercise inspired them to talk about potential opportunities such as pedestrian connections within and outside their community, location of services and amenities, and areas that should be protected.

Using tools such as colored monopoly houses and icon cards, kids and adults interacted with the map to identify what type of housing should be in the target areas, location and quantity of each; and where top rated amenities such as a financial center and splash park should be located.



Residents think about opportunities for their communities.
Image Source: GHA

Residents laid out different housing types according to preferred choices they selected in the survey. Spread out into two tables, residents placed monopoly houses on the target and opportunity areas: green for 1 story (1 unit), yellow for 1-2 stories



Participants lay out housing on the map. | Image Source: COLLABO

(2 units), red for 2 stories (3+ units), and blue for 2-4 stories (16-32 units).

At Table 1, senior citizens favored 1-story housing and located them in the opportunity area north of Pine Meadows, *see below*. This is important to them as 1-story housing offers benefits that align with their lifestyle such as lower risk of falling, convenience and makes it easier for those with mobility issues. They included a fitness center, community kitchen / cafe, laundry room, parking area and public Wi-Fi to reduce the need to travel far for these amenities. They wanted a grid pattern for sidewalks and streets that would connect them to other areas such as Mount Carmel Baptist Church and existing residential.



Table 1 experimented with different layout designs.
Image Source: COLLABO



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Pine Meadows and Lake Terrace had a mix of 1 story and 1-2 story housing. An opportunity area west of Pine Meadows had 2-4 stories, which could have 16-32 units. Residents believed this would be appropriate for larger families, especially those with kids. Onsite amenities ranged from public Wi-Fi, playground, daycare, picnic area, community kitchen / cafe, and parking. Pedestrian connections within the sites and improving safety conditions when crossing East University Ave are also needed.

Table 2 had a different vision. They only wanted 1 story housing in Pine Meadows and Lake Terrace. Mixed use development was recommended in the opportunity area west of Pine Meadows with job training and financial literacy services. Residents prioritized infrastructure improvements such as better lighting, drainage systems for stormwater runoff, and road maintenance. Amenities included a fitness center, study area / computer lab, public Wi-Fi, picnic area, and splash park. They also wanted better safety conditions for kids when crossing East University Ave.



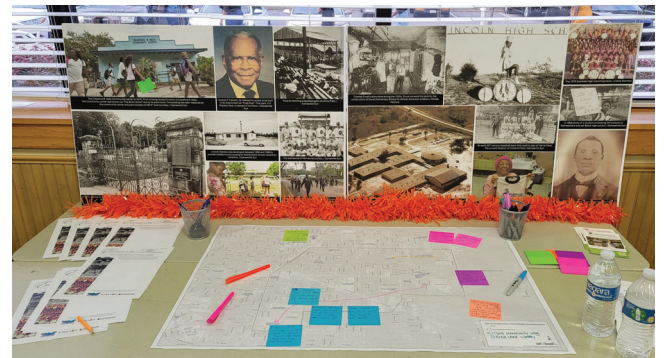
Table 2 with single story housing, infrastructure upgrades and street/sidewalk connections. | Image Source: COLLABO

Redevelopment ideas from the youth were about having housing that face the main street and to employ screening techniques with housing that have balconies. Mixed-use development such as business on ground level and residential above would also benefit them. They also talked about having better connections to existing onsite services and improving lighting.



Kids shared their vision for housing and amenities at Pine Meadows and Lake Terrace. | Image Source: COLLABO

Residents also provided their comments to the Neighborhood History and Heritage map activity. They noted a Pop Shop that was converted to a store where residents could purchase household staples. They highlighted Citizen's Field where talent shows and activities for kids take place and should be connected to the project areas. A resident noted a tree near Pine Meadows from their childhood that is still standing today.



Residents shared their notes on the Neighborhood History and Heritage activity. | Image Source: COLLABO

The meeting concluded after everyone shared their ideas, thoughts and vision for the project areas.