

EAST UNIV AVE

CHOICE NEIGHBORHOOD



STEERING COMMITTEE MEETING

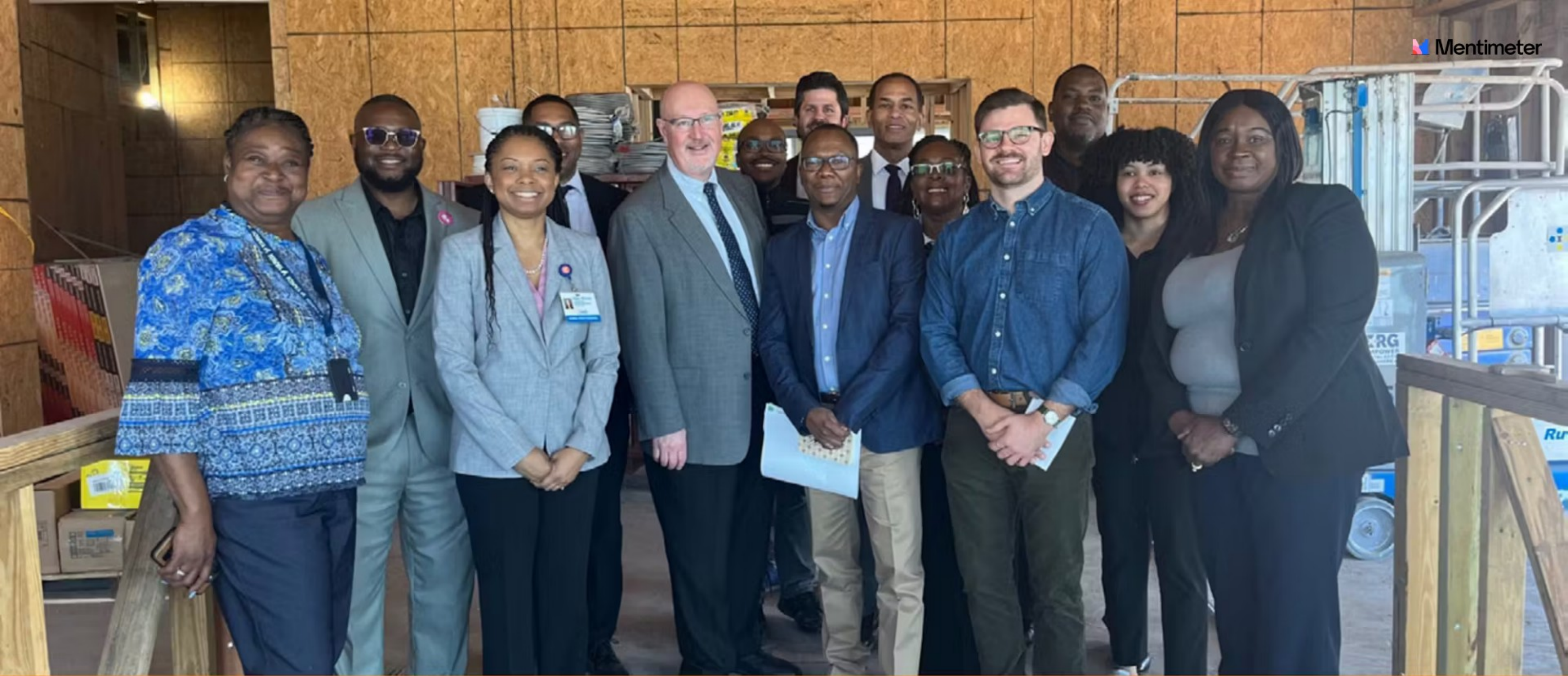


AGENDA

- Recap: HUD Site Visit
- Community Workshop
- A Deeper Dive on Housing
 - » Housing for Choice Neighborhoods
 - » Define Guiding Principles
- Next Steps



Clarence R Kelly Community Center Mural



RECAP: HUD SITE VISIT

FEBRUARY 21, 2024



SPREAD THE WORD!



City of
Gainesville

Mentimeter

**FOOD,
RAFFLES &
YOUTH
ACTIVITIES!**

Join us for a **COMMUNITY WORKSHOP**

to imagine a brighter future for
your neighborhood!

WEDNESDAY, MARCH 20

5:30 - 7:30 PM

MOUNT CARMEL CHURCH

2505 NE 8TH AVE.

The Gainesville Housing Authority (GHA) and the City of Gainesville were awarded a Choice Neighborhoods grant from the federal government to create a plan to redevelop GHA's Lake Terrace and Pine Meadows properties, and improve the surrounding East University Avenue Neighborhood. The Choice Neighborhood includes Duval Heights and North Lincoln Heights.

Join us to share your ideas about what you would like to see happen in your community!

- * Kids are welcome!
- * ADA/wheelchair accessible
- * Transportation provided from Pine Meadows & Lake Terrace
Contact Resident Services for details

QUESTIONS?

Contact Malcolm Kiner
352-872-5500 ext. 7135
malcolmk@gnvha.org

LEARN MORE AT
GAINESVILLECHOICE.COM





A DEEPER DIVE ON HOUSING



TARGET HOUSING SITE: PINE MEADOWS

- Current housing: 80 units
 - » Latest occupancy: 79%
- Built in 1970
- 46 buildings, 17.7 acres
- 175 residents
 - » Avg. residents per household: 2.78
- Family makeup
 - » Female head of household: 89%
 - » Nearly 70% of children are ages 7 to 15
 - » Over 20% of children are under the age of 7



TARGET HOUSING SITE: PINE MEADOWS



Entry Sign and NE 26th Terrace



Barbershop on NE 26th Terrace

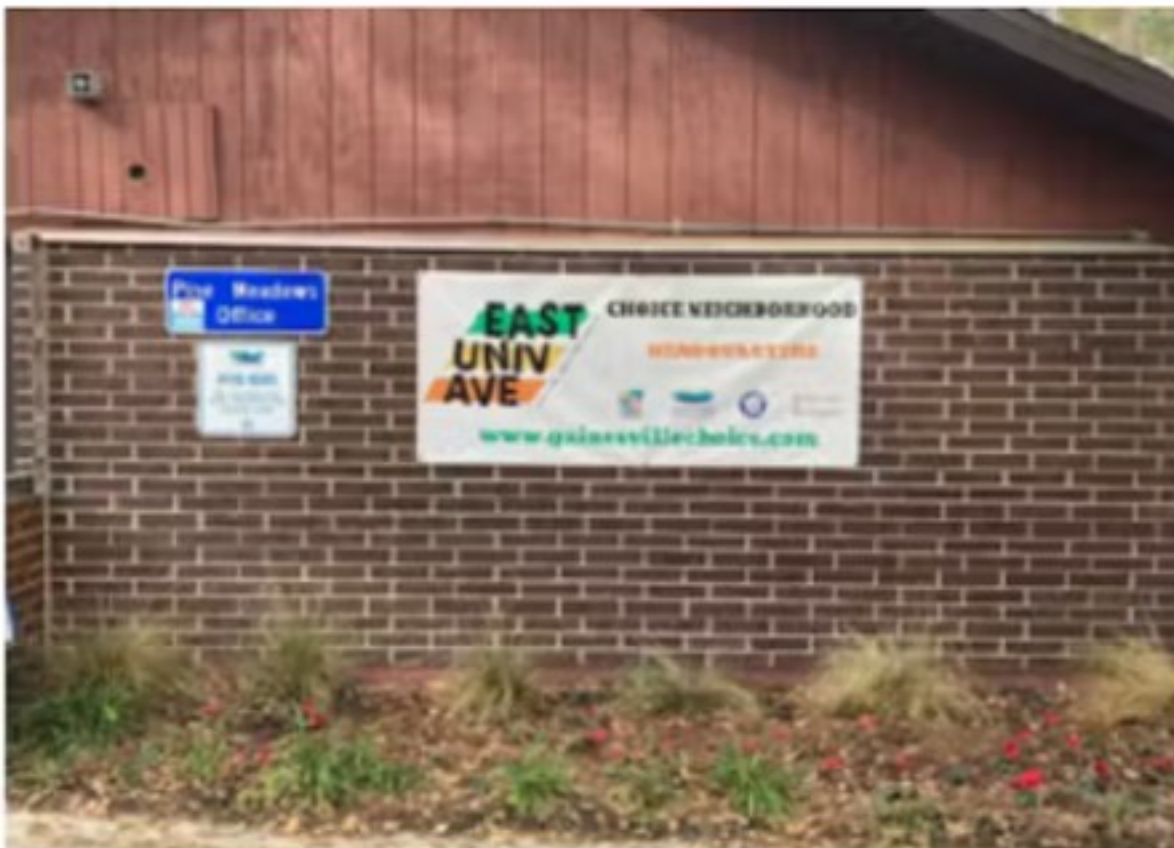
TARGET HOUSING SITE: PINE MEADOWS



GHA Office & CN Headquarters



Planned Job Training Center





TARGET HOUSING SITE: LAKE TERRACE

- Current housing: 100 units
 - » Latest occupancy: 90%
- Built in 1968
- 57 buildings, 16.8 acres
- 250 residents
 - » Avg. residents per household: 2.88
- Family makeup
 - » Female head of household: 93%
 - » Nearly 60% of children are ages 7 to 15
 - » Over 30% of children are under the age of 7



TARGET HOUSING SITE: LAKE TERRACE



Facing E University Ave — Bus stop



Entry Sign and SE 26th Street

TARGET HOUSING SITE: LAKE TERRACE



Driveway & Sidewalks



GHA Makerspace

WHAT DOES CHOICE HOUSING REDEVELOPMENT MEAN?

Goal: Explore the possibility of replacing Pine Meadows & Lake Terrace's current units with high-quality affordable housing as part of new mixed-income developments, for both current and future residents.

Desired Outcome:

- 180 new units at the affordability level of *current* Pine Meadows / Lake Terrace residents
 - » Through brand new construction or extensive rehab of existing units, depending on condition & feasibility
- Additional 150-250 new units at different scales of affordability (from low-income to market-rate)
 - » Breakdown to be determined through market study of current and future Gainesville housing needs and stakeholder engagement



WHAT IS MIXED-INCOME HOUSING?

Mixed-income housing is when people of all different income levels live in the same area in **high-quality housing that is affordable for every household.**

It **enables economic mobility without fear of displacement.**

- **What:** People with extremely low incomes, low-to-moderate incomes, and even high incomes living side-by-side
- **Why:** Improves everyone's quality of life & creates a mix of affordable housing options that better meet residents' needs
- **How:** Reduces segregation and concentrations of poverty
 - » People can stay in the same neighborhood or even housing unit if their income goes up



HOW DOES CHOICE HOUSING REDEVELOPMENT WORK?

Process: Community and stakeholder engagement will drive all plans for where, when, and how new housing is built, and when and how residents would move into the new housing.

A few things are certain:

- Residents **would not have to pay for moving or relocation costs**
- GHA would work with households one-on-one to **create a plan that suits each household's specific needs** for potential relocation during construction and transitioning into new units
- All Pine Meadows & Lake Terrace residents who are compliant with their GHA lease at the time of construction would be **guaranteed the first choice and opportunity** to live in the newly constructed housing



NEW HOUSING CAN BE LOCATED...

- **On-site** — at the current Pine Meadows & Lake Terrace sites
- **At Opportunity Sites** — potential areas for future development within the Choice Neighborhood
- **In other Areas of Opportunity** — other parts of the City or County that do not have concentrations of poverty or minority populations





NEW HOUSING CAN BE “BUILT FIRST”...

“Build first” housing would mean that no one is relocated, even temporarily, during the construction process.

- A first phase of housing is **built first** on vacant land in or near Pine Meadows & Lake Terrace
- Some families are moved directly into their new homes
- Their old, vacated homes are then demolished and new units are built in their place
- Some other families move into those new homes
- And so on, until everyone has moved into their new home at Pine Meadows & Lake Terrace



CHOICE HOUSING: TAMPA'S ENCORE



Senior Apartments & Town Square



Tempo — 1 to 4-bedroom apartments



CHOICE HOUSING: TAMPA'S ENCORE



Gateway Sculptures — Perry Harvey Park



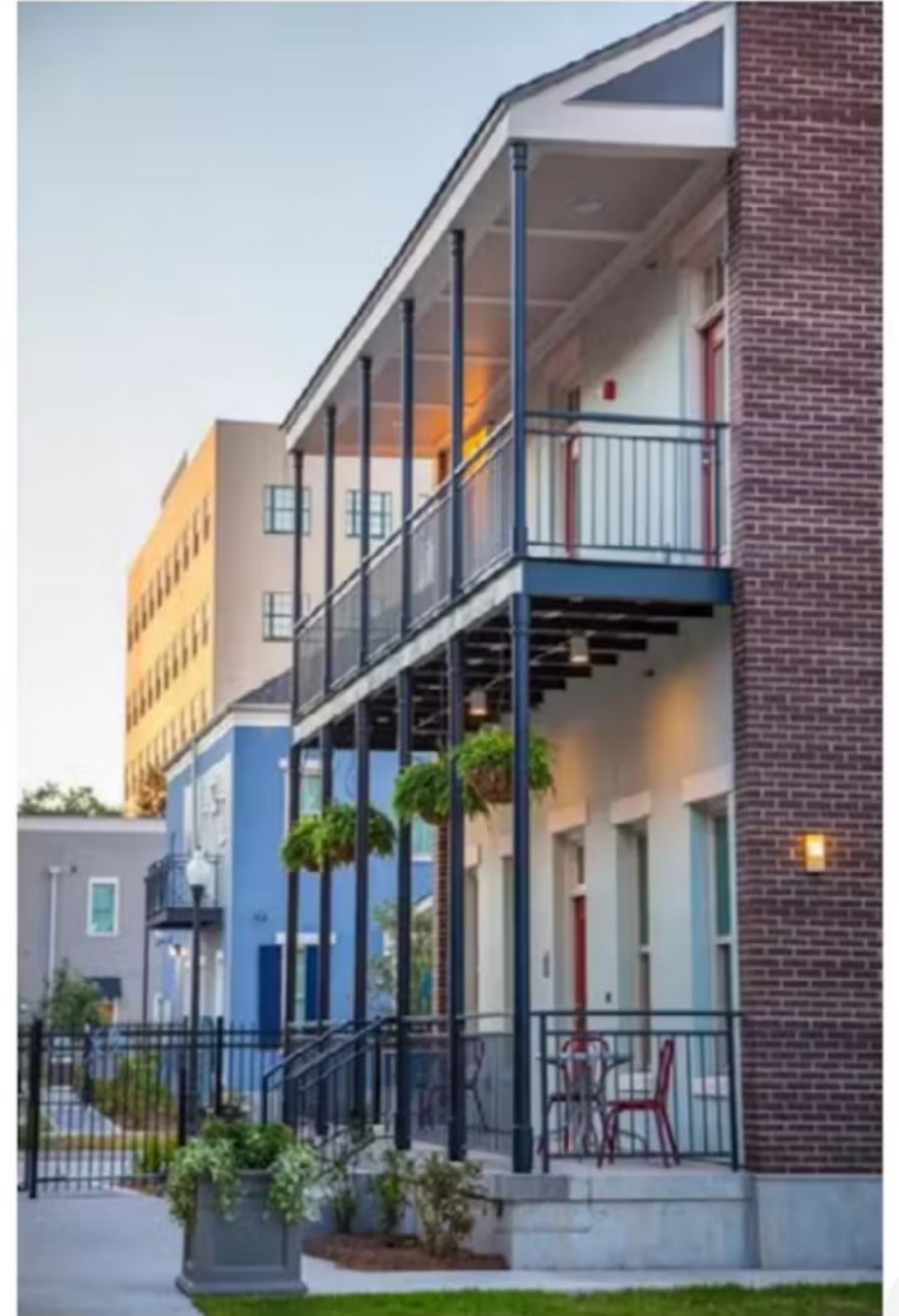
The Trio — 1 to 4-bedroom apartments



CHOICE HOUSING: NOLA'S IBERVILLE/TREME



Bienville Basin Apartments — On-Site Redevelopment



CHOICE HOUSING: NOLA'S IBERVILLE/TREME

Former School — 35 Senior Apartments



Rosa F Keller — 60 Transitional Housing Units



Off-Site Housing Redevelopment — 76 Units



Duplex Rehabilitation

GHA REDEVELOPMENT: CAROLINE MANOR

- 28 units
- \$1.7 million reinvestment to improve apartments & facilities
- Adjacent to Lake Terrace





**ACTIVITY: WHAT ARE YOUR
GUIDING PRINCIPLES?**

KEY INSIGHTS GATHERED SO FAR

People are concerned about....



People want...



PRINCIPLES MAY ADDRESS...

Accessibility

Safety

Sustainability
& Resilience

Equity

Building
Materials

Fostering
Community

Community
Amenities

Building
Amenities

Parking

Housing
Variety

Connectivity
& Walkability

Quality &
Design

Relocation &
Displacement

AND MORE...

1



What are your guiding principles for housing?

Explore how to physically join or connect the two properties

Development could include better schools and shopping centers

Housing should help to elevate people

Stability

Accessibility to pertinent resources that help to not only enhance their way of life but ensures a great quality of life

Quality and design, community engagement and sense of neighborhood.

Include amenities such as gyms

Transit access

What are your guiding principles for housing?

A foundation for kids to grow

Community enrichment and involvement

Activities for kids integrated into housing

Housing that feels like home

warm welcoming colors and good materials

higher ceilings

Home updates based on personality

sustainability and long-term function and flow

What are your guiding principles for housing?

open space for family
gathering and interaction
in design

All housing should be based
on: 1) Justice (societal, racial,
economic, environmental), 2)
Equity, 3) Diversity, and 4)
Inclusion

back yards or patios for
privacy

kids can be monitored
from the home

homes that can sustain
weather events

opportunities for families
to engage with one
another

Sustainability and quality in
materials and processes.
Minimize carbon footprint both of
the construction process and the
finished product

public spaces to interact with
the community - gathering
places, trails

What are your guiding principles for housing?

Lighting and sidewalks for safety.

CPTED principles - views, lighting, landscape

A community for a diversity of family types

Houses set back from roads for safety

pet-friendly environment

attract different diverse cultures into the community

diversify level of income in the community

Focus on development within the CN footprint

What are your guiding principles for housing?

Seniors that can age in place within the neighborhood

Wide sidewalks and open space designed for seniors and disabled

Bicycle lanes integrated into community

Similar amount of parking per unit as today - seems to function well

Energy efficient appliances within the homes

Large windows for natural light - but could bring heat in.
Double-paned windows

Explore possibilities of solar panels

Curved streets, not just a grid

What are your guiding principles for housing?

Natural feel not just
formulaic

New senior development fits
the neighborhood and could
be a stepping stone

Creating environments for
healthier living - paths,
accessibility, health access

Bringing other
commercial opportunities
- mixed-use development

Combine health care with
new homes

Integrate housing with
transit

Explore replacement housing
at Cornerstone, Heartwood
and County property

Shiny new look for
redevelopment

What are your guiding principles for housing?

Housing between 5 Points and Waldo Road on University Avenue as a site (near cemetery)

Focus on workforce housing so residents can stay in the community as they grow into their careers

Local ownership of businesses in tandem with new housing

Positive perception of change along main corridors

How to create a more secure outdoor space for residents

Houses designed so bugs don't come in

NEXT STEPS

- Community Workshop (*TOMORROW!*)
- Follow & engage on social media
 - » @GainesvilleChoice on Instagram & Facebook
- Community Survey (*Launched*)
 - » Grab a stack of flyers and/or paper survey copies
 - » Promote on social media
- Resident Needs Assessment (*April*)
 - » We'll send this around for review soon
- Choice Neighborhoods Field Trip: Tampa (*April / May*)
- Early Action Project (*Summer*)
- Any upcoming community events to put on our radar?

