NEWS

REALTORS host a discussion on local smart growth economics

The Gainesville-Alachua County Association of REALTORS (GACAR) partnered with the Gainesville Community Redevelopment Agency (GCRA) to hold two smart growth community conversations on November 30th and December 1st. These meetings turned out to be a great success with over 50 people at both events. Numerous public officials and staff were able to attend one or both meetings including all city commissioners, County Commissioner Pinkoson, and several city and county staff. An abundant amount of citizens were in attendance to offer a range of opinions and suggestions at both meetings.

Independent consultant and smart growth pioneer, Joe Minicozzi, Principal of Urban3, delivered the presentation using local data. The Dollars and $ense: The Economics of Land Development Patterns was the title of the presentation. Minicozzi broke properties down to a tax value per acre and then comparing growth patterns to other areas around The United States.

Both meetings left time for great questions and answers, idea sharing, and networking. There is no single formula or equation for smart growth and more factors come into play than a taxable return on investment, but every community must figure out how to do more than sustain. The growing cost of roads and the balance of community needs must be measured against the wealth of the community.

Smart growth is a hot topic for communities across the United States. As the population grows communities must also decide how to grow. Growth is not only for the immediate needs, but also the future needs. GACAR is excited to be involved in the smart growth conversation. REALTORS depend on a strong sustainable vibrant community which is why GACAR was so eager to bring these conversations to our community.