

LEGISTAR # 210890

Attachment A

16 JUNE 2022

Legistar # 21890

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Historic Home Stabilization Program

City of Gainesville Commission Meeting



Gainesville
Community
Reinvestment
Area



History of Demolition in Gainesville

Fifth Avenue

- 1982–2012: 91 buildings demolished (23%)*

Pleasant Street

- 1986–2012: 55 buildings demolished
- “demolition by neglect’... jeopardizes the Pleasant Street Historic District’s standing as a historic district”*

[*Source: City of Gainesville Comprehensive Plan Historic Preservation Element Data & Analysis \(Updated 1/19/2012\)](#)





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History of Demolition in Gainesville (cont.)

Springhill (Peelers Addition)

- Historic structures are at risk by development pressures*

Porters Quarters

- Historic district potential is probably nonexistent because of building demolitions in the 1980s*



*Source: City of Gainesville Comprehensive Plan Historic Preservation Element Data & Analysis (Updated 1/19/2012)

Existing Local Housing Repair Programs

Housing and Community Development (HCD)

- Housing Rehabilitation
- Roof Repair

Gainesville Regional Utilities (GRU)

- Low-income Energy Efficiency Program Plus (energy efficiency repairs)

Rebuilding Together (RTNCF)

- Critical & Emergency Home Repair
- Community Weatherization Coalition (CWC) Home Energy Tune-Ups

Central Florida Community Action Agency

- Weatherization Upgrades
- Aging in Place Home Rehab

Alachua Habitat for Humanity

- Critical Home Repair

Neighborhood Housing and Development Corporation (NHDC)

- Emergency Home Repair
- Home Repair Loan Program

Christians Concerned for the Community

- Non-structural home assistance
- Painting

GCRA Advisory Board Recommendations

- July 20, 2021
 - *Recommendation:* Extend area outside historic districts
- October 19, 2021
 - *Recommendation:* Focus on median and low income applicants
- January 18, 2022
 - *Recommendation:* Family members of property owners be included as eligible under program.
 - *Motion:* Approve the Historic Home Stabilization Program as presented, once approved by City Attorney as to form and legality.



General Policy Committee (GPC) Discussion

- April 28, 2022
 - Legistar Item #211113: GCRA Regular Update
 - *Motion: “Direct that Program not be limited to single-family.”*



Program Goal & Objectives

Objectives

- Prevent the demolition of homes
- Preserve the original character-defining architectural elements of neighborhoods

Goal

Maintain neighborhood culture and population of neighborhoods

Proposed Offerings

- Exterior work which results in repair, improvement, reconstruction, maintenance or stabilization
 - **Examples**
 - Exterior wall repairs
 - Roof repairs
 - Foundation repairs
 - Masonry-stucco repairs
 - Porch and step rehabilitation
 - Window repair
 - Cornices and parapet repairs
 - Structural rehabilitation/reinforcement
- City contracts and oversees repairs
- Forgivable mortgage loan if reside for 10 years
- Annual to bi-annual application periods



Eligibility Requirements



- **Property**
 - Single & attached dwelling-units
 - Residential
 - Contributing structure in Pleasant Street Historic District OR registered on the local historic register
 - *Note: Staff will assist homeowner apply to be on register
 - Fifth Avenue, Porters Quarters, Pleasant Street, Springhill
- **Applicant**
 - Owns and occupies house OR family member occupies house
 - Area median income or below

FY 2022 Budget Pilot Year: \$76,868

- Estimated \$2,000 to \$30,000± per repair
- Awards competitive & determined per annual/bi-annual application periods
- **Next Steps**
 - City-wide Request for Qualifications (RFQ) from Contractors
 - Anticipated Start Date: after RFQ is complete

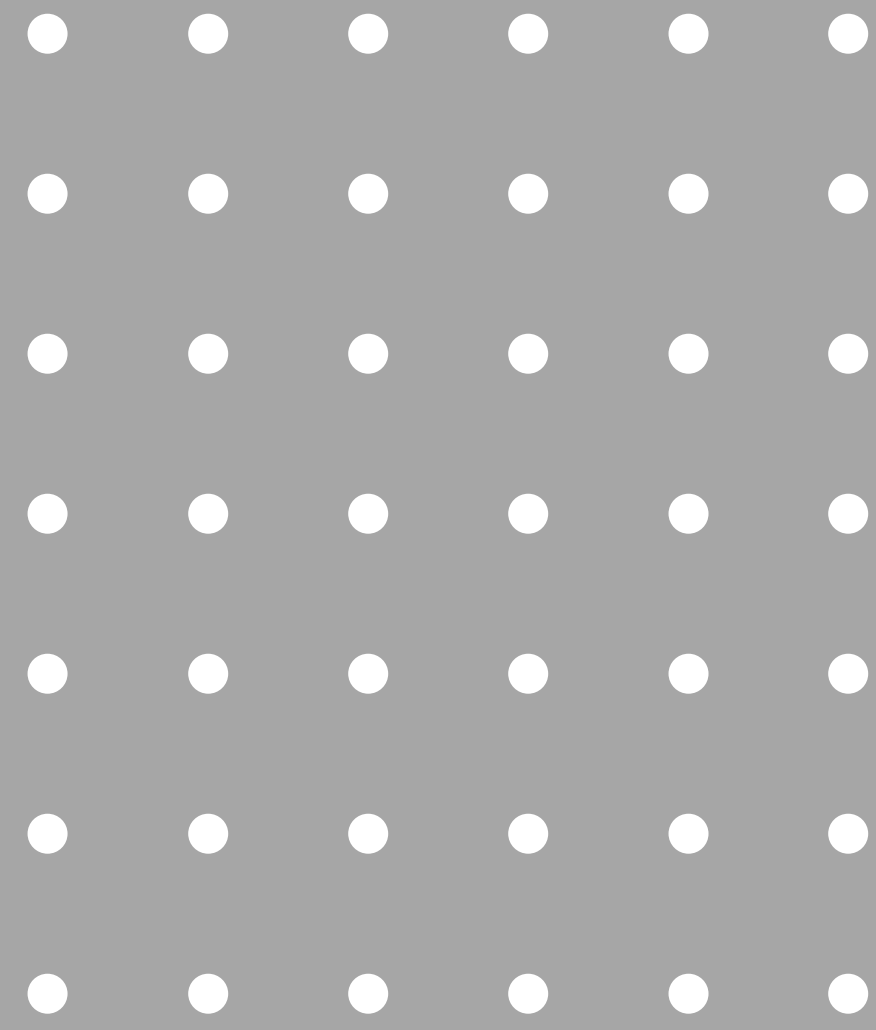
FY 2023 Budget: \$76,868

FY23 Considerations: Lessons learned/ideas for improving program



Recommendation

Interim City Manager to City Commission:
Approve the Historic Home Stabilization Program as presented, once approved by the City Manager, as to form and legality.



Thank you!

We look forward to your feedback on our programs
- you can reach us at info@gainesvillecra.com

