

Moratorium Update



City of Gainesville
Department of Sustainable Development

October 15th, 2020



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Timeline of the moratorium/equitable development discussion
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An Overview of the Moratorium Discussion

01

August 31st, 2020

- Initial equitable development presentation to City Commission on 8/13
- Revised presentation on 8/31
- Defined goals for moratorium

02

October 15th, 2020

- Moratorium update and details
- Neighborhood analyses within moratorium boundary

03

Meeting TBD

- Continue moratorium discussion and equitable development strategies
- Discuss funding mechanisms and associated programs

Moratorium Questions



Question 1

What are the findings of fact to support a moratorium?



Question 2

Upon which development activities will the Commission impose a moratorium?



Question 3

What programs or policies will the City Commission enact during the effective time period of the moratorium to address the findings of fact?



Question 4

How long will the moratorium last?

Chapel Hill, NC Building Moratorium

Findings of fact

- “Over 45% of single-family homes in historic Northside area... now investor-owned and/or student occupied.”
- “Approximately 50% of homes in Northside have changed ownership in the last 10 years, with most becoming investor-owned student rental properties.”
- “Over twenty properties in the Northside neighborhood that are empty, abandoned, or ‘in transition’”

August 31st Referrals

Neighborhood Protection

- Property Tax mechanism to allow neighborhoods to stay in place
- Inclusionary Zoning & Ending Exclusionary Zoning
- Limit development via moratorium
- Prevent displacement of people
- Community Land Trusts
- Short-term rentals regulation
- Vacancy fees

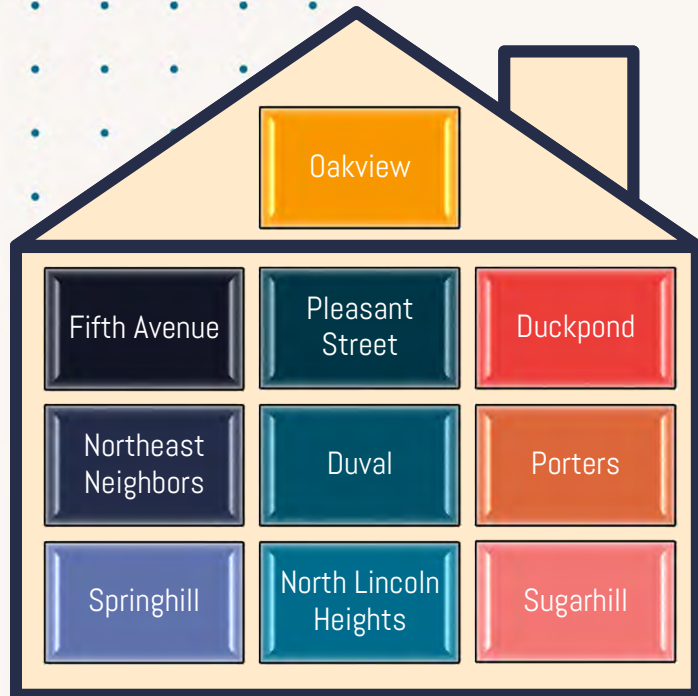


Programming

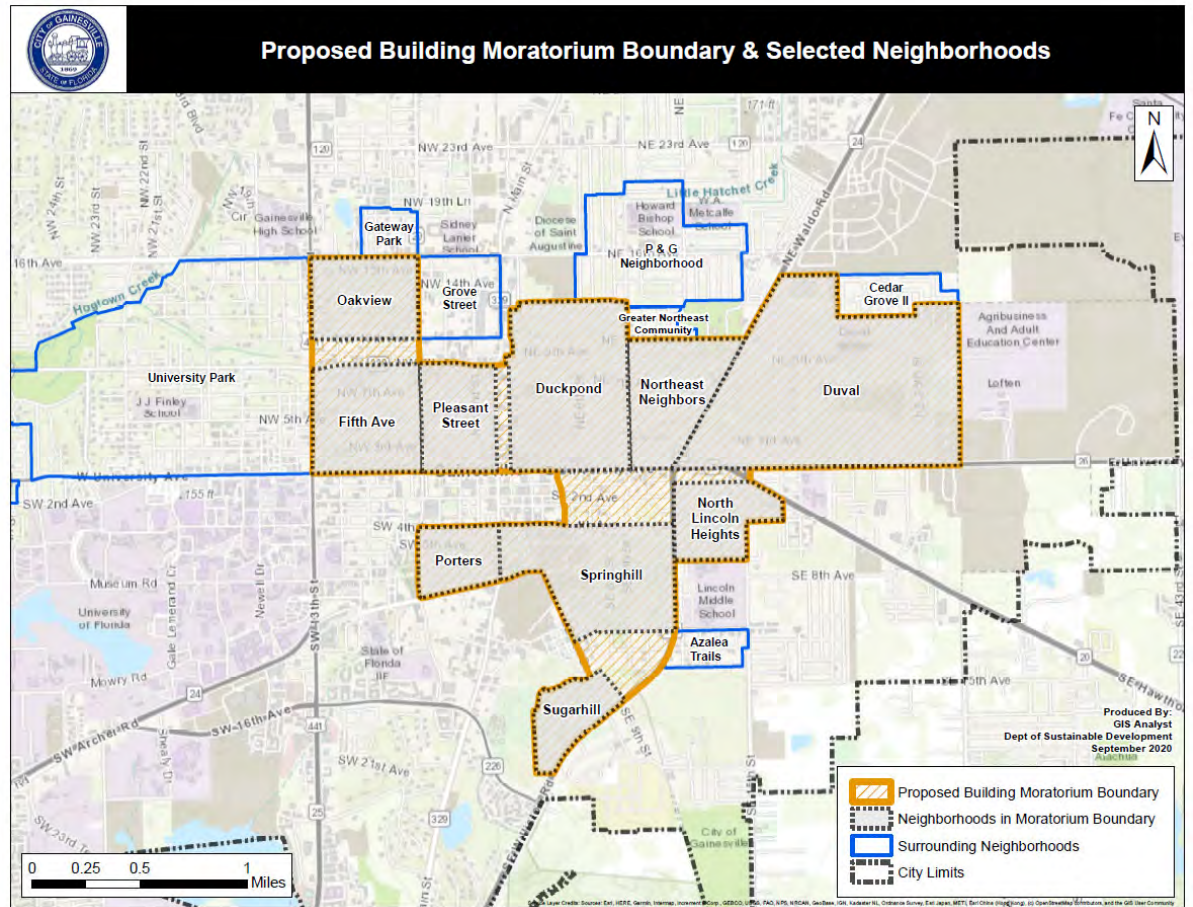
- Welcome Back Program
- All in the Family Program
- Price is Right Program
- Community Neighborhood Narrative Program
- Education Program on homeowner rights, predatory practices, and selling
- Legal assistance and representation for renters at risk for displacement



Neighborhoods - Moratorium

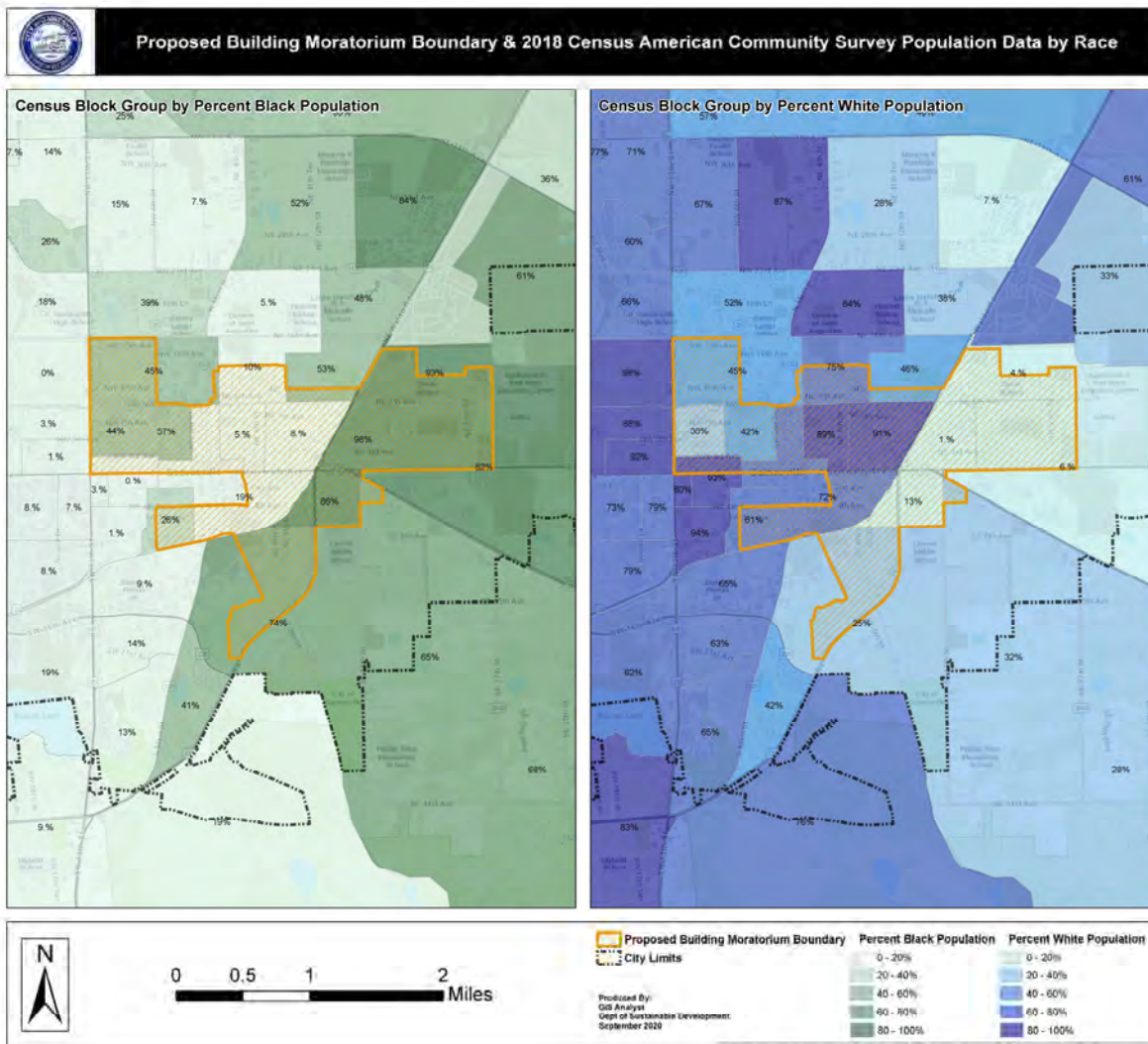


Neighborhoods within proposed moratorium boundary



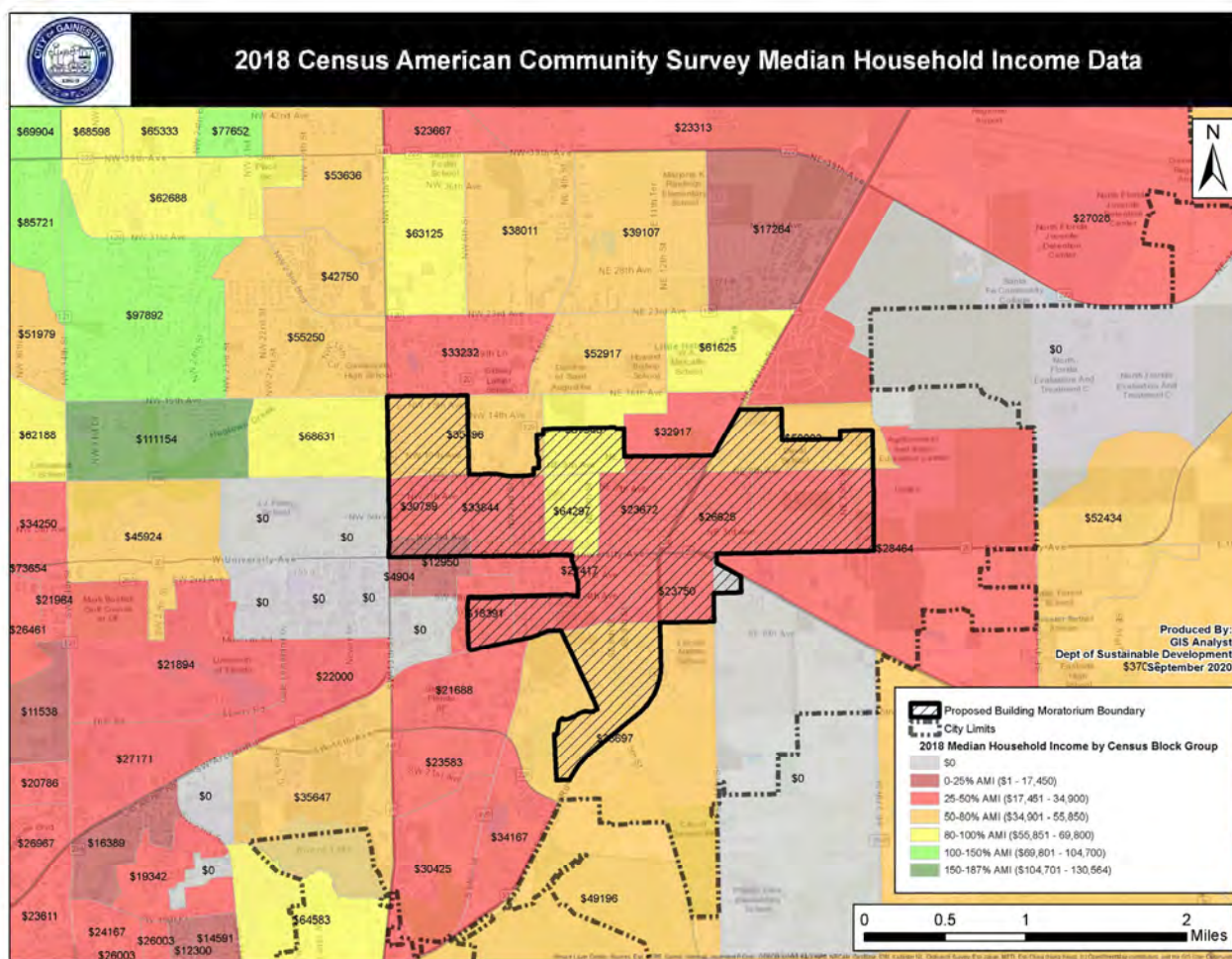
Moratorium Boundary Demographics

2011	2015
2012	2016
2013	2017
2014	2018

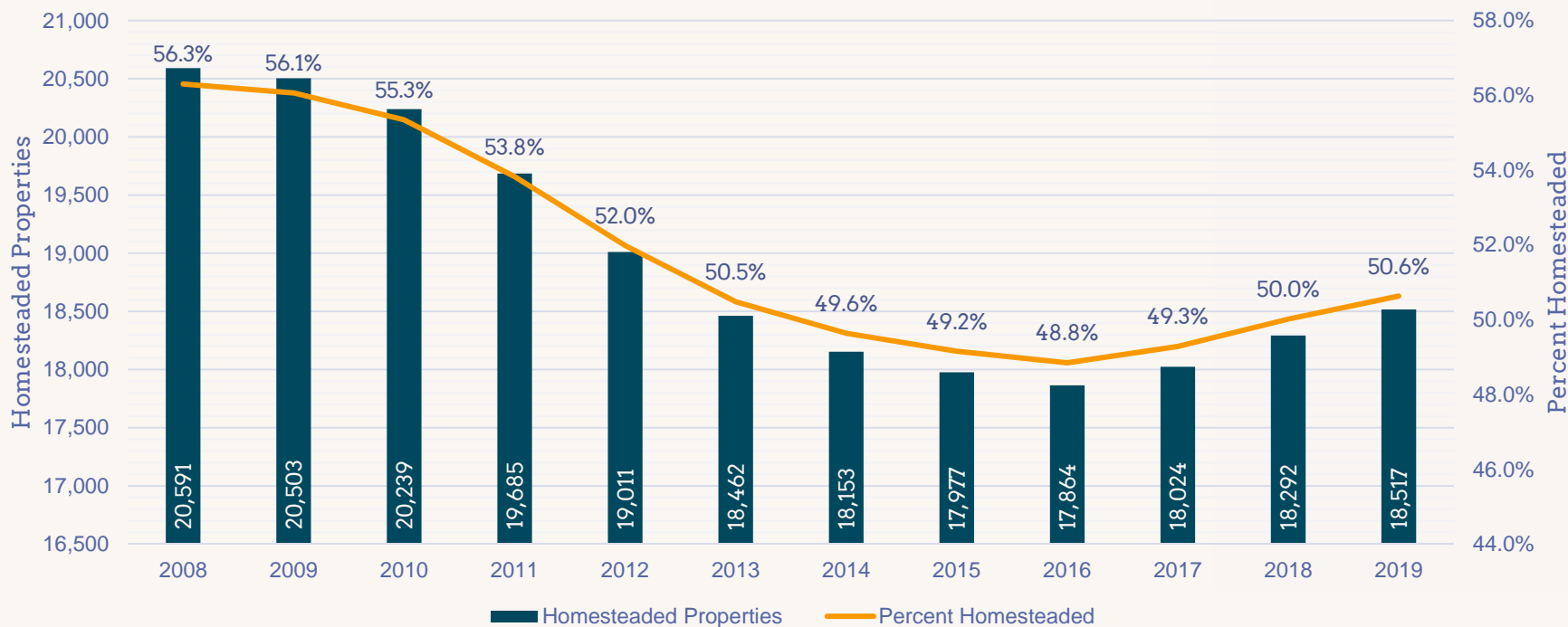


Moratorium Boundary Median Household Income

2011	2015
2012	2016
2013	2017
2014	2018

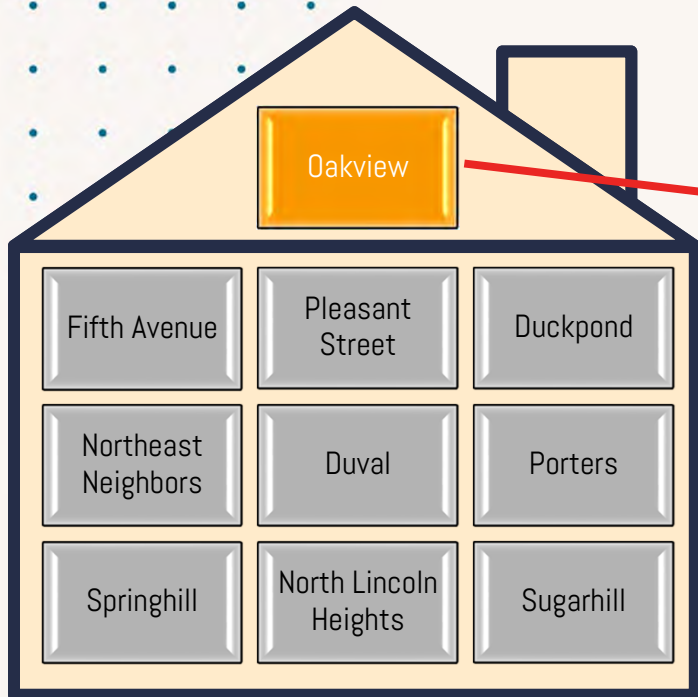


Citywide Homesteaded Properties 2008-2019

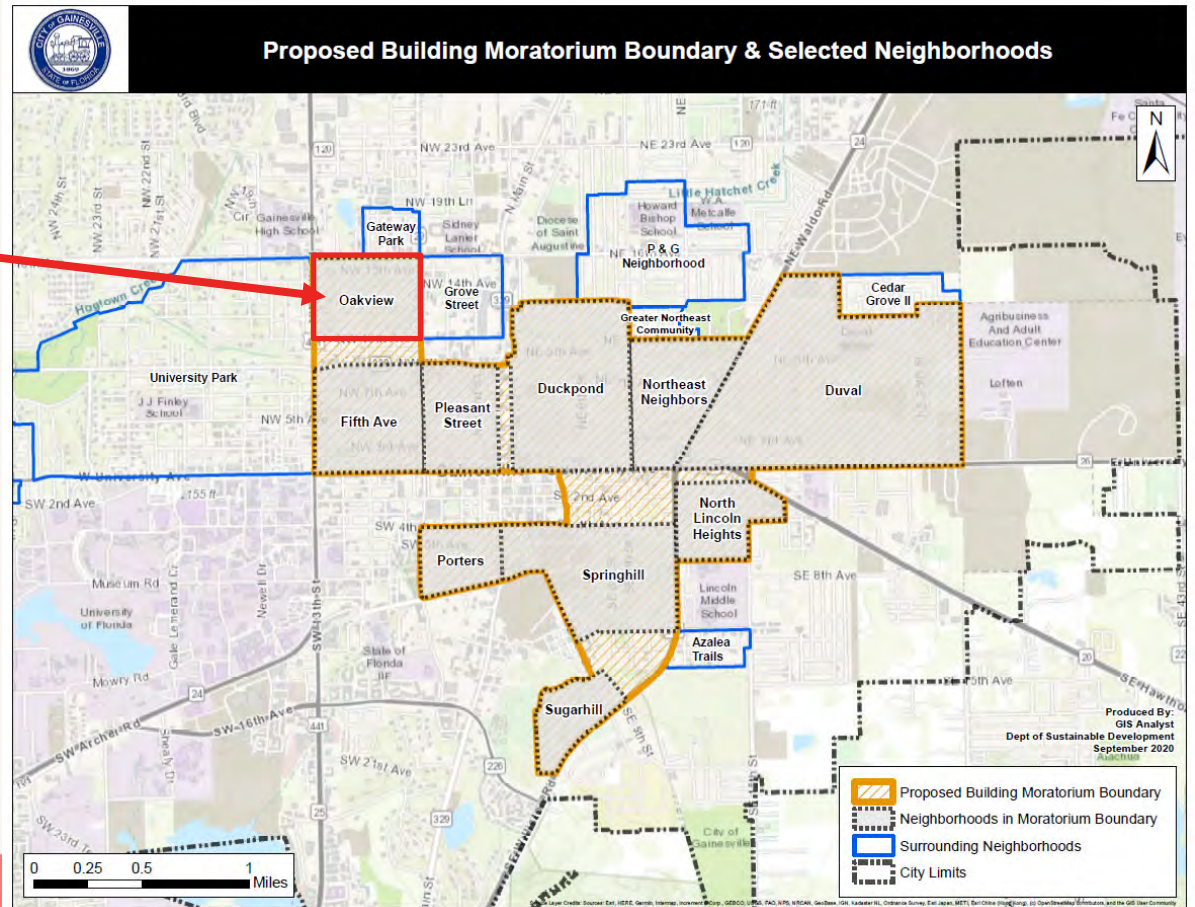


-5.7% citywide

Oakview Neighborhood



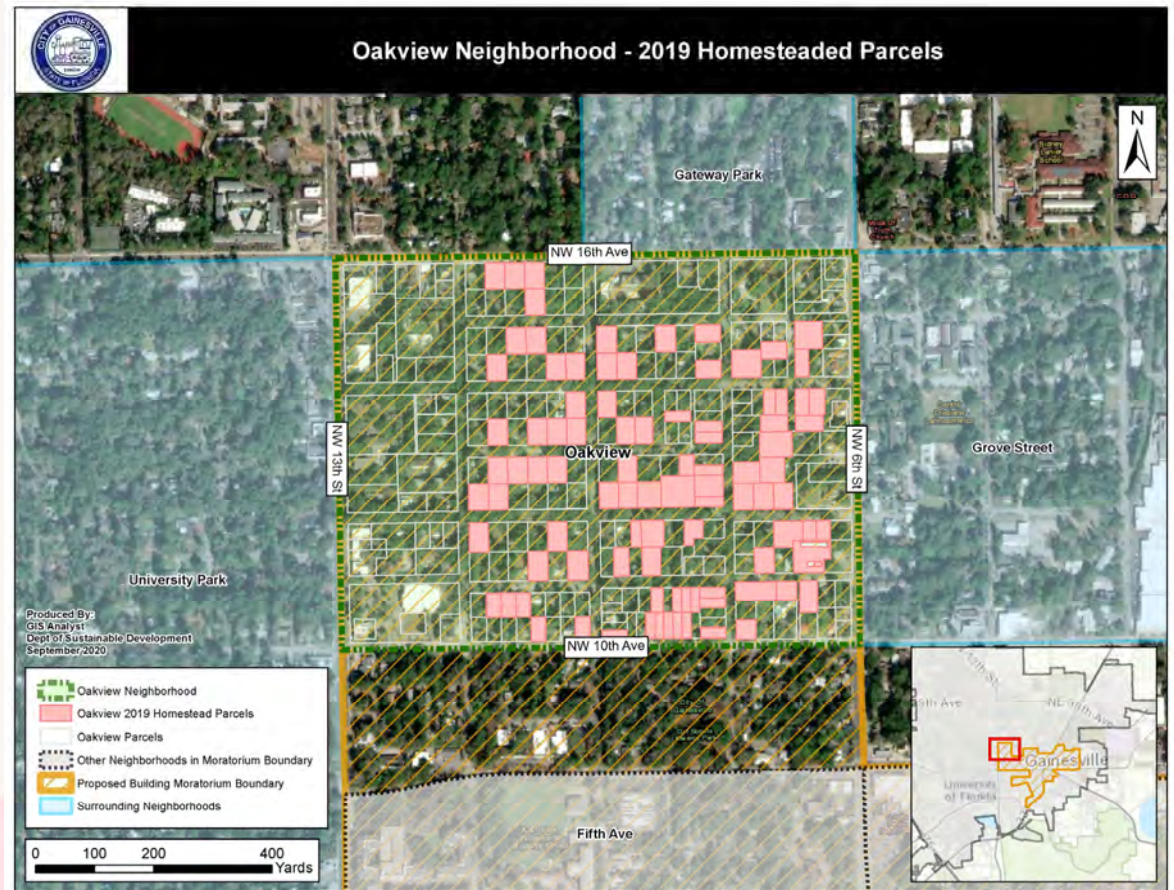
Neighborhoods within proposed moratorium boundary



Oakview Homesteaded Parcels

Oakview Homesteaded Parcels

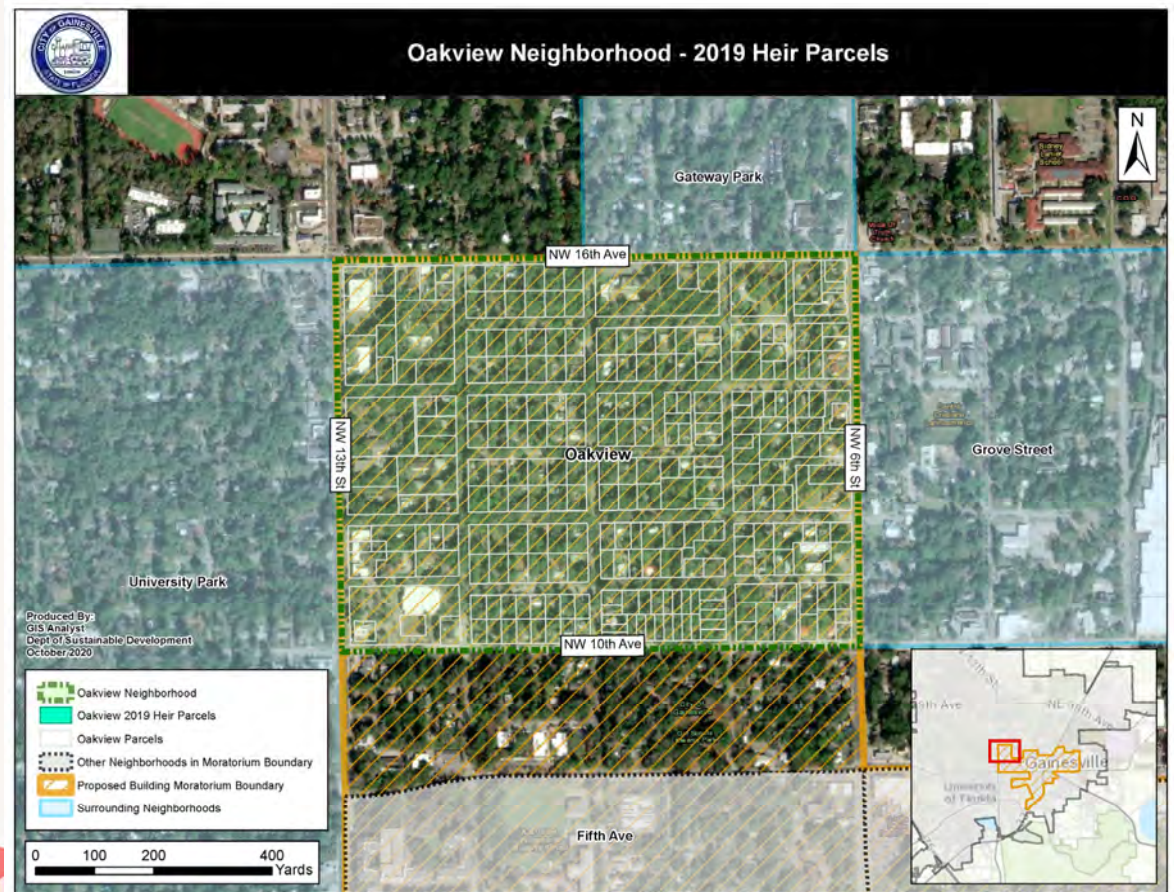
	2008	2019	Change (Δ)
# Homesteaded	119	94	-25
% Homesteaded	50.2%	39.7%	-10.5%
% Citywide			-5.7%



Oakview Heir Parcels

Oakview Neighborhood Statistics

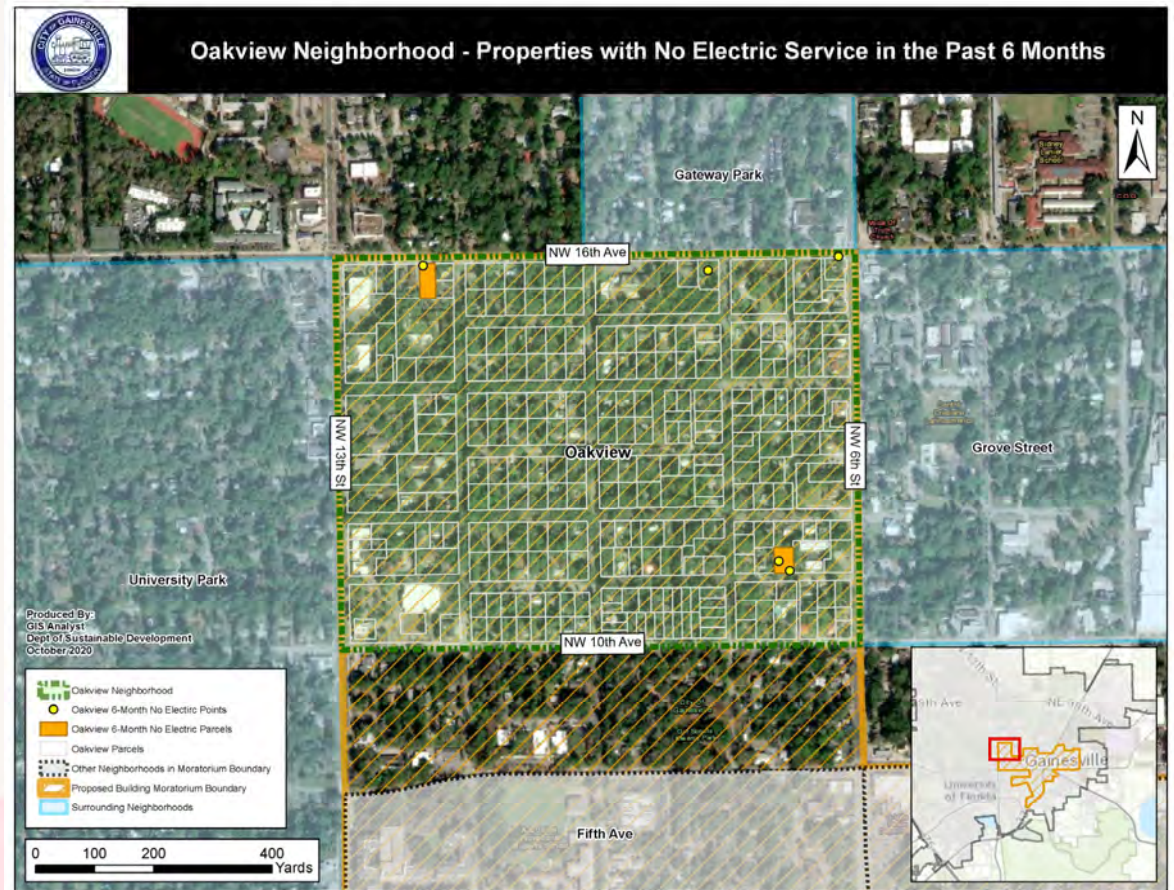
2019	HEIR	OVERALL
# of Parcels	0	295
# Unique Owners	0	254
Avg. Property Size	0	0.33
Total Acreage	0	98.5



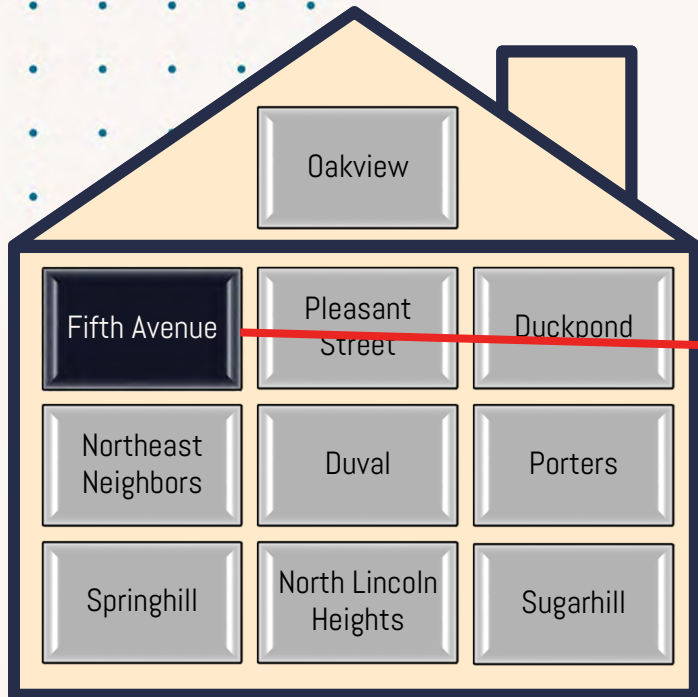
Oakview Parcels No Electric Service

Oakview Parcels No Electric Service

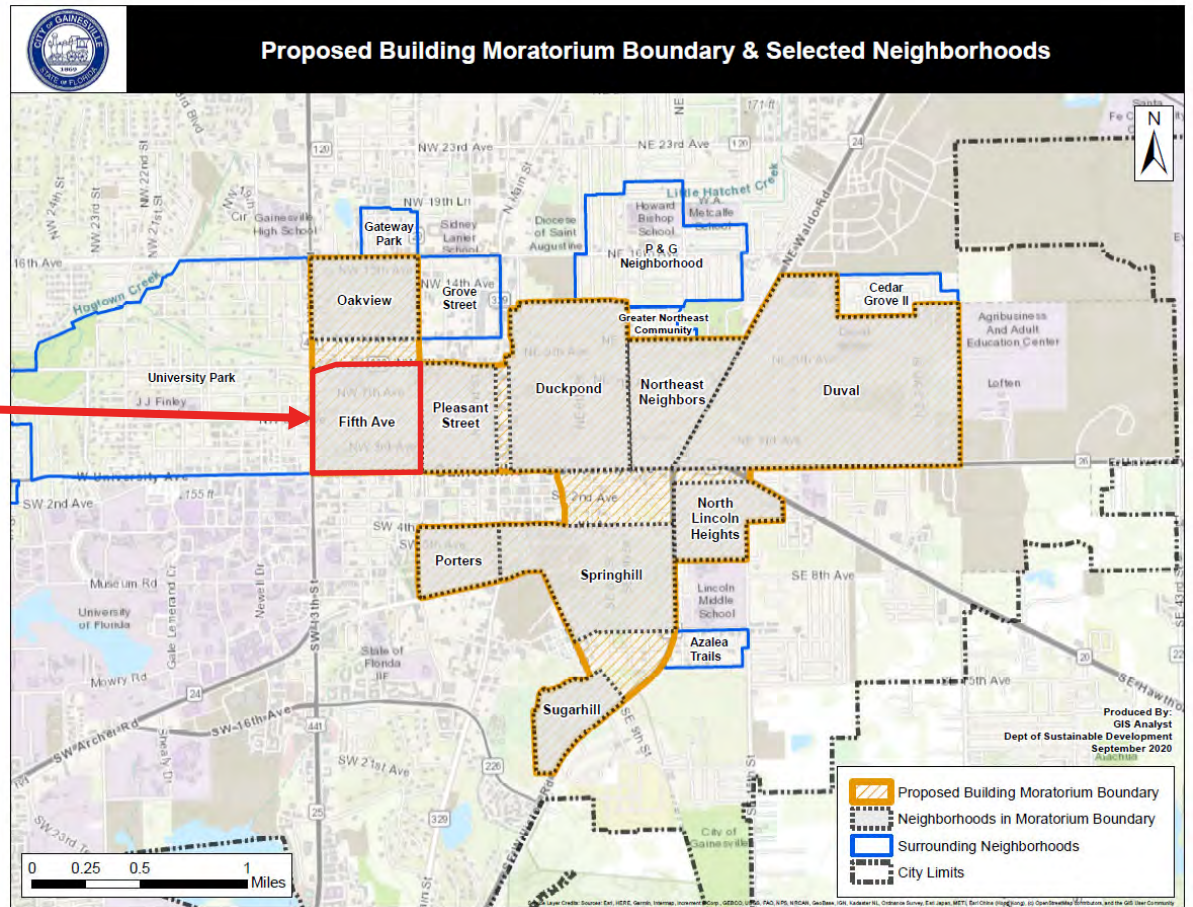
	GRU Data
No Electric Parcels	2
Total Parcels (2019)	295
No Electric %	0.7%
No Electric Points	5



Fifth Avenue Neighborhood



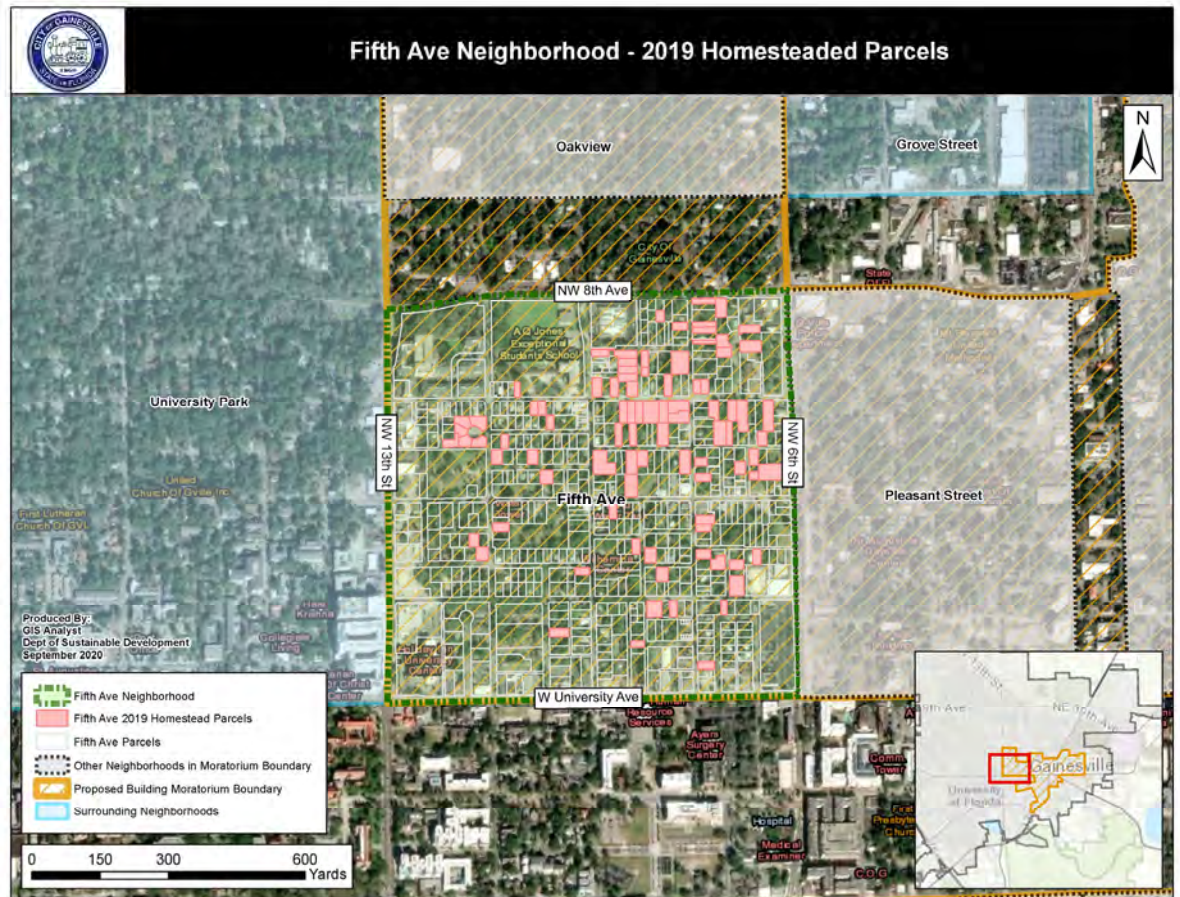
Neighborhoods within proposed moratorium boundary



Fifth Avenue Homesteaded Parcels

Fifth Avenue Homesteaded Parcels

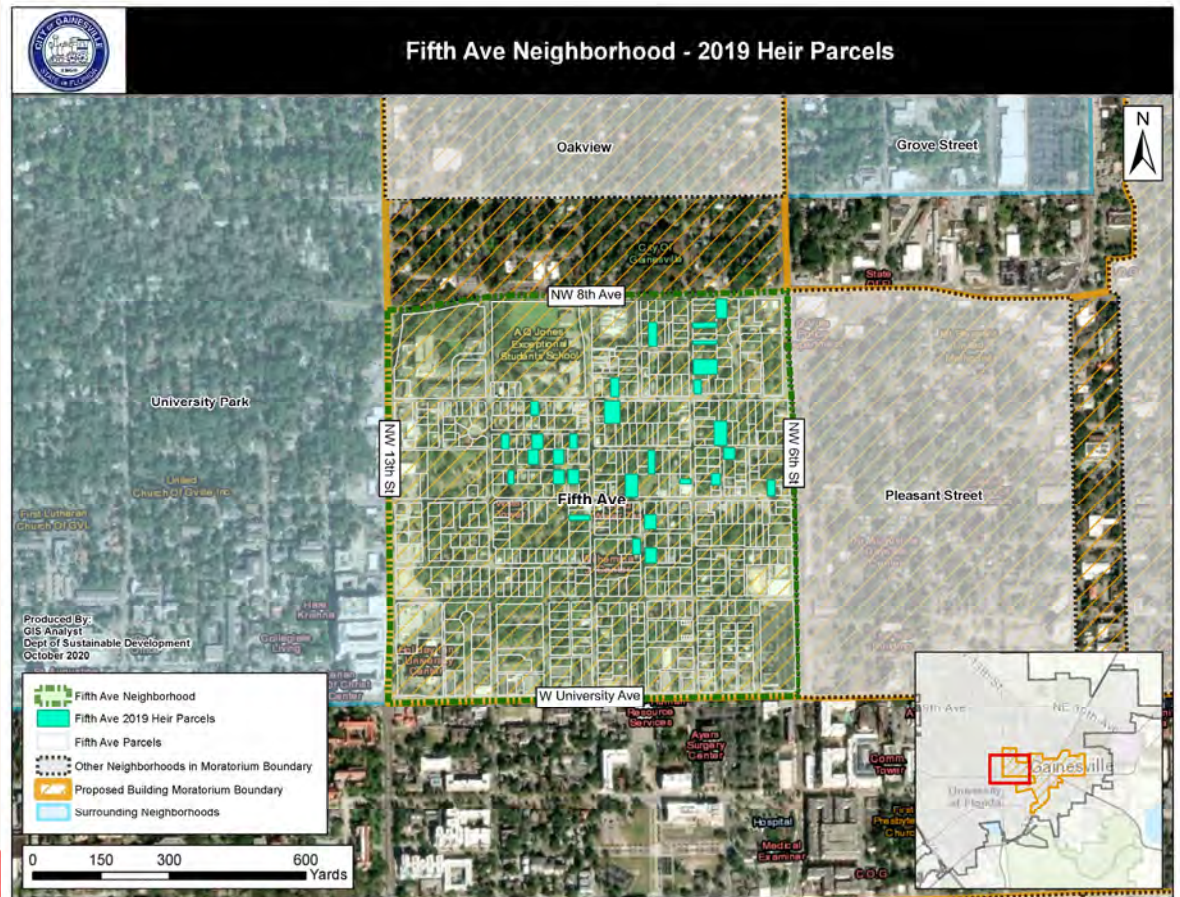
	2008	2019	Change (Δ)
# Homesteaded	102	88	-14
% Homesteaded	26.4%	22.7%	-3.6%
% Citywide			-5.7%



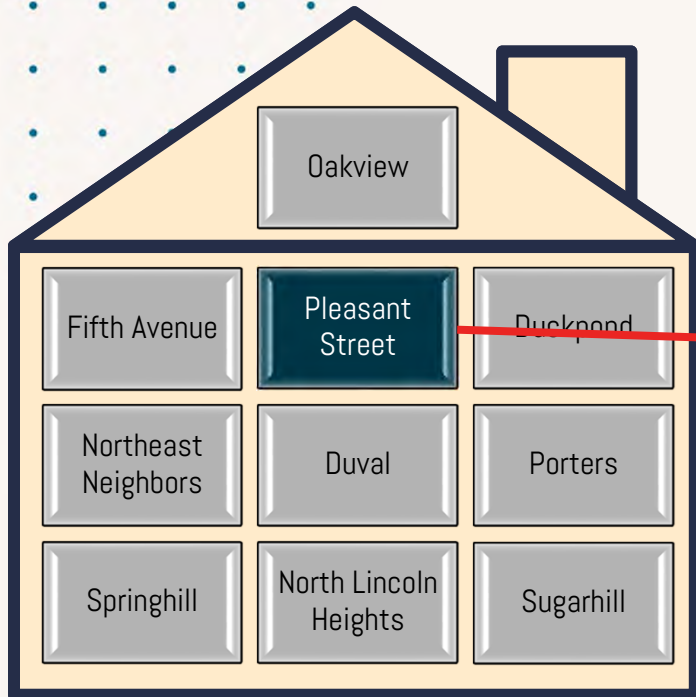
Fifth Avenue Heir Parcels

Fifth Avenue Neighborhood Statistics

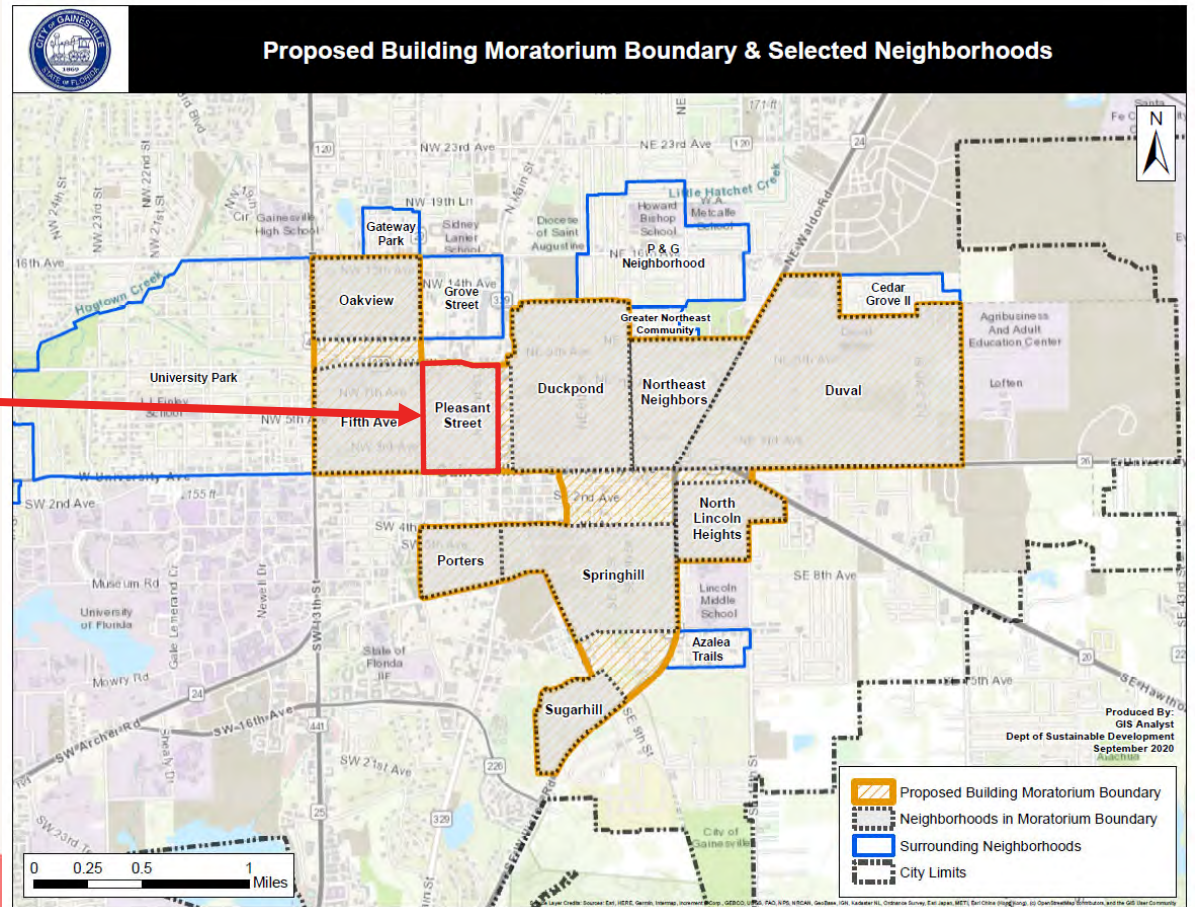
2019	HEIR	OVERALL
# of Parcels	28	586
# Unique Owners	28	392
Avg. Property Size	0.16	0.22
Total Acreage	4.4	129.5



Pleasant Street Neighborhood



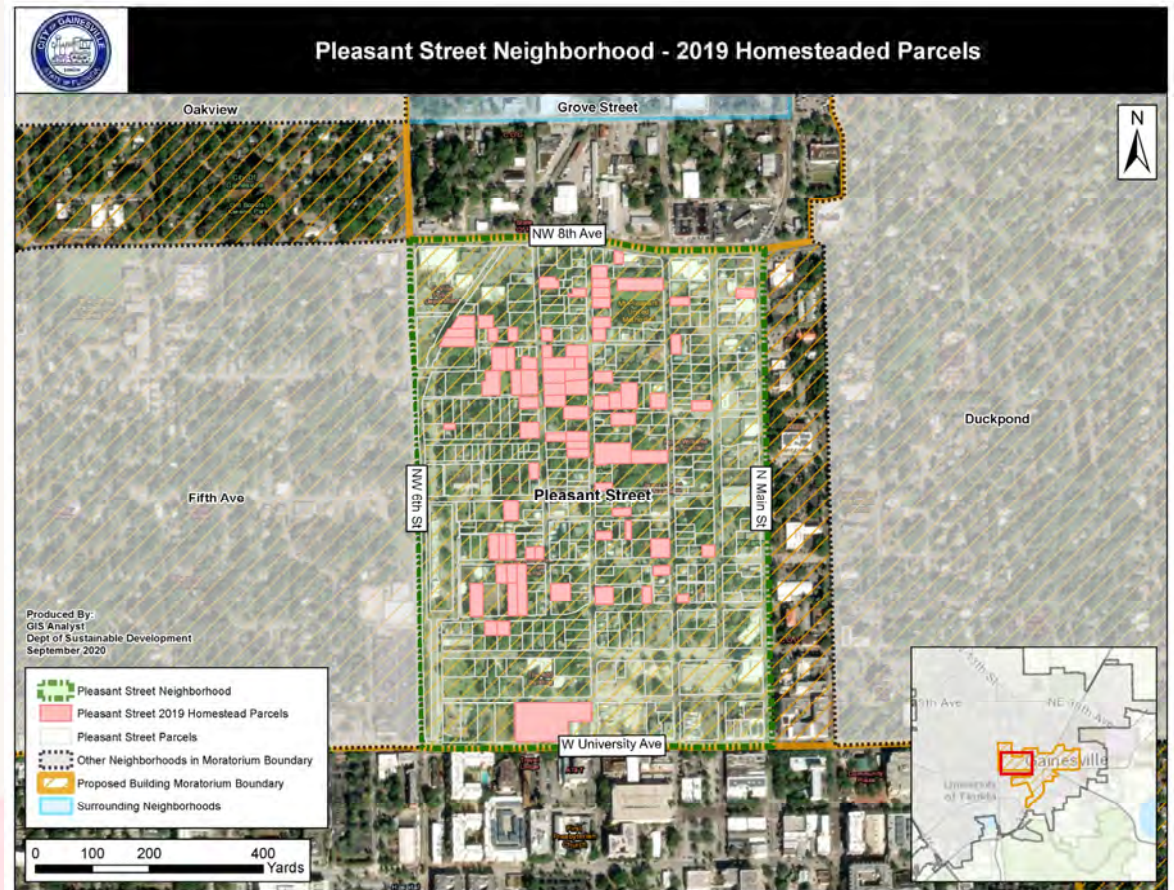
Neighborhoods within proposed moratorium boundary



Pleasant Street Homesteaded Parcels

Pleasant Street Homesteaded Parcels

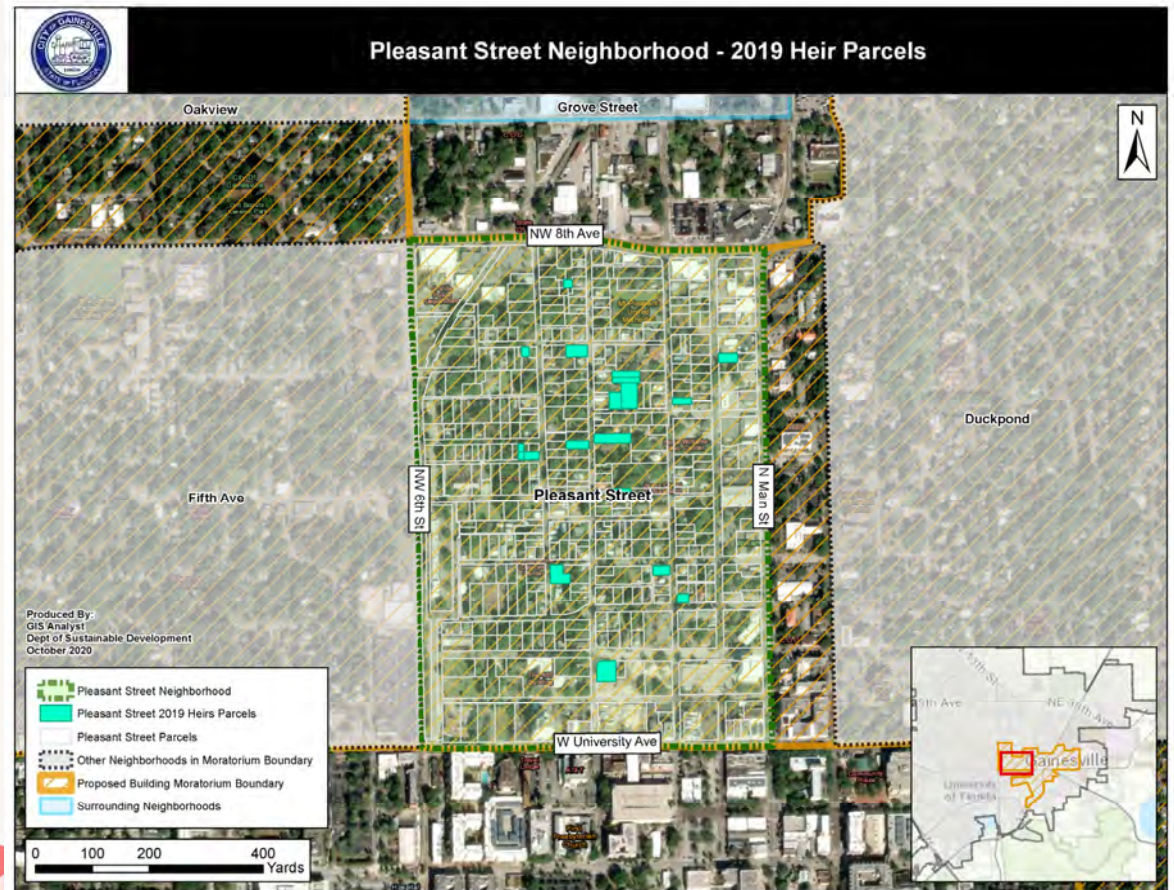
	2008	2019	Change (Δ)
# Homesteaded	90	84	-6
% Homesteaded	37.3%	34.9%	-2.5%
% Citywide			-5.7%



Pleasant Street Heir Parcels

Pleasant Street Neighborhood Statistics

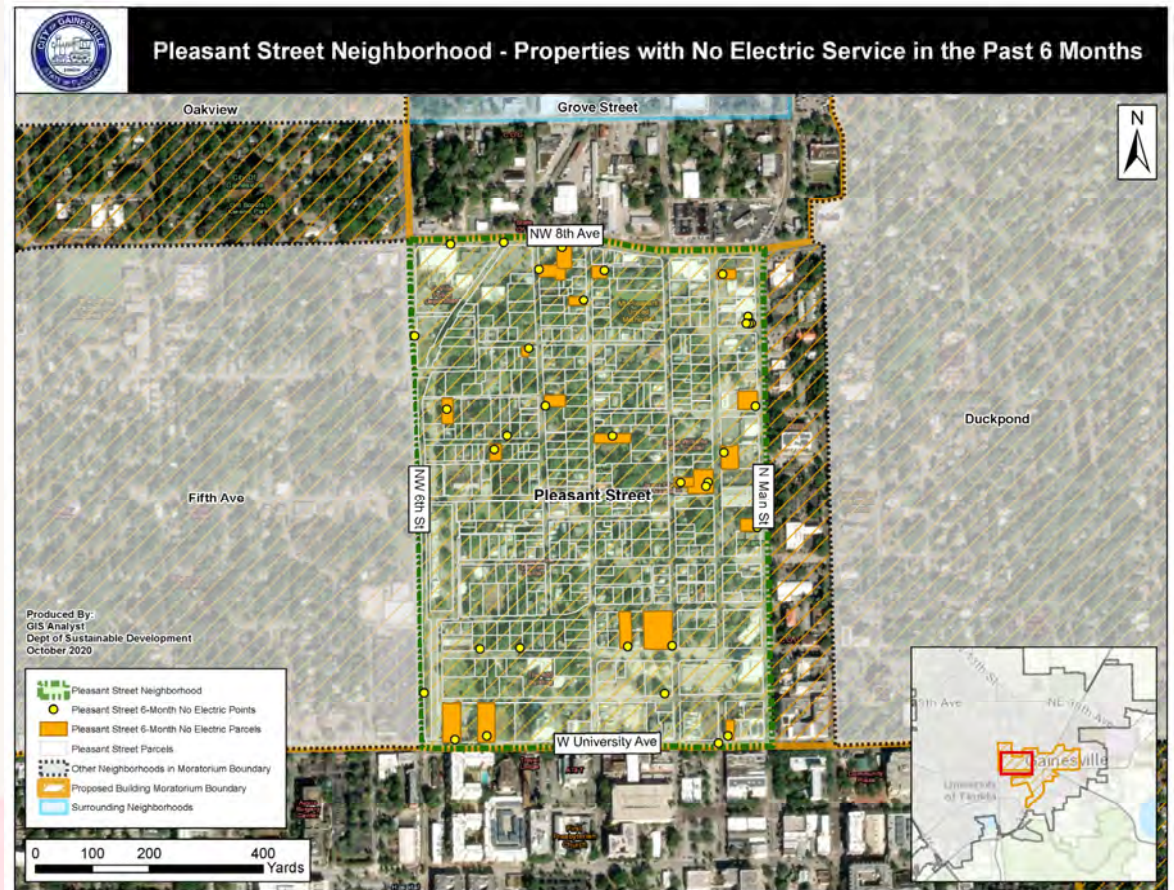
2019	HEIR	OVERALL
# of Parcels	19	457
# Unique Owners	18	300
Avg. Property Size	0.11	0.29
Total Acreage	2.18	131.6



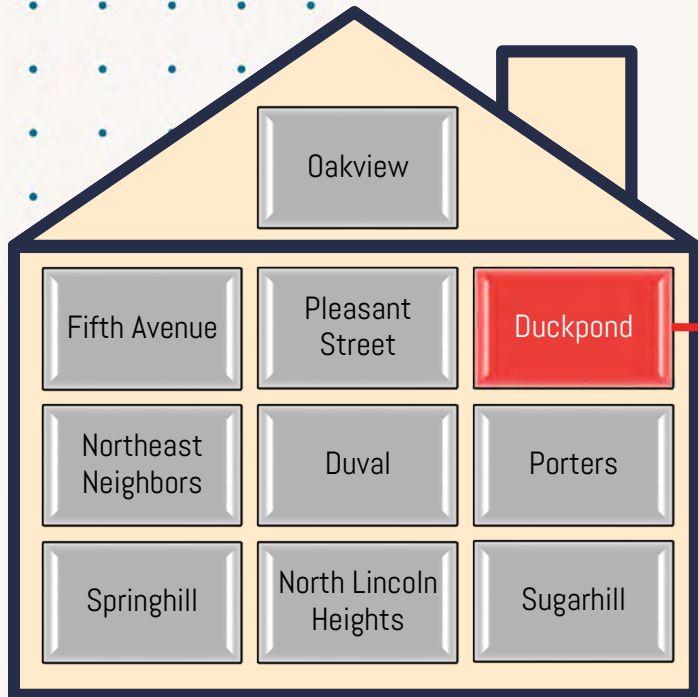
Pleasant Street Parcels No Electric Service

Pleasant Street Parcels No Electric Service

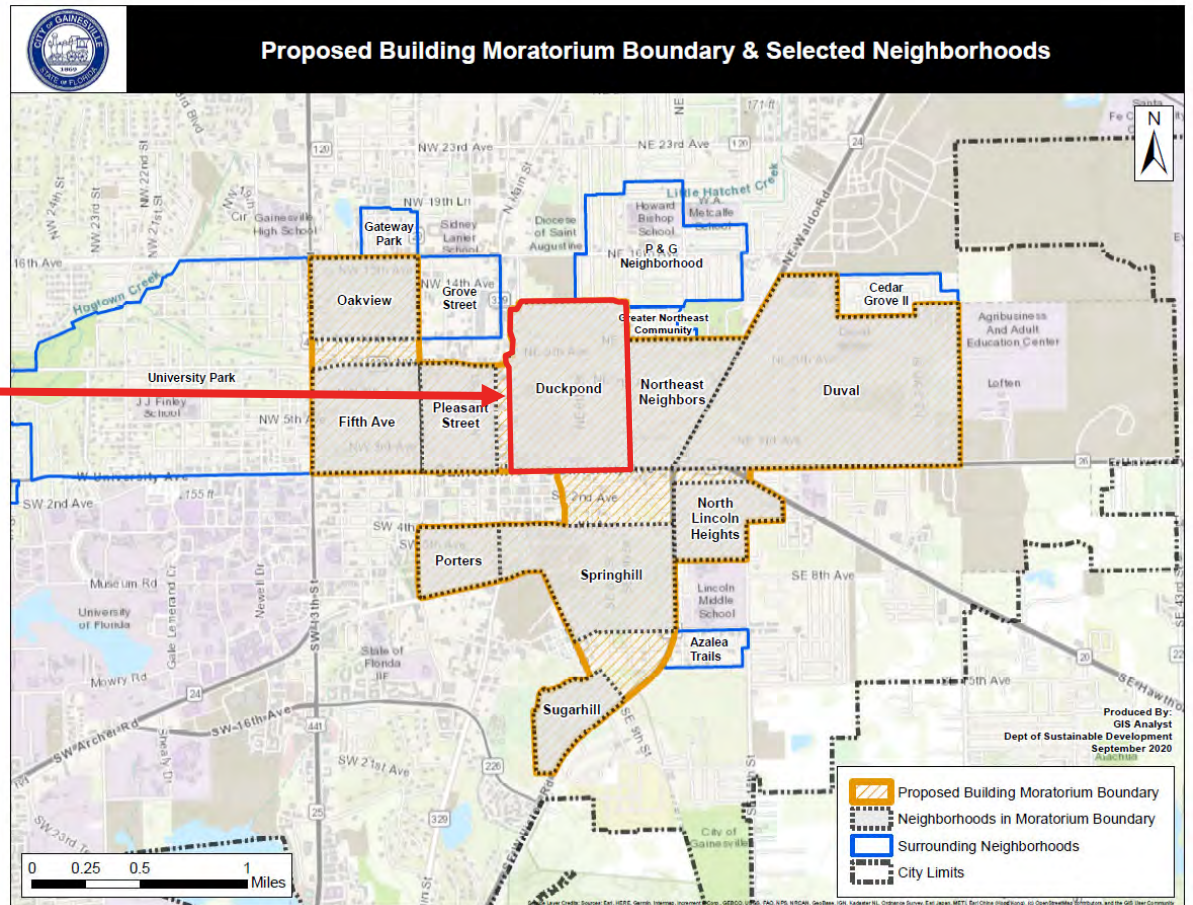
	GRU Data
No Electric Parcels	20
Total Parcels (2019)	457
No Electric %	4.4%
No Electric Points	36



Duckpond Neighborhood



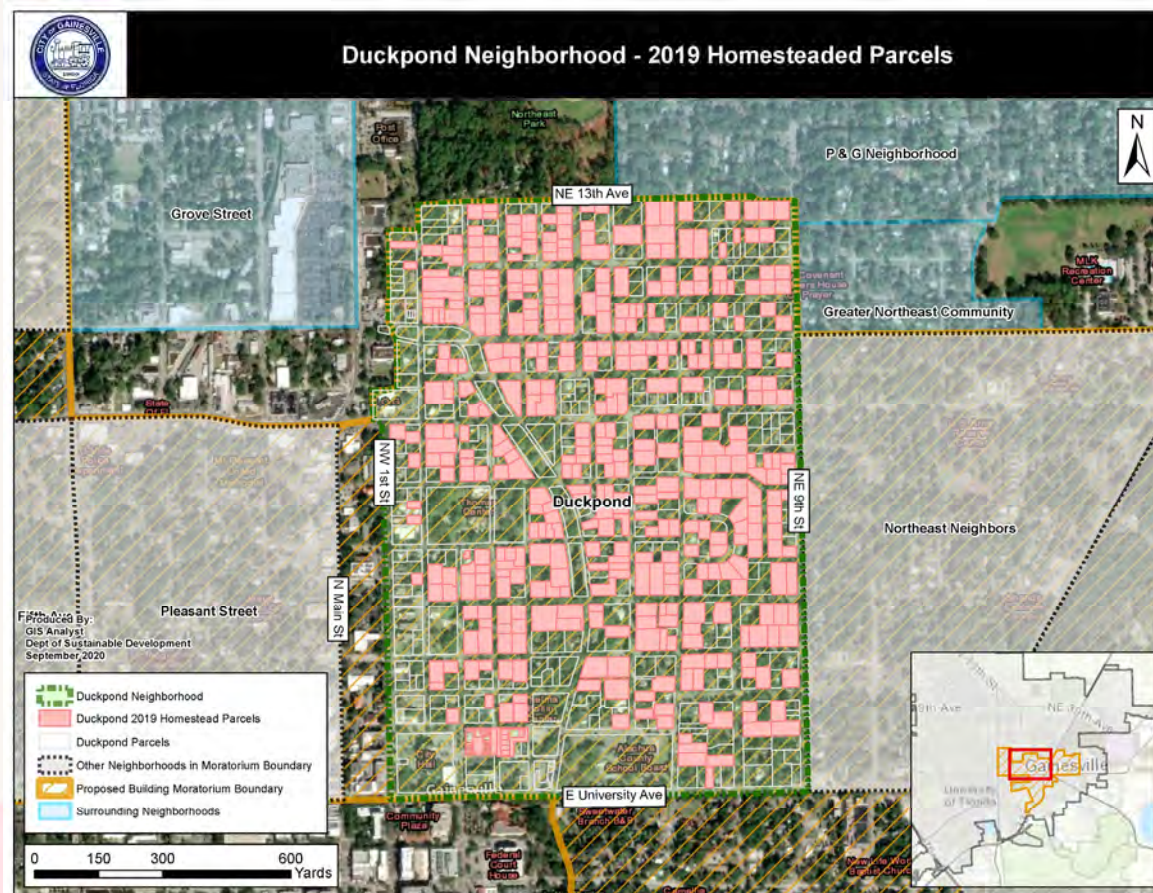
Neighborhoods within proposed moratorium boundary



Duckpond Homesteaded Parcels

Duckpond Homesteaded Parcels

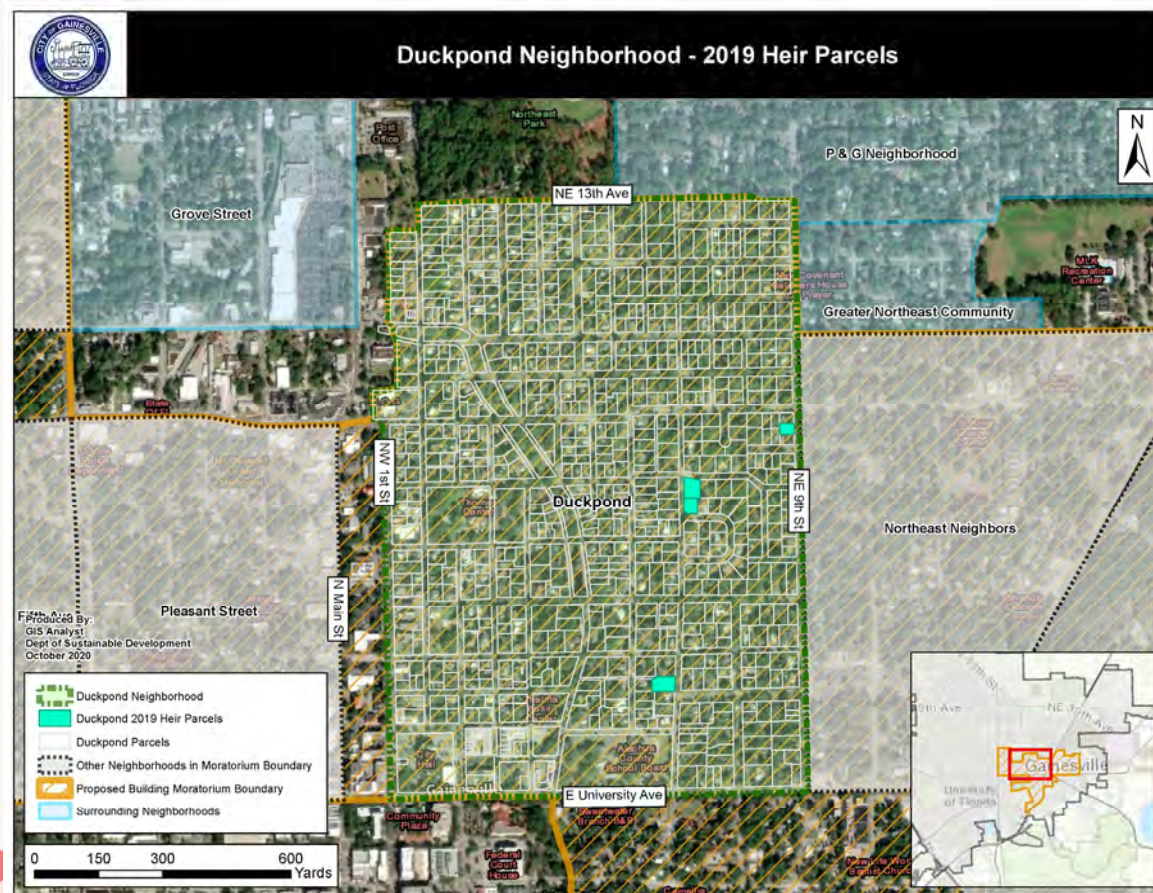
	2008	2019	Change (Δ)
# Homesteaded	477	457	-20
% Homesteaded	62.7%	60.1%	-2.6%
% Citywide			-5.7%



Duckpond Heir Parcels

Duckpond Neighborhood Statistics

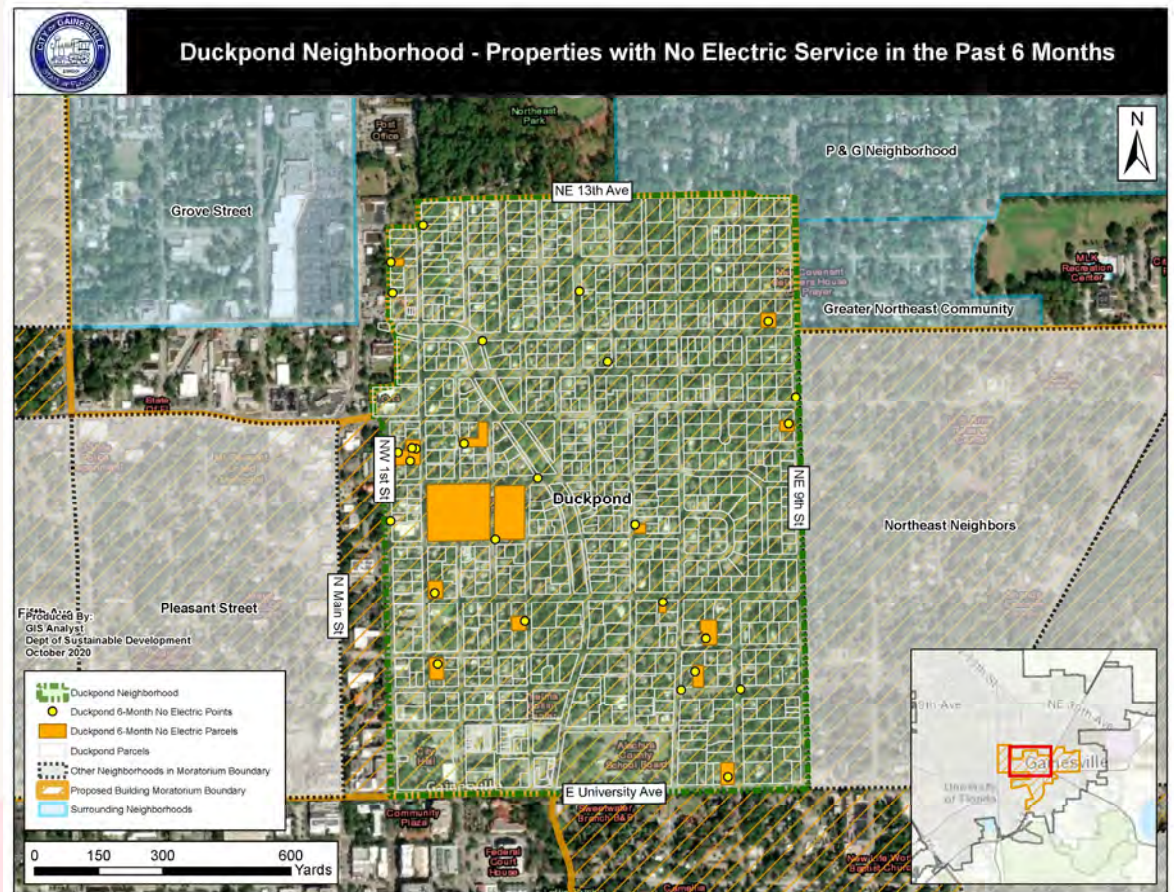
2019	HEIR	OVERALL
# of Parcels	4	858
# Unique Owners	4	725
Avg. Property Size	0.28	0.28
Total Acreage	1.13	236.9



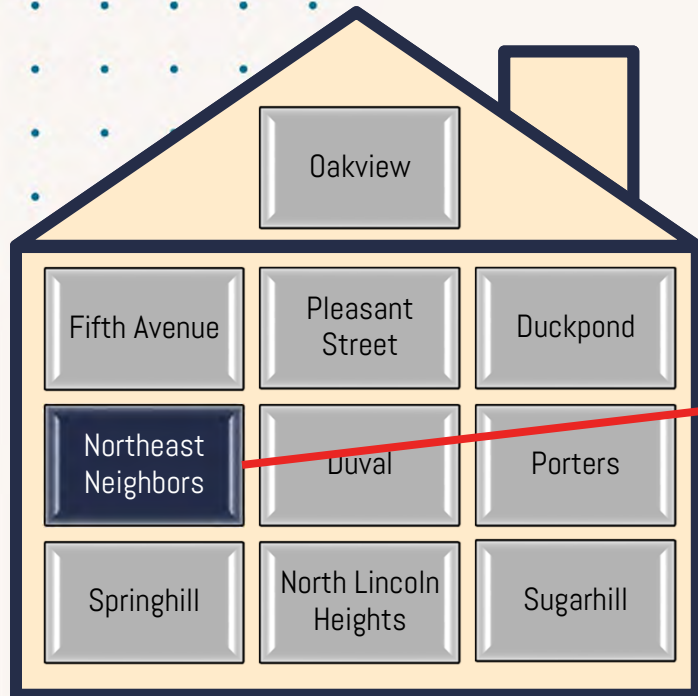
Duckpond Parcels No Electric Service

Duckpond Parcels No Electric Service

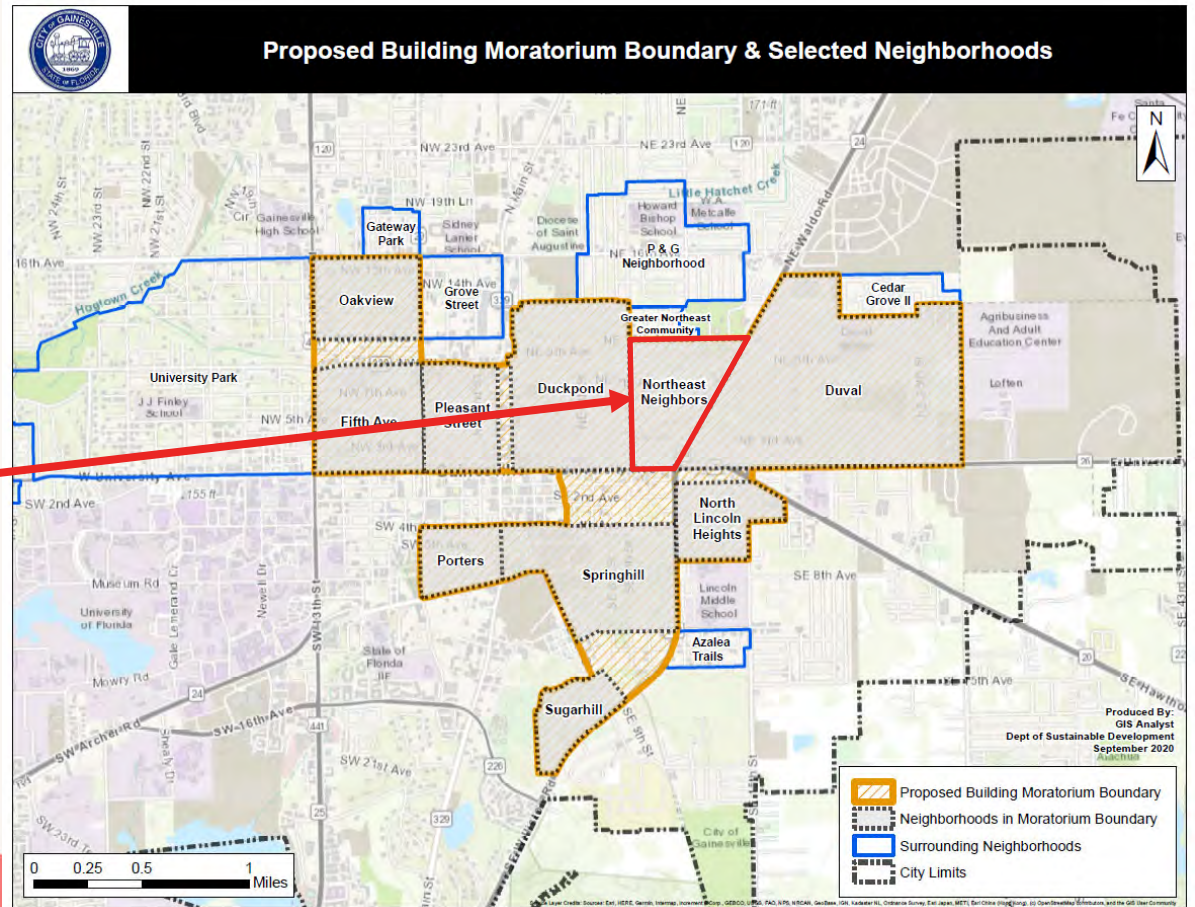
	GRU Data
No Electric Parcels	16
Total Parcels (2019)	859
No Electric %	1.9%
No Electric Points	27



Northeast Neighbors Neighborhood



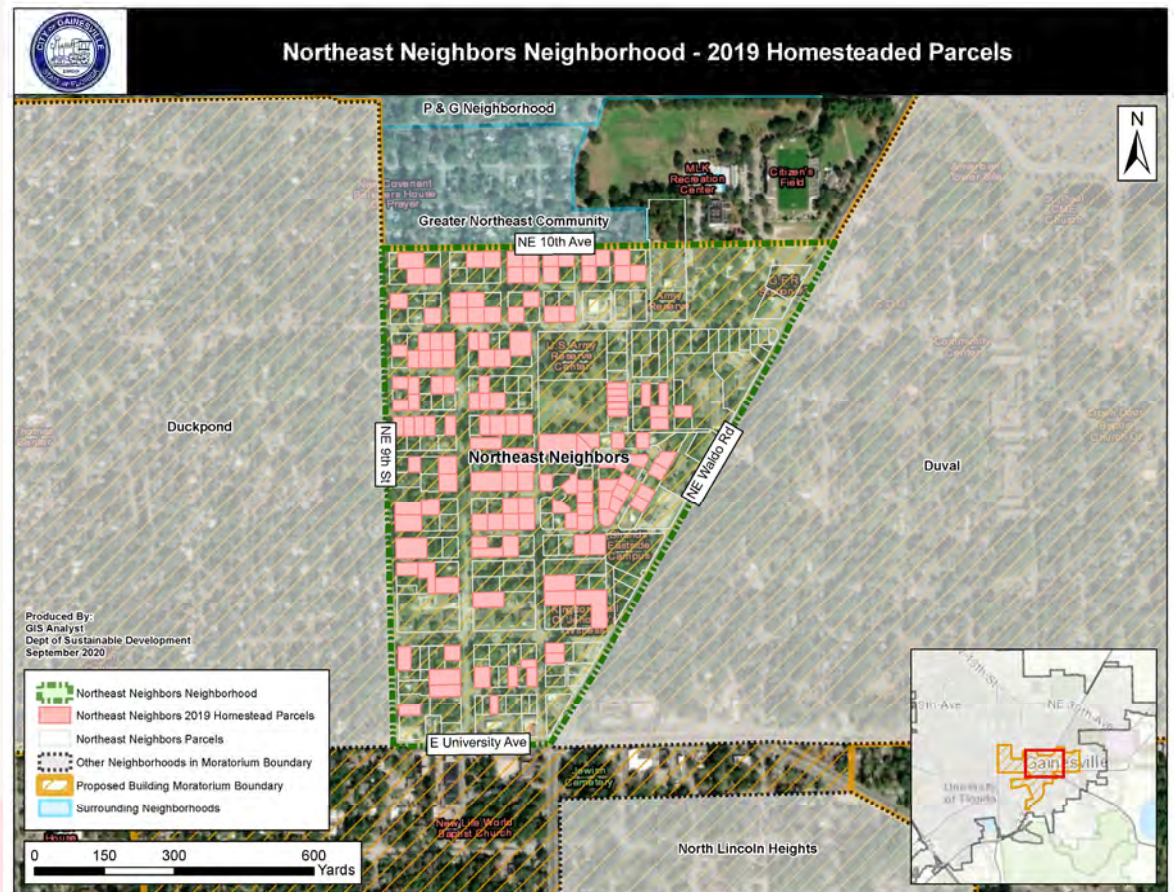
Neighborhoods within proposed moratorium boundary



Northeast Neighbors Homesteaded Parcels

Northeast Neighbors Homesteaded Parcels

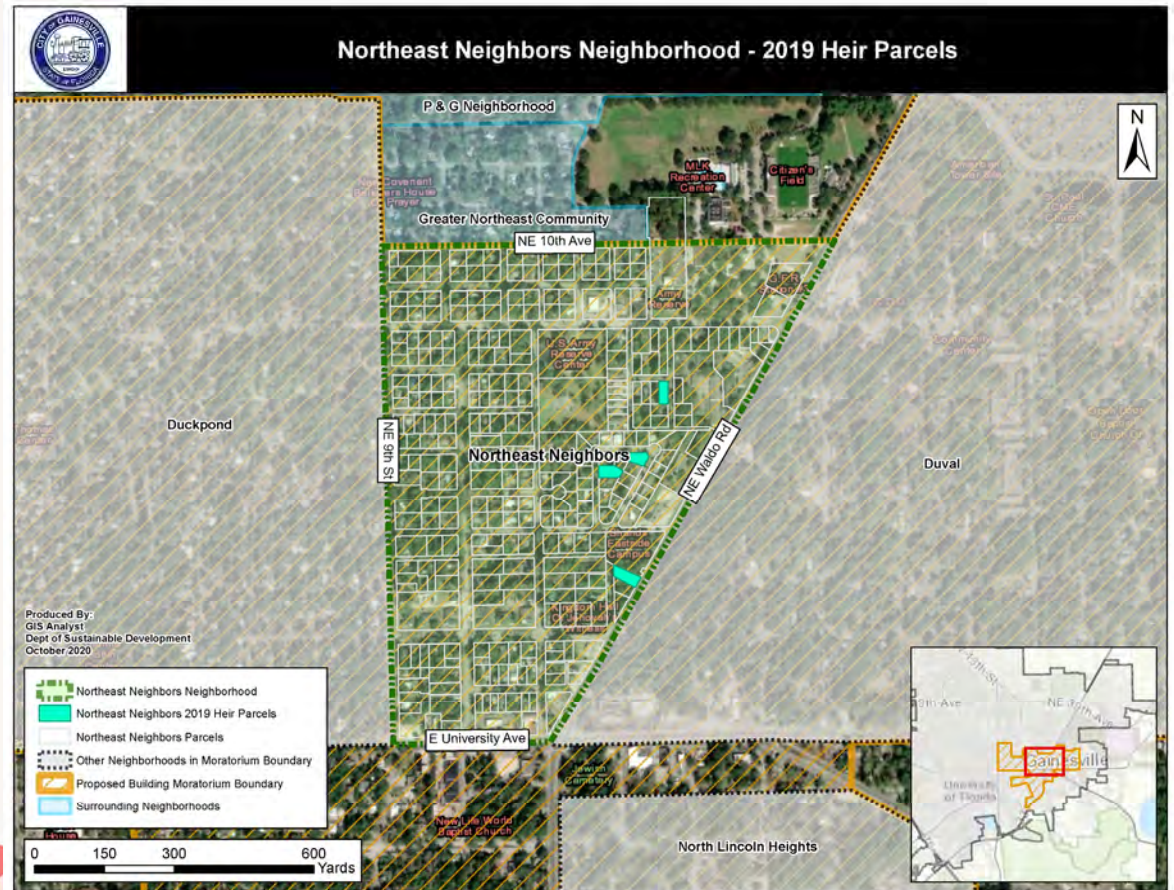
	2008	2019	Change (Δ)
# Homesteaded	151	141	-10
% Homesteaded	58.1%	54.2%	-3.8%
% Citywide			-5.7%



Northeast Neighbors Heir Parcels

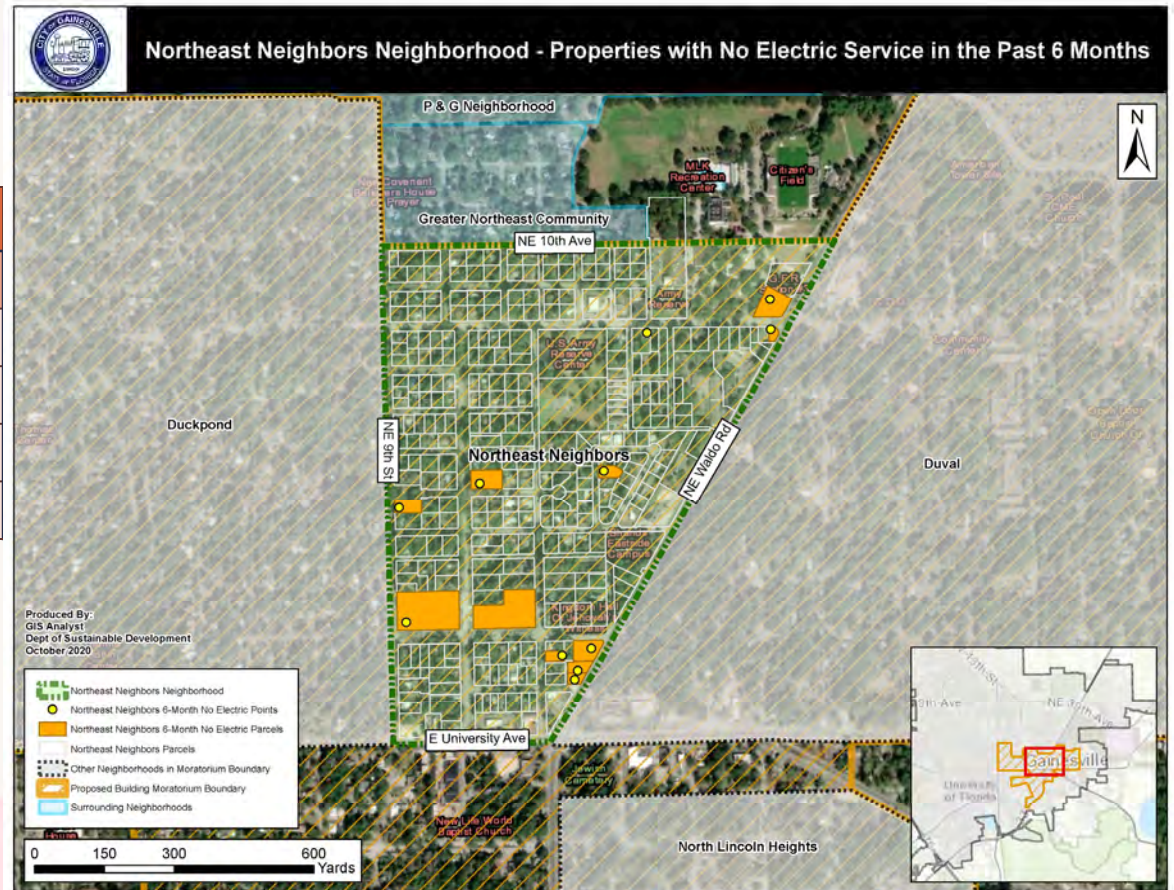
Northeast Neighbors Neighborhood Statistics

2019	HEIR	OVERALL
# of Parcels	4	311
# Unique Owners	4	283
Avg. Property Size	0.22	0.33
Total Acreage	0.89	103

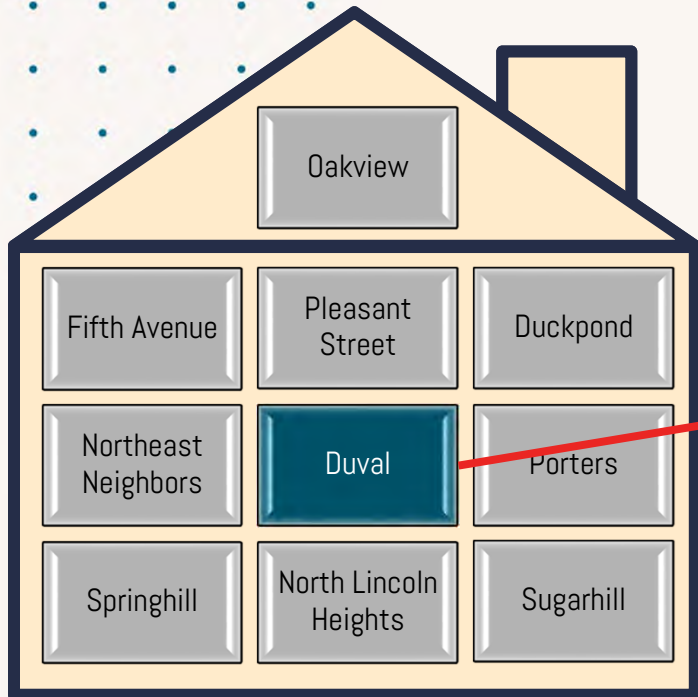


Northeast Neighbors Parcels No Electric Service

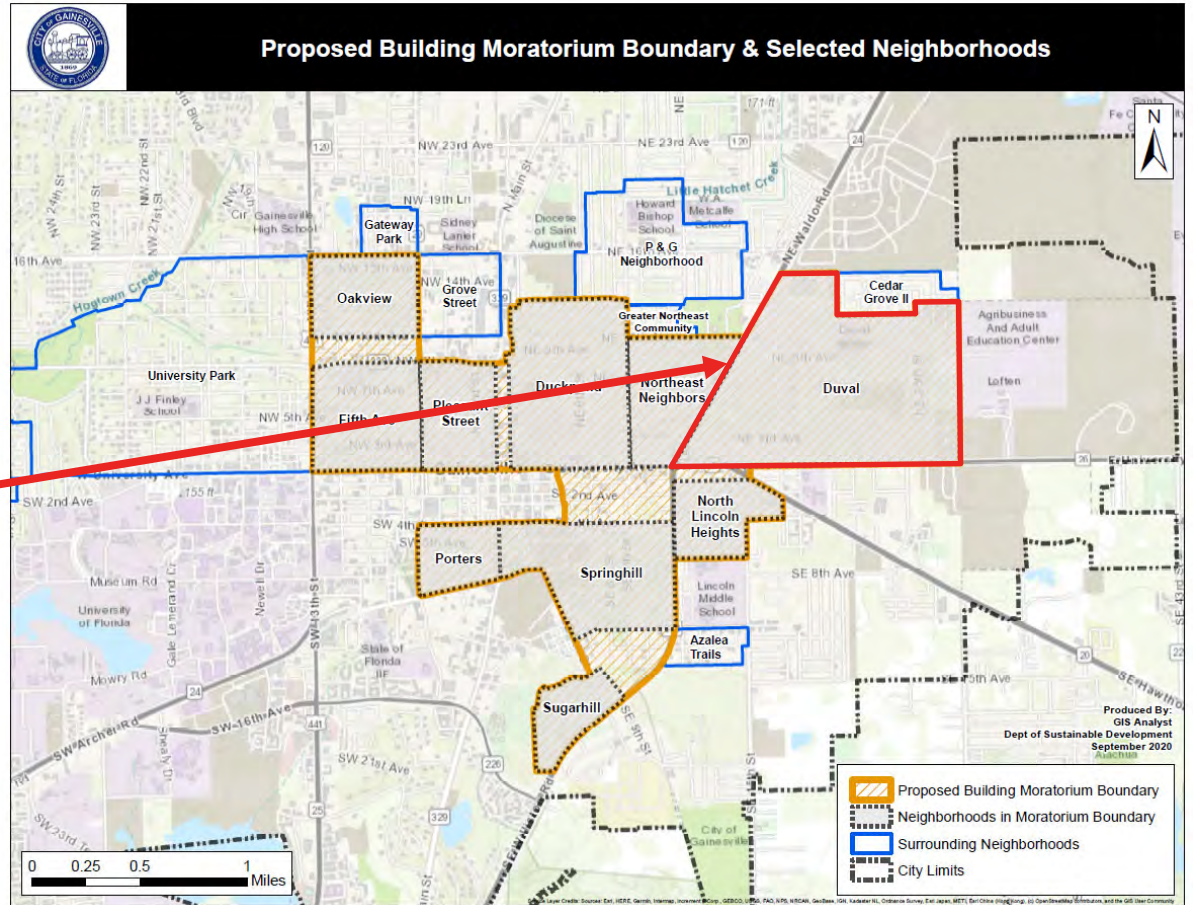
Northeast Neighbors Parcels No Electric Service	
	GRU Data
No Electric Parcels	10
Total Parcels (2019)	311
No Electric %	3.2%
No Electric Points	11



Duval Neighborhood



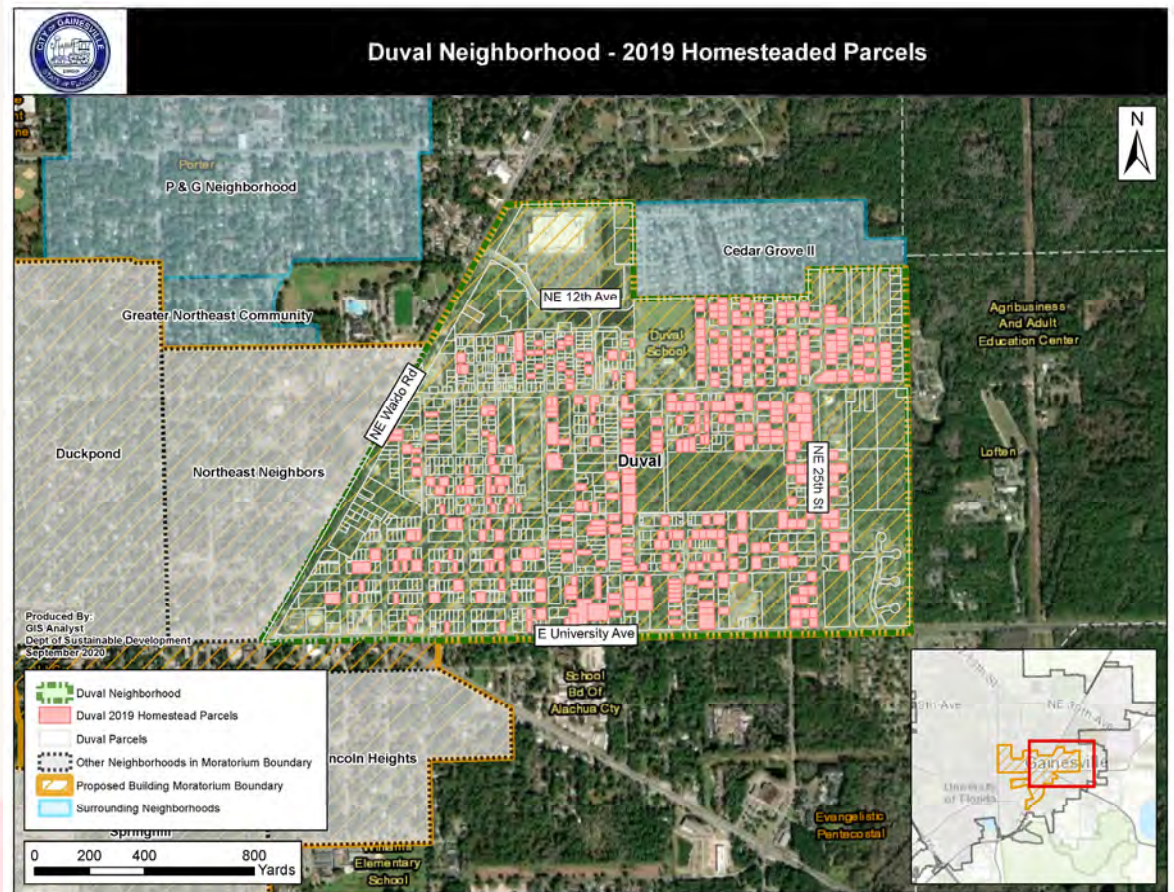
Neighborhoods within proposed moratorium boundary



Duval Homesteaded Parcels

Duval Homesteaded Parcels

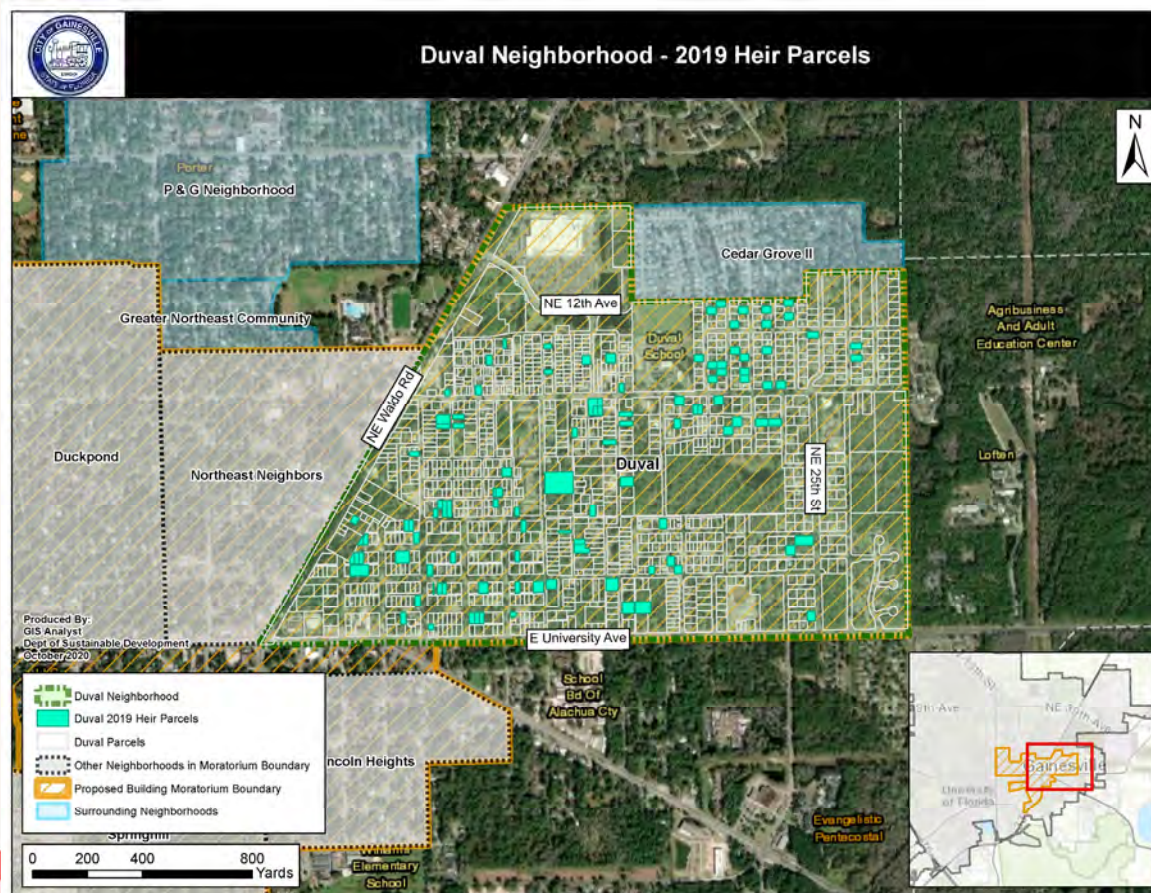
	2008	2019	Change (Δ)
# Homesteaded	434	408	-26
% Homesteaded	53.1%	49.9%	-3.2%
% Citywide			-5.7%



Duval Heir Parcels

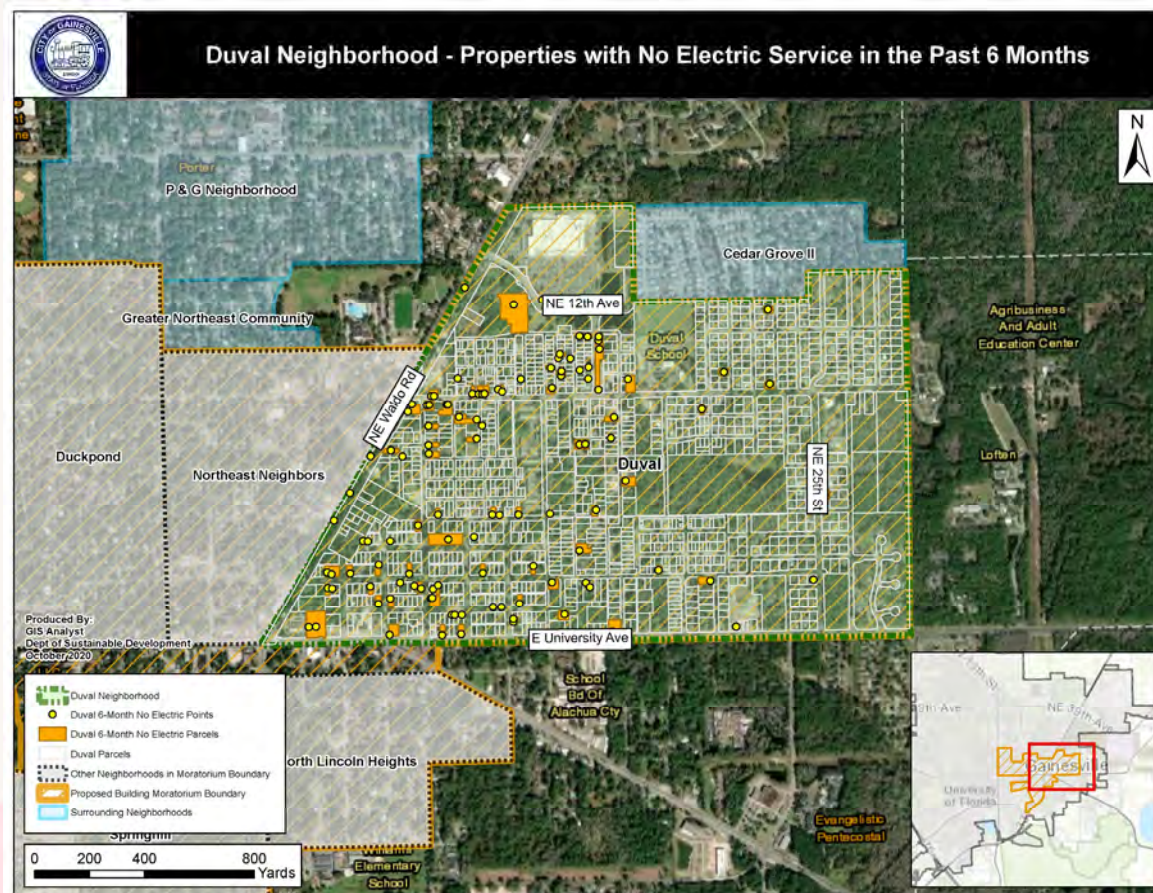
Duval Neighborhood Statistics

2019	HEIR	OVERALL
# of Parcels	107	1314
# Unique Owners	89	1059
Avg. Property Size	0.19	0.33
Total Acreage	20.96	431.3

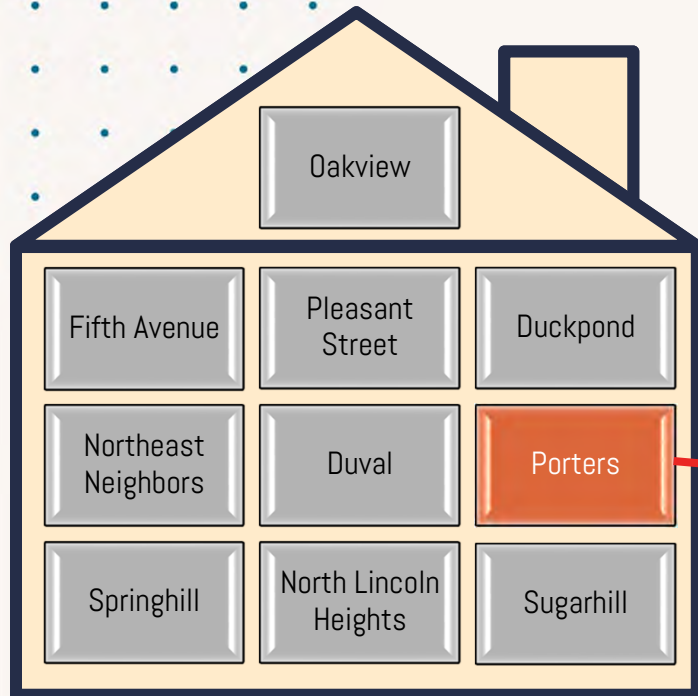


Duval Parcels No Electric Service

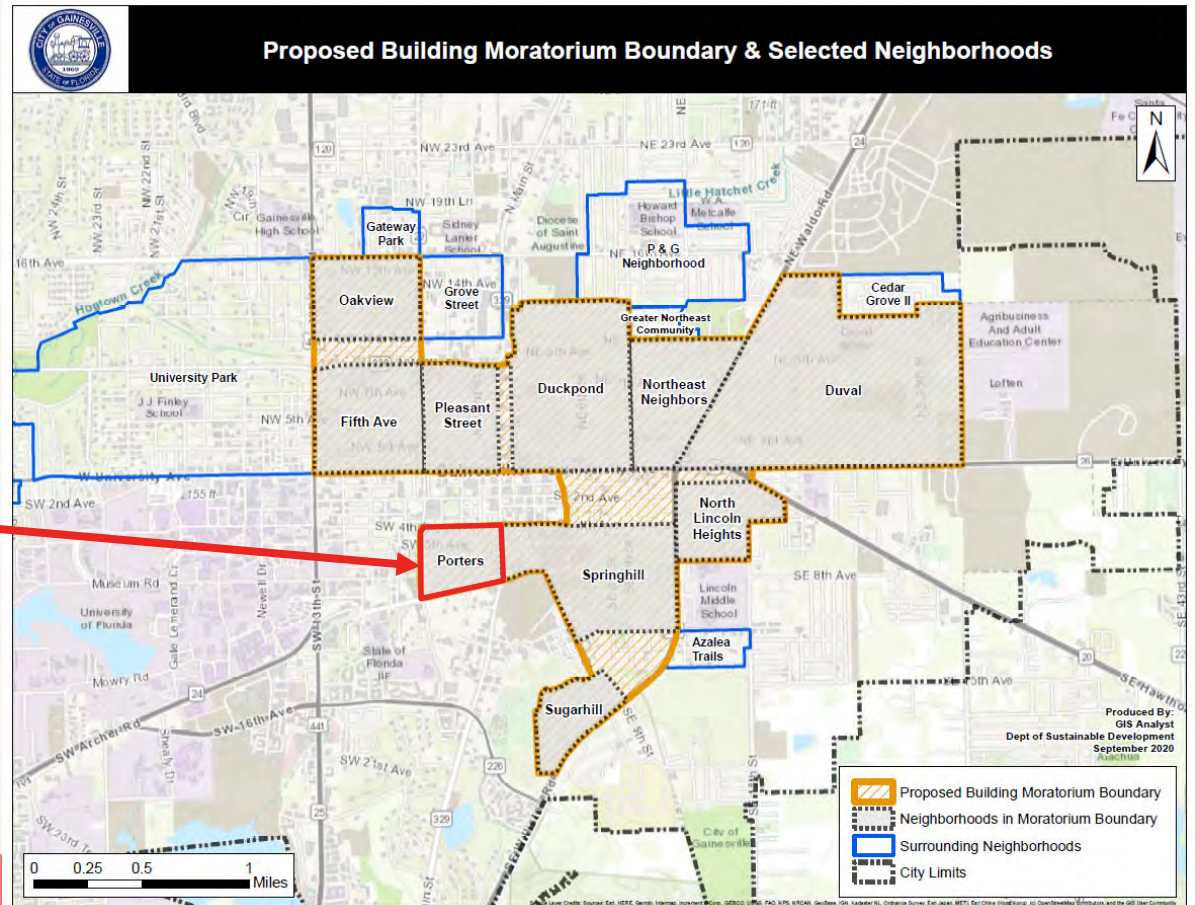
Duval Parcels No Electric Service	
	GRU Data
No Electric Parcels	68
Total Parcels (2019)	1312
No Electric %	5.2%
No Electric Points	119



Porters Neighborhood



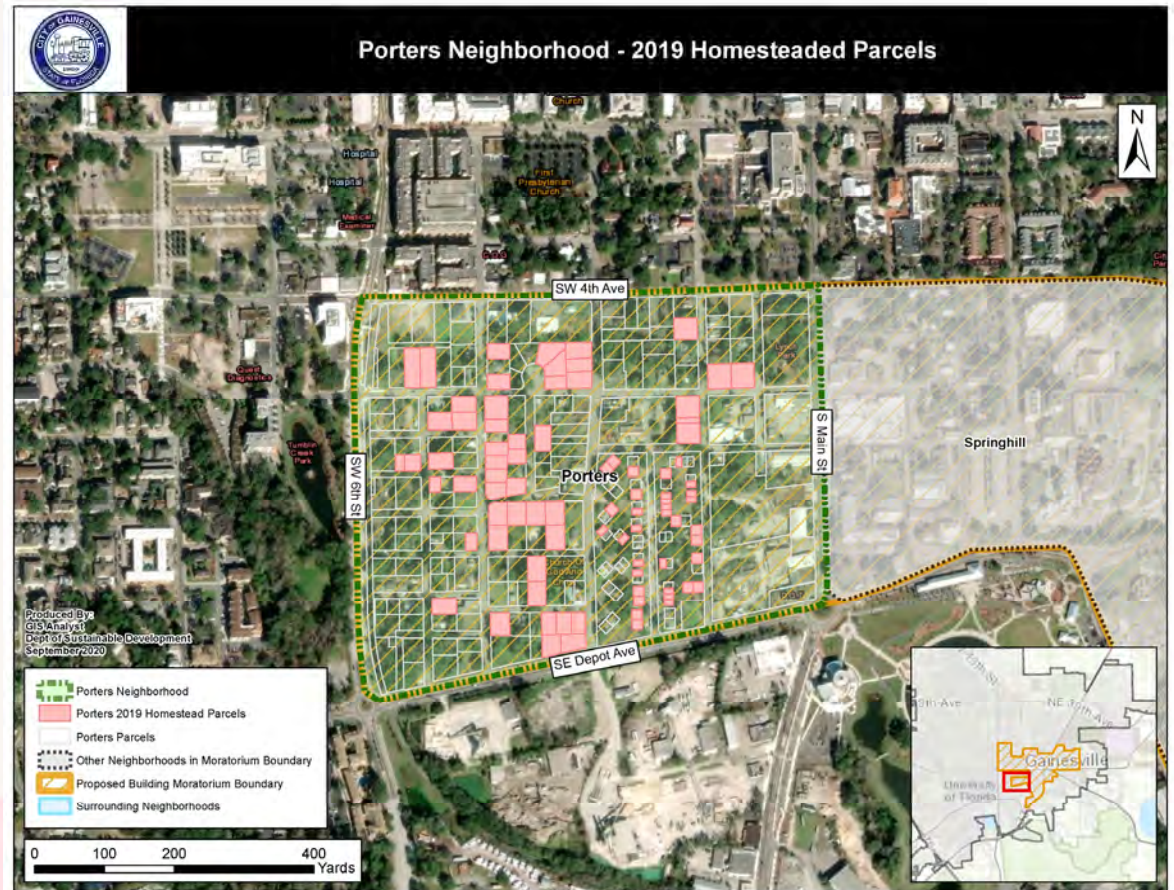
Neighborhoods within proposed moratorium boundary



Porters Homesteaded Parcels

Porters Homesteaded Parcels

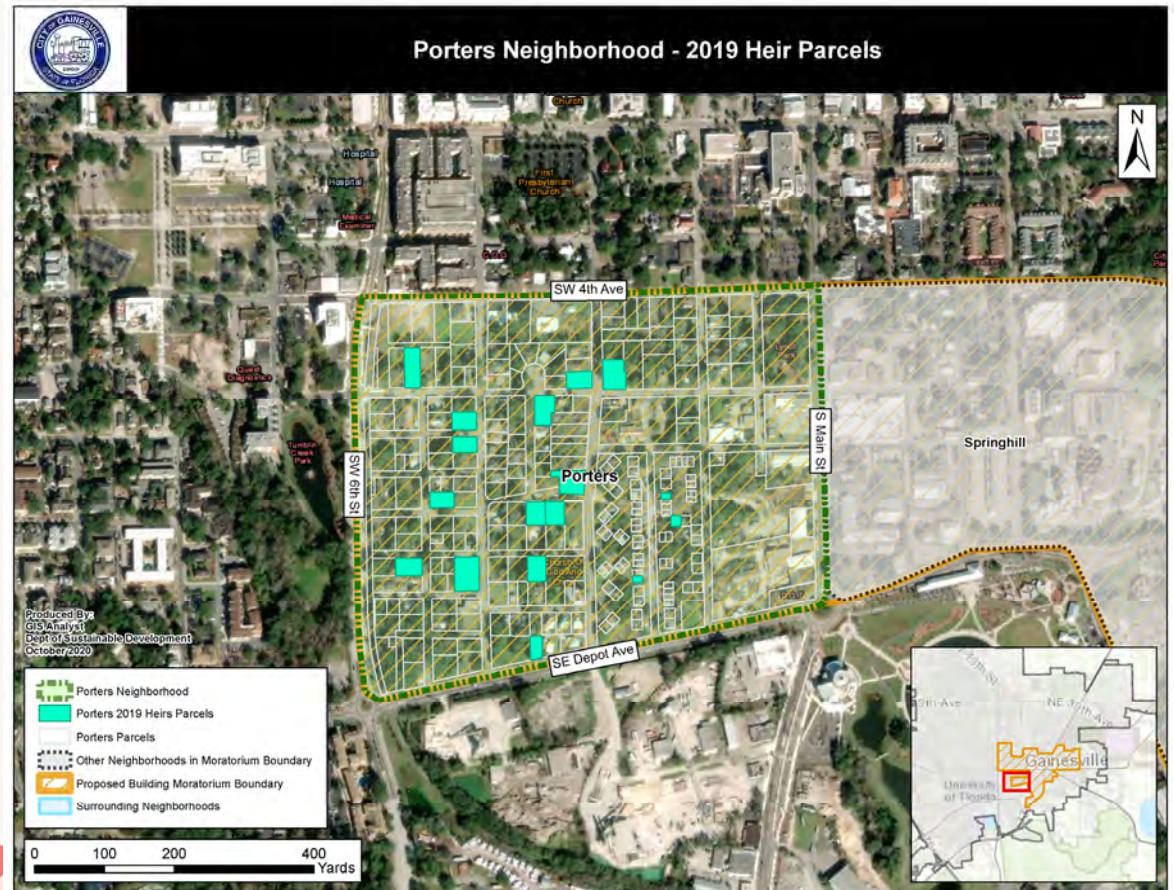
	2008	2019	Change (Δ)
# Homesteaded	84	84	0
% Homesteaded	48.8%	48.8%	0%
% Citywide			-5.7%



Porters Heir Parcels

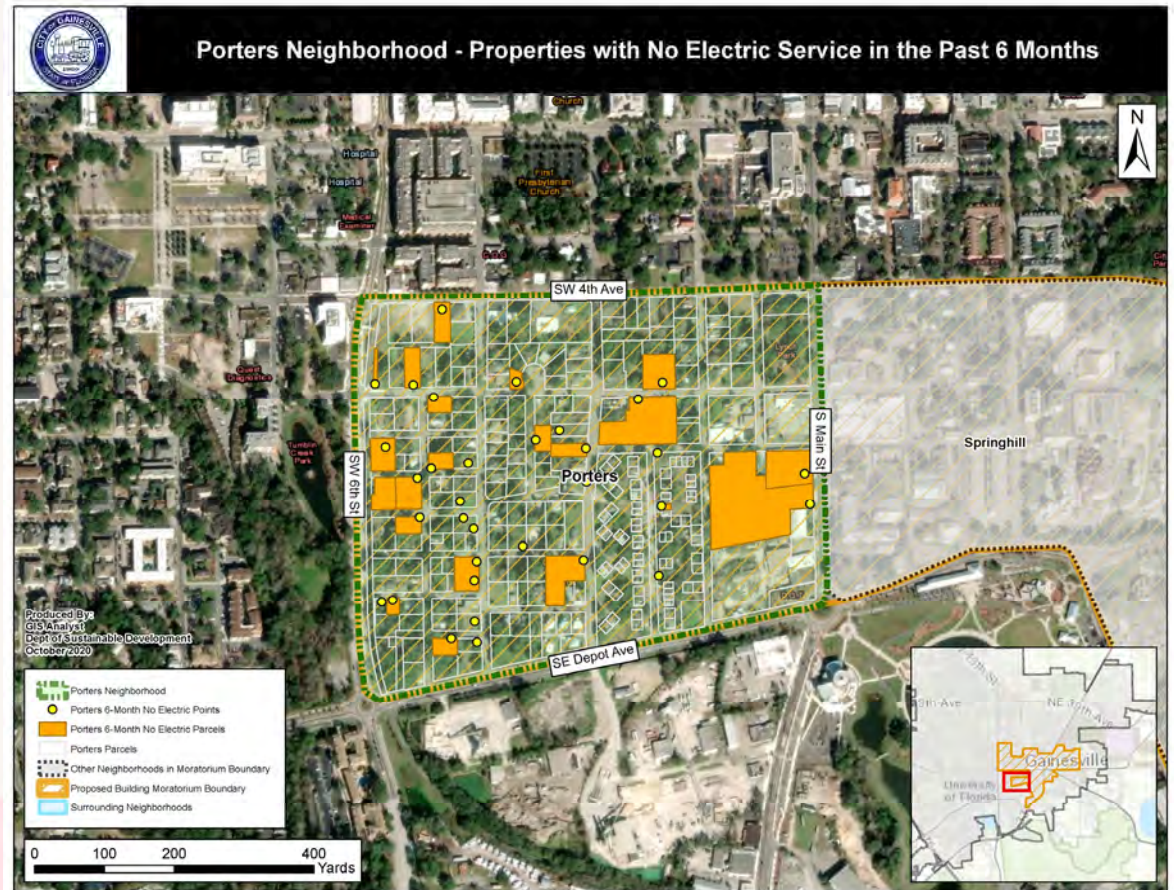
Porters Neighborhood Statistics

2019	HEIR	OVERALL
# of Parcels	17	256
# Unique Owners	16	215
Avg. Property Size	0.18	0.21
Total Acreage	3.05	53.6

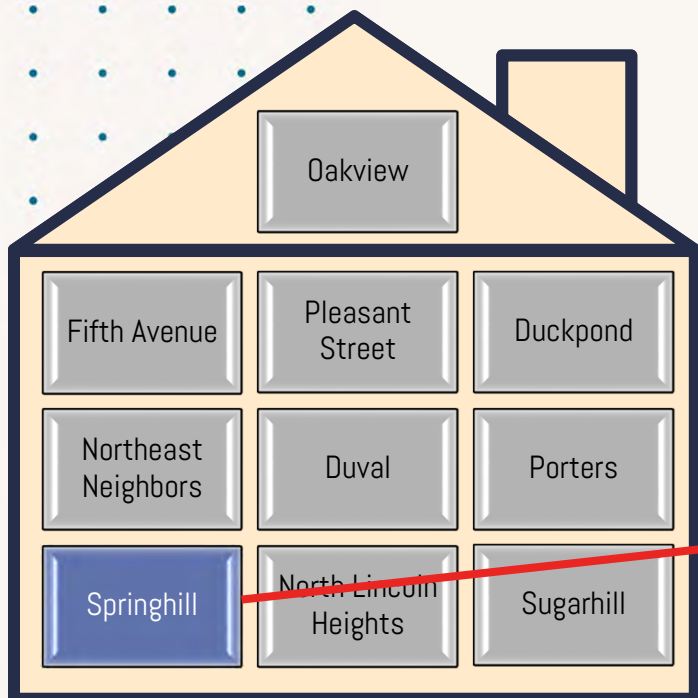


Porters Parcels No Electric Service

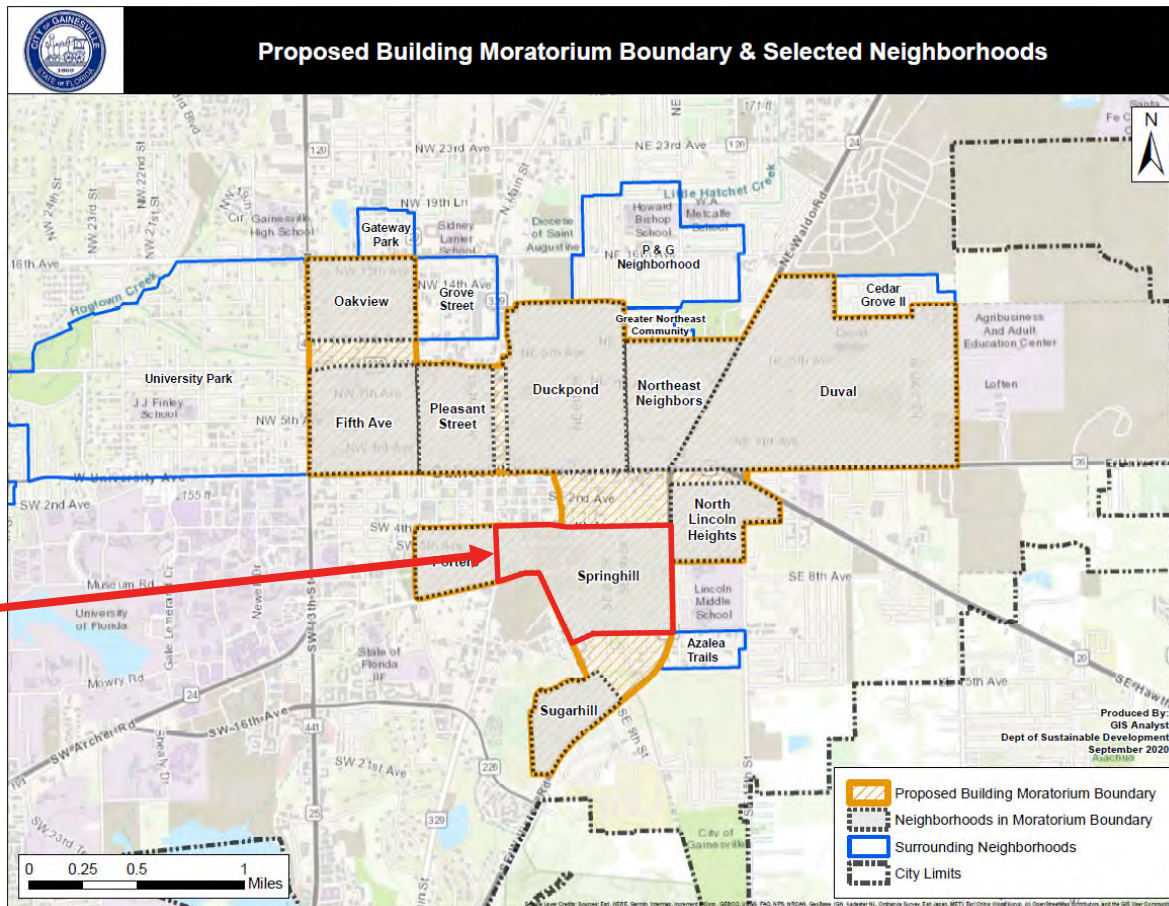
Porters Parcels No Electric Service	
	GRU Data
No Electric Parcels	20
Total Parcels (2019)	256
No Electric %	7.8%
No Electric Points	33



Springhill Neighborhood



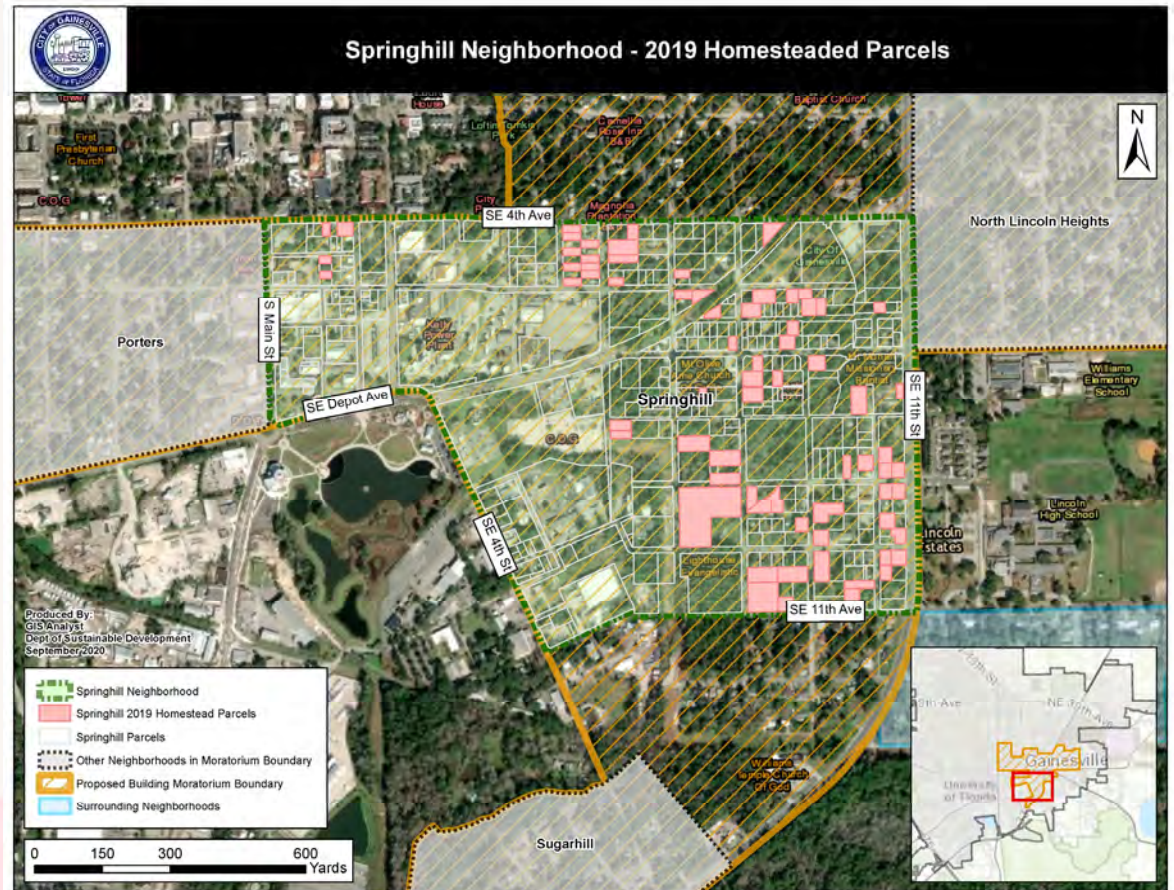
Neighborhoods within proposed moratorium boundary



Springhill Homesteaded Parcels

Springhill Homesteaded Parcels

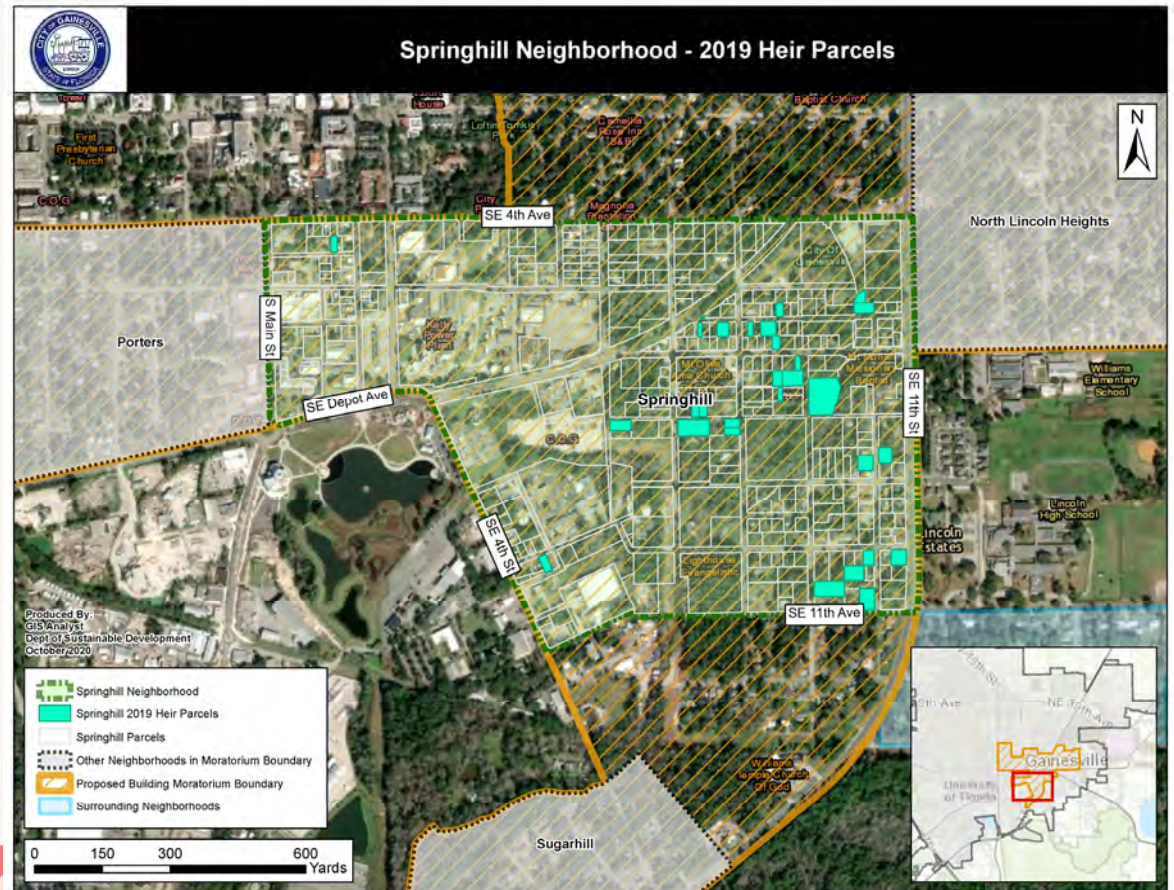
	2008	2019	Change (Δ)
# Homesteaded	85	71	-14
% Homesteaded	42.7%	35.7%	-7.0%
% Citywide			-5.7%



Springhill Heir Parcels

Springhill Neighborhood Statistics

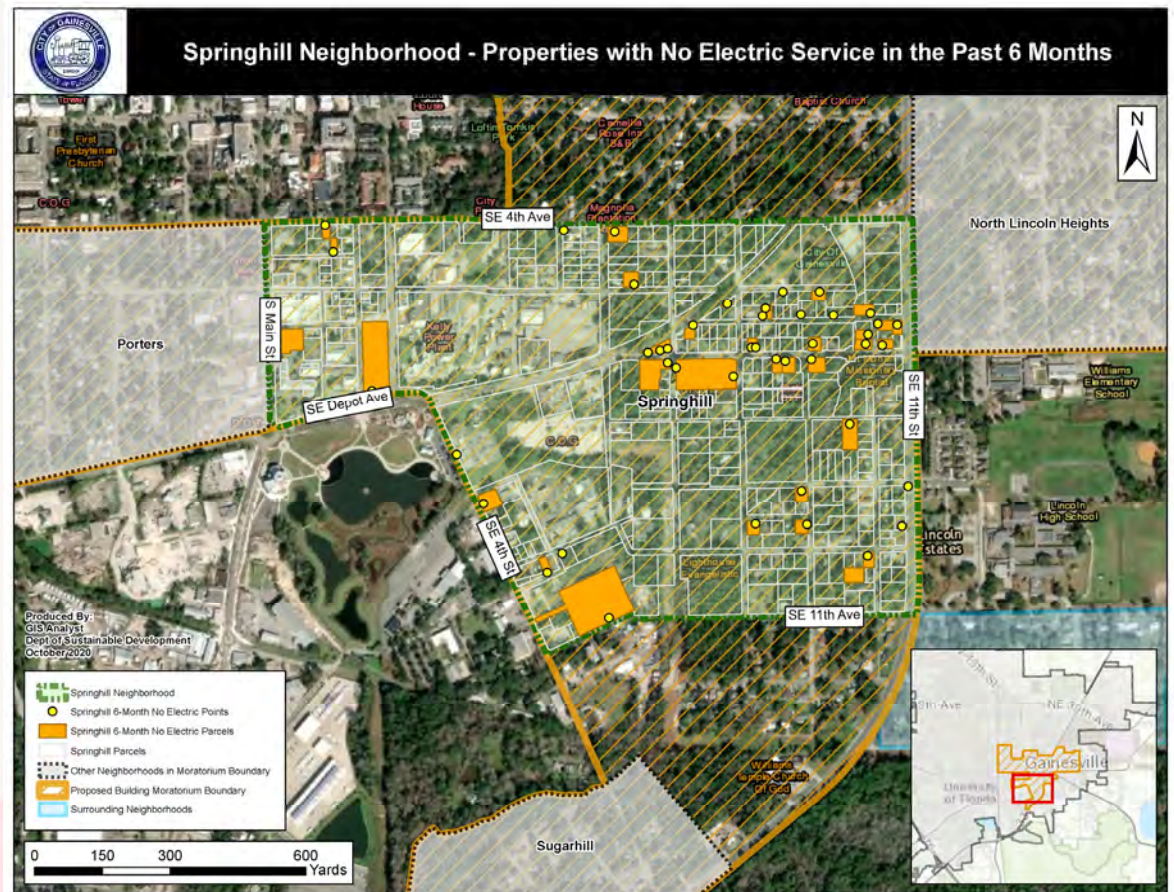
2019	HEIR	OVERALL
# of Parcels	28	381
# Unique Owners	24	279
Avg. Property Size	0.22	0.45
Total Acreage	6.09	172.3



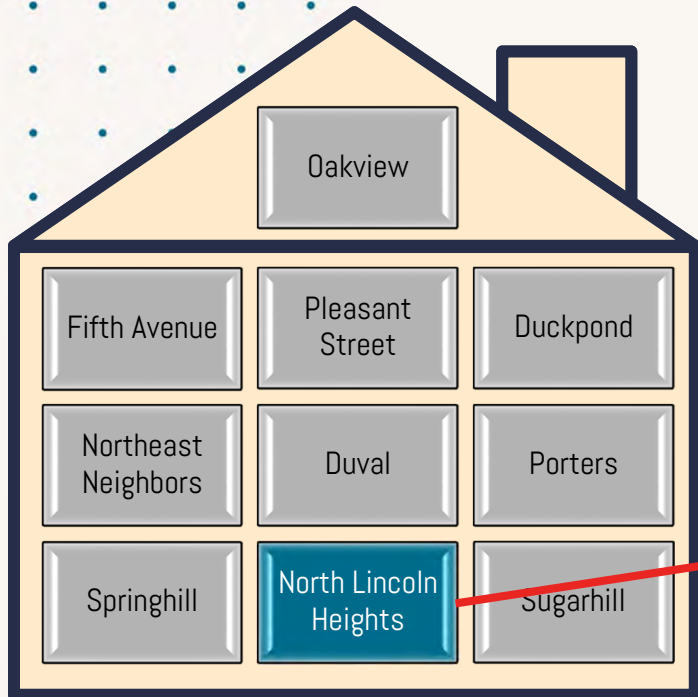
Springhill Parcels No Electric Service

Springhill Parcels No Electric Service

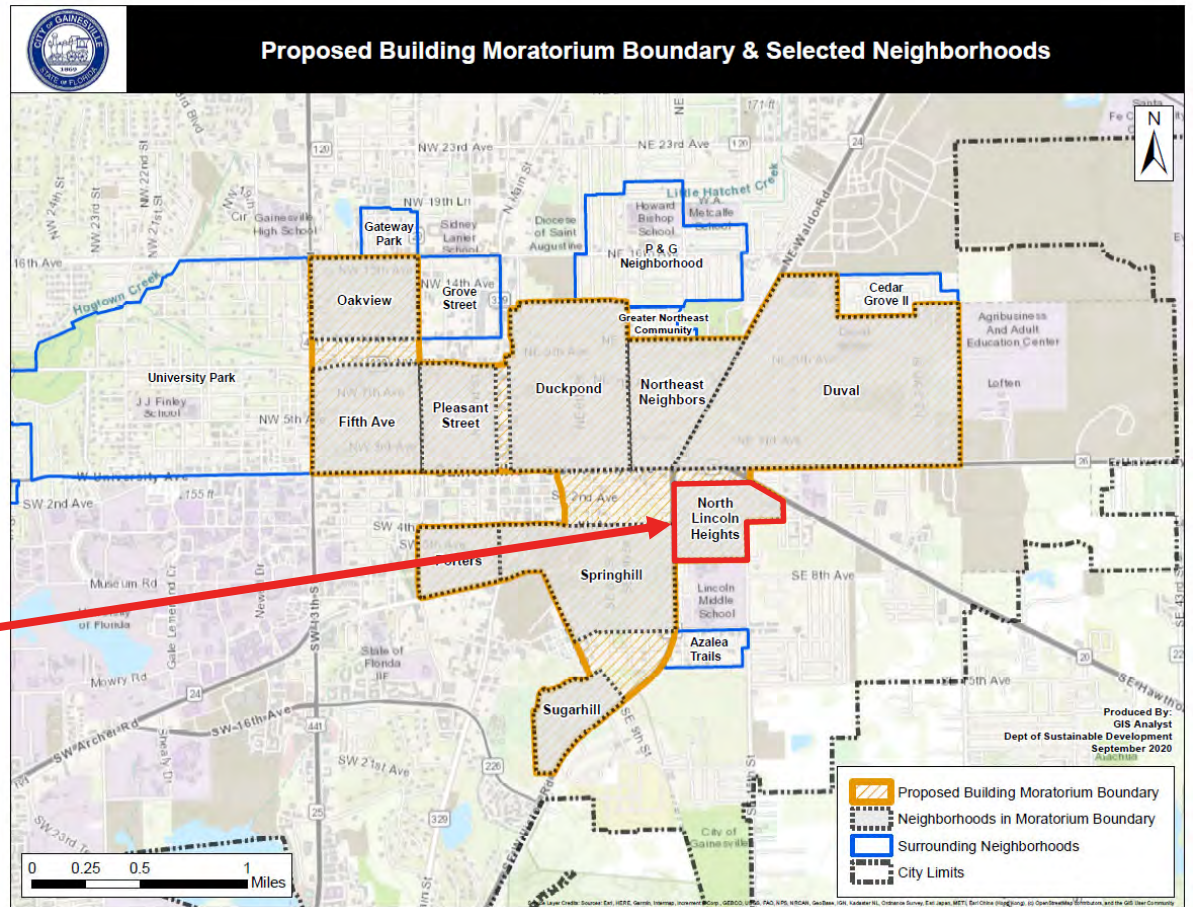
	GRU Data
No Electric Parcels	33
Total Parcels (2019)	381
No Electric %	8.7%
No Electric Points	46



North Lincoln Heights Neighborhood



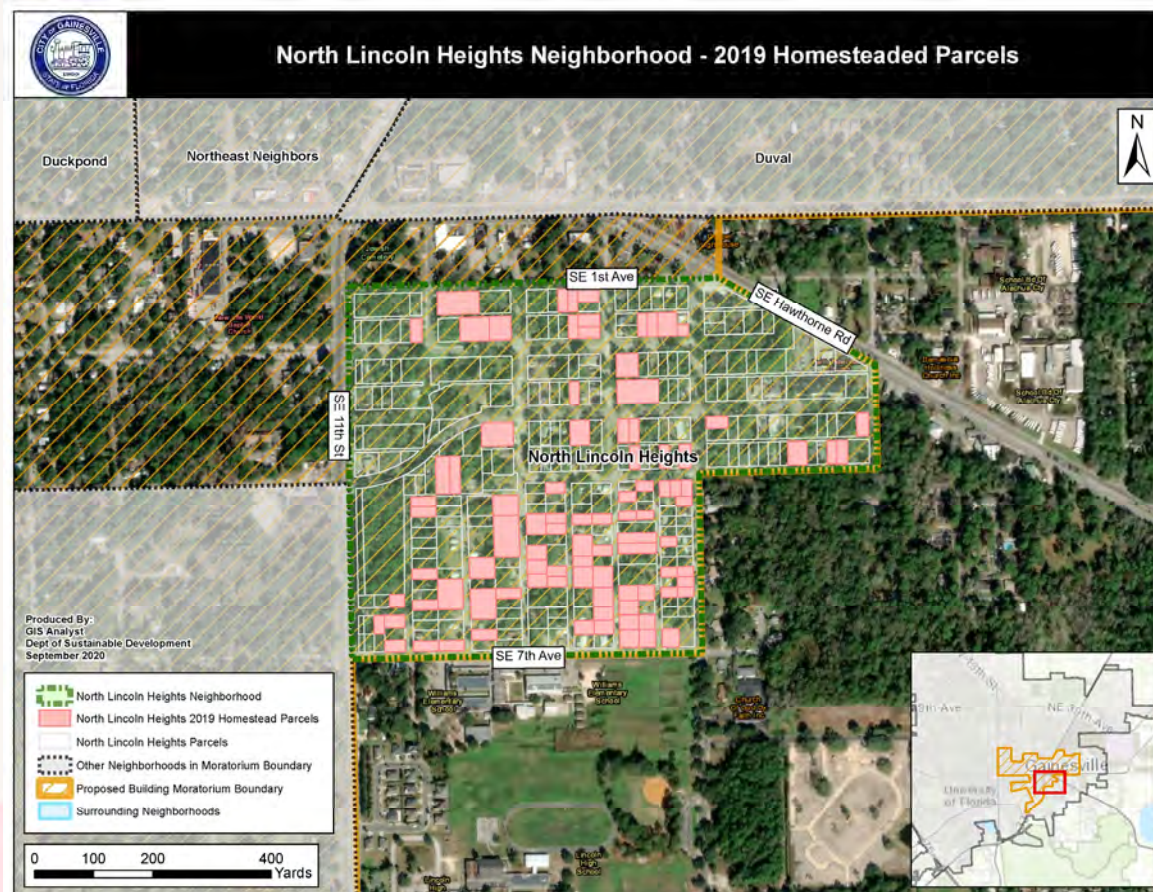
Neighborhoods within proposed moratorium boundary



North Lincoln Heights Homesteaded Parcels

North Lincoln Heights Homesteaded Parcels

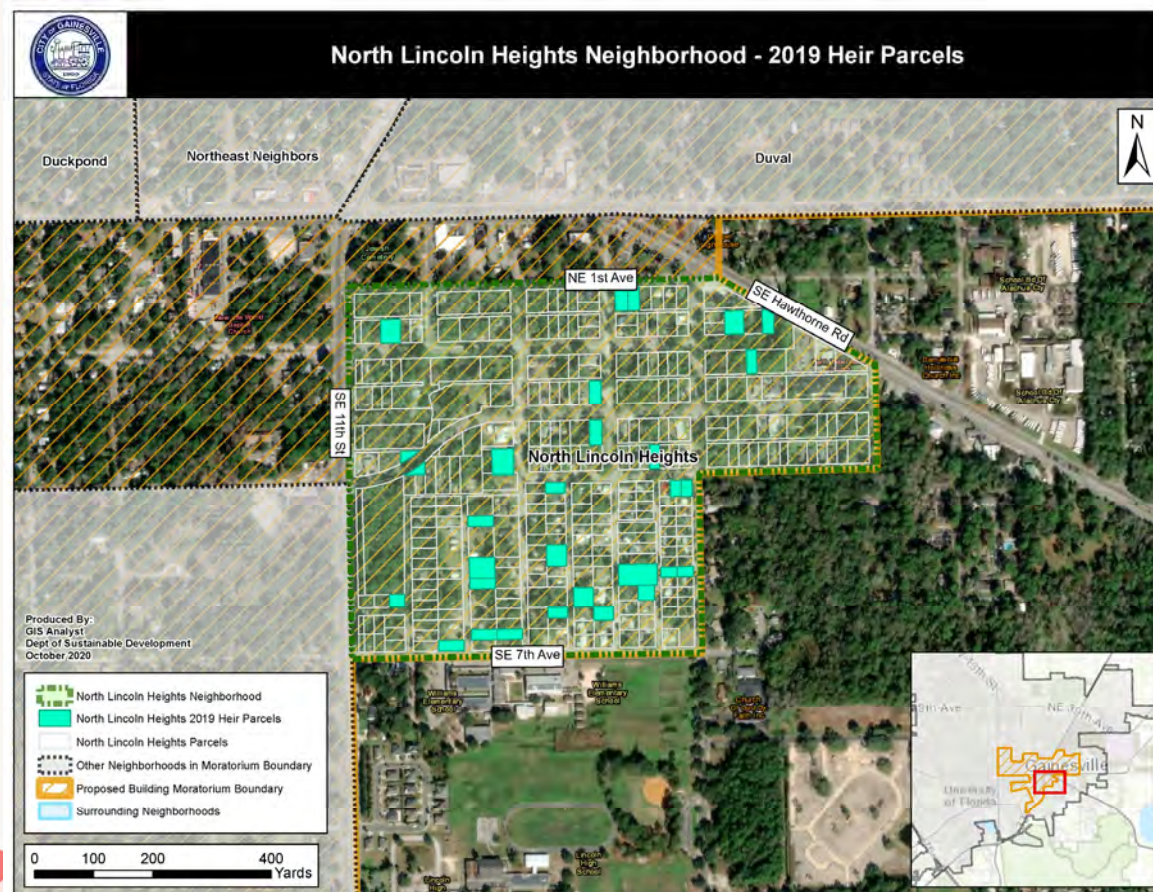
	2008	2019	Change (Δ)
# Homesteaded	109	92	-17
% Homesteaded	47.8%	40.4%	-7.5%
% Citywide			-5.7%



North Lincoln Heights Heir Parcels

North Lincoln Heights Neighborhood Statistics

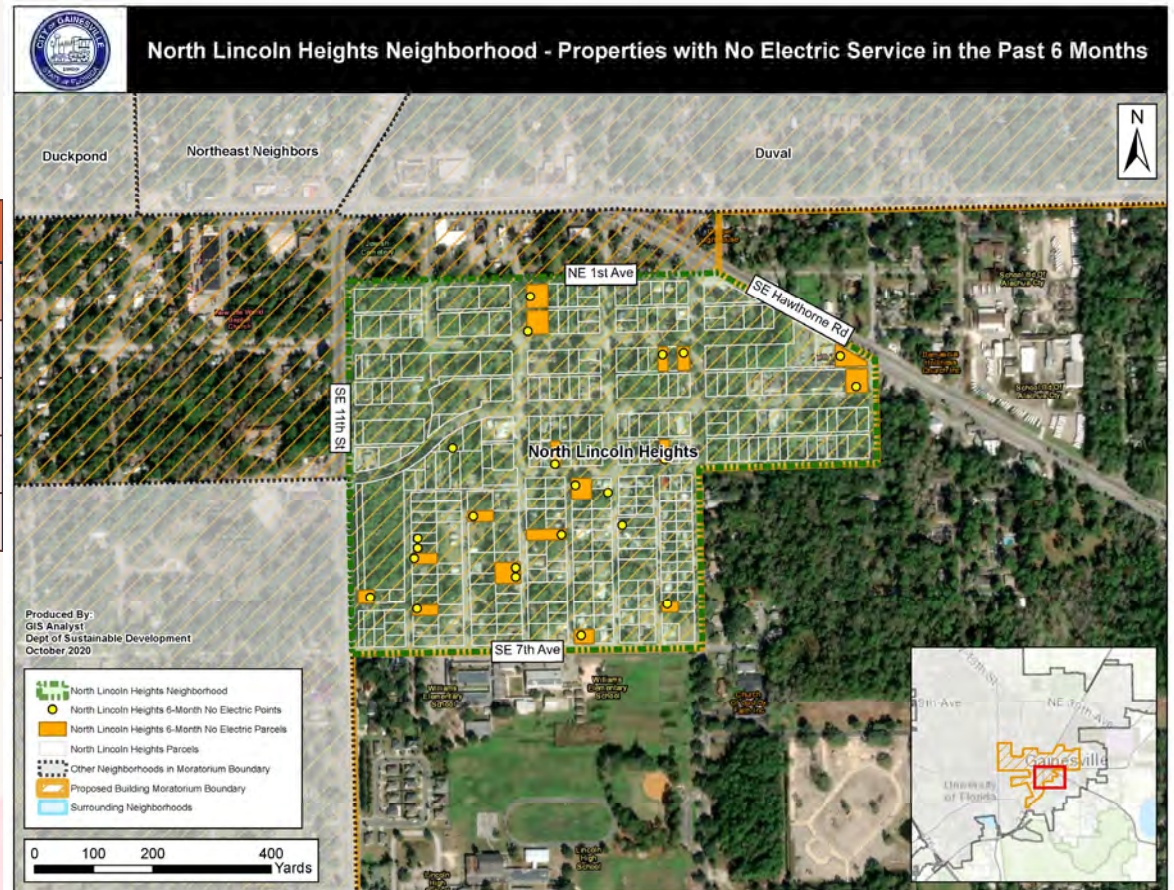
2019	HEIR	OVERALL
# of Parcels	29	303
# Unique Owners	28	263
Avg. Property Size	0.18	0.21
Total Acreage	5.22	64.9



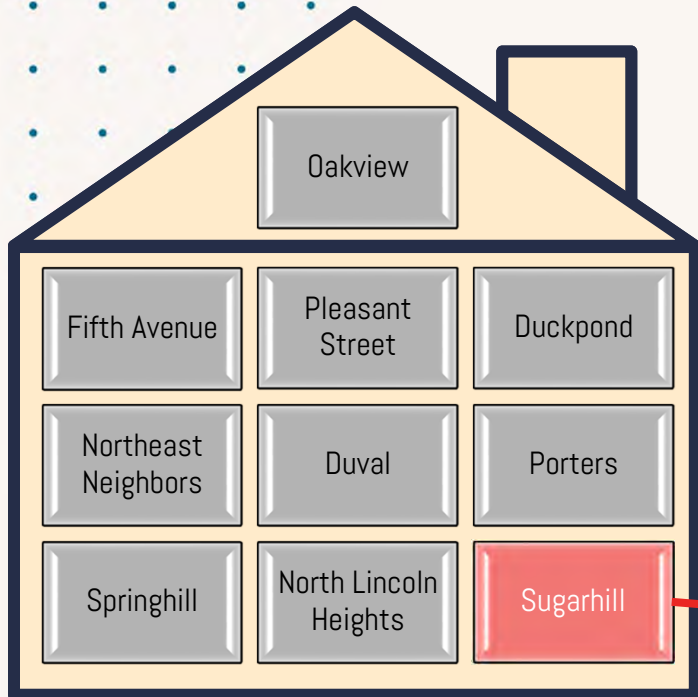
North Lincoln Heights Parcels No Electric Service

North Lincoln Heights Parcels No Electric Service

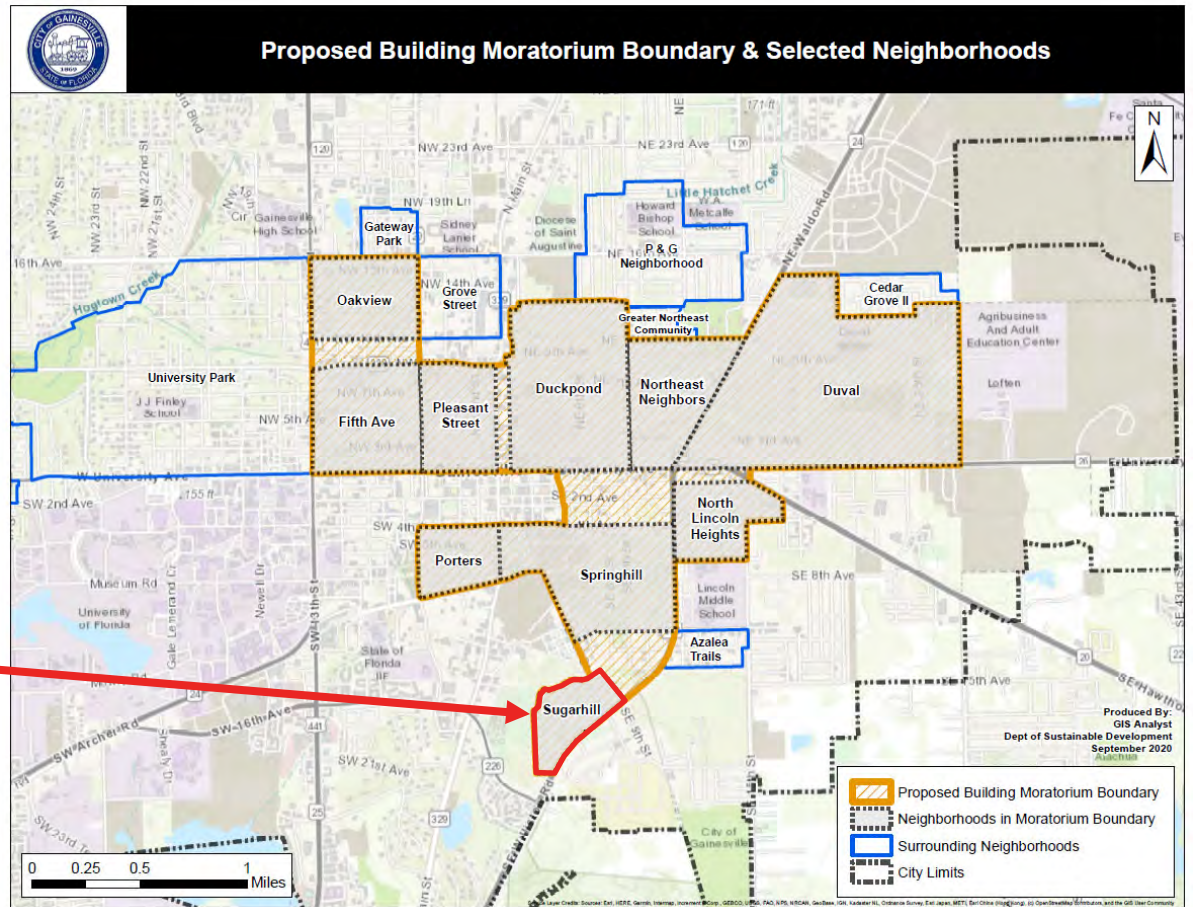
	GRU Data
No Electric Parcels	16
Total Parcels (2019)	303
No Electric %	5.3%
No Electric Points	23



Sugarhill Neighborhood



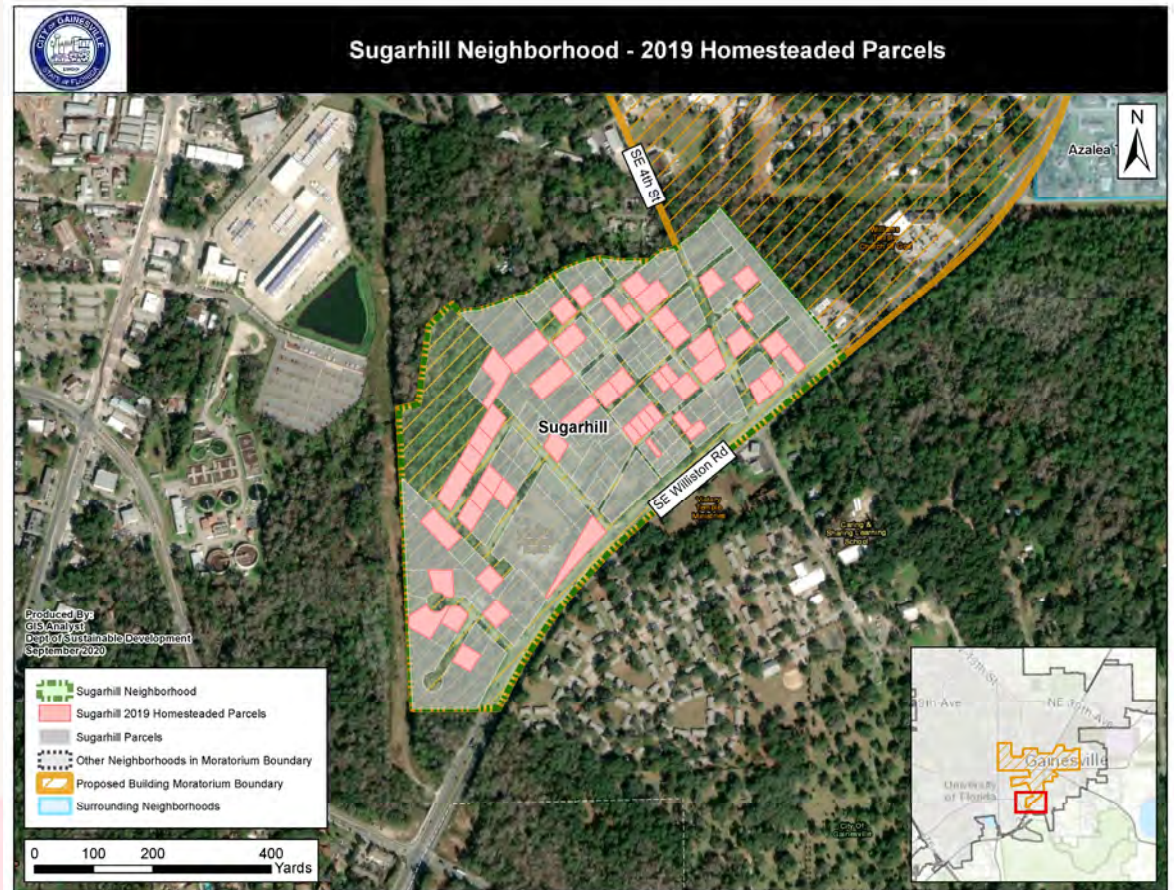
Neighborhoods within proposed moratorium boundary



Sugarhill Homesteaded Parcels

Sugarhill Homesteaded Parcels

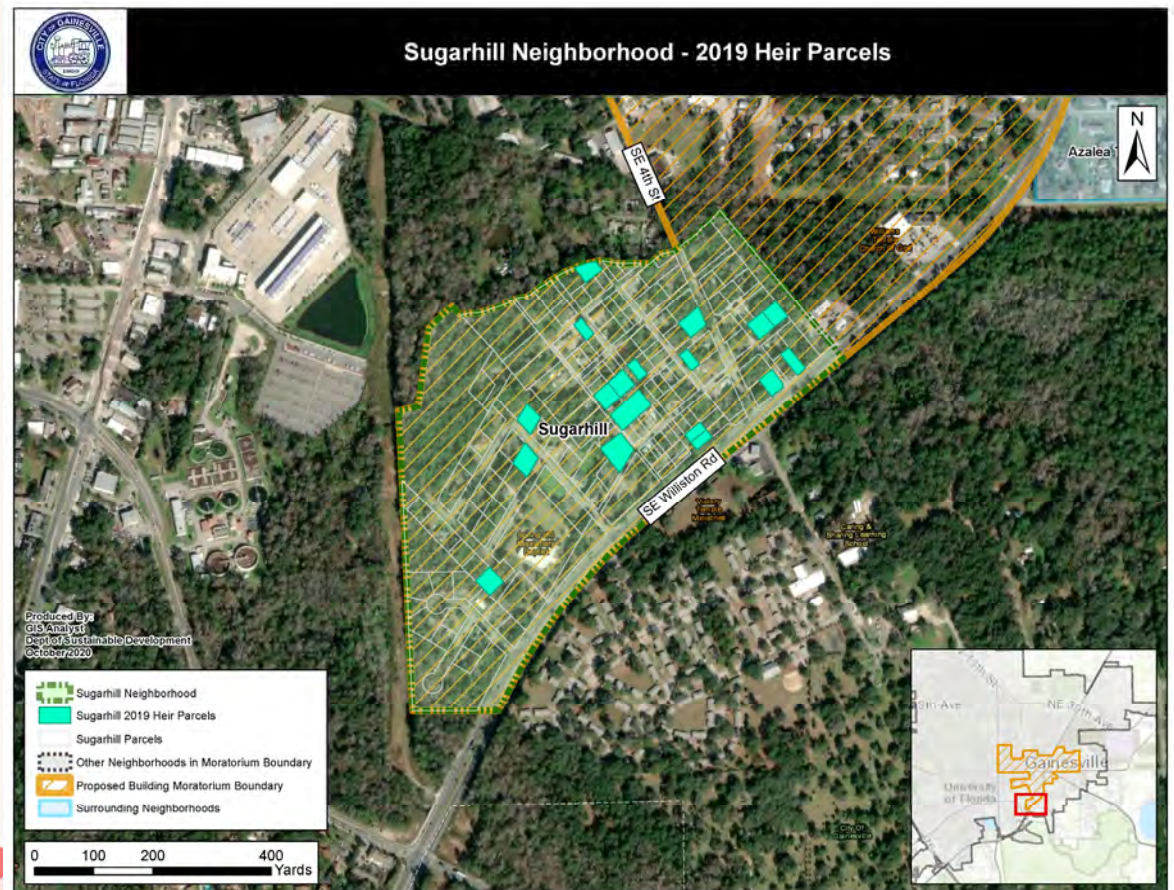
	2008	2019	Change (Δ)
# Homesteaded	44	52	+8
% Homesteaded	50.6%	59.8%	9.2%
% Citywide			-5.7%



Sugarhill Heir Parcels

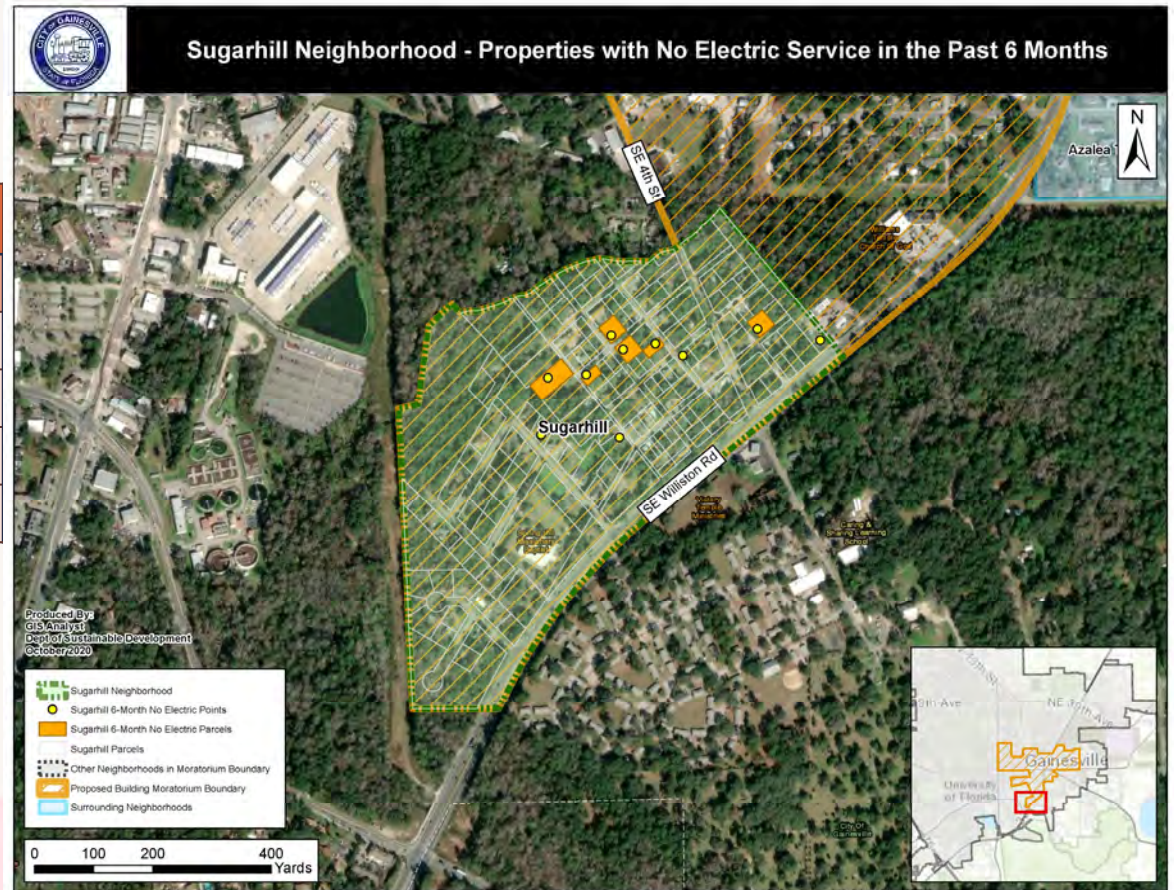
Sugarhill Neighborhood Statistics

2019	HEIR	OVERALL
# of Parcels	18	147
# Unique Owners	17	131
Avg. Property Size	0.21	0.32
Total Acreage	3.8	47.2



Sugarhill Vacant Parcels

Sugarhill Parcels No Electric Service	
	GRU Data
No Electric Parcels	6
Total Parcels (2019)	147
No Electric %	4.1%
No Electric Points	10



Moratorium Questions



Question 1

What are the findings of fact to support a moratorium?



Question 2

Upon which development activities will the Commission impose a moratorium?



Question 3

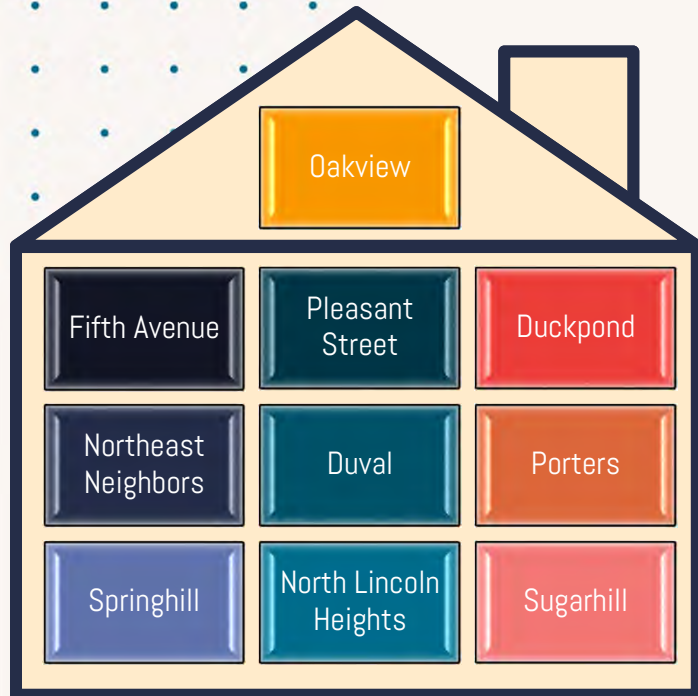
What programs or policies will the City Commission enact during the effective time period of the moratorium to address the findings of fact?



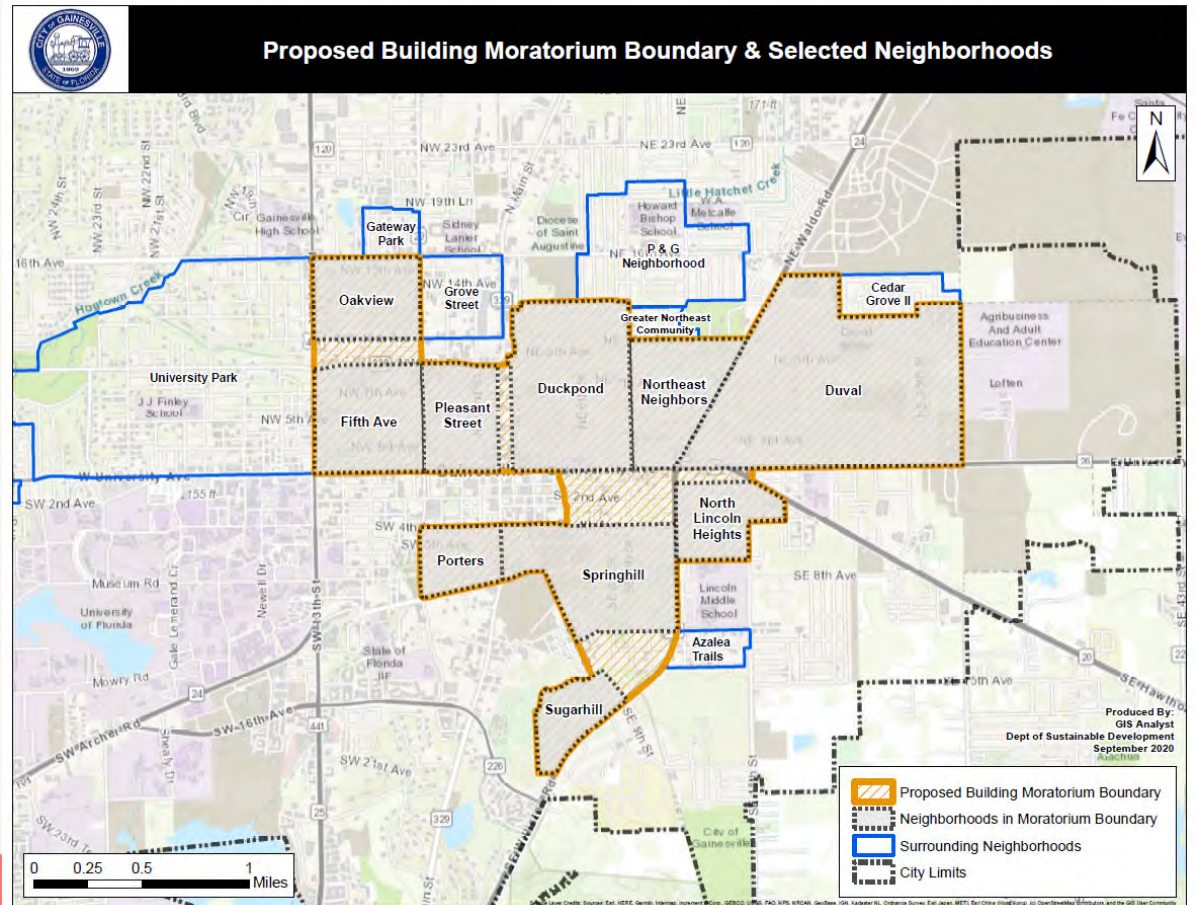
Question 4

How long will the moratorium last?

Neighborhood Snapshots



Neighborhoods within proposed moratorium boundary



Thanks!

Do you have any questions?

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