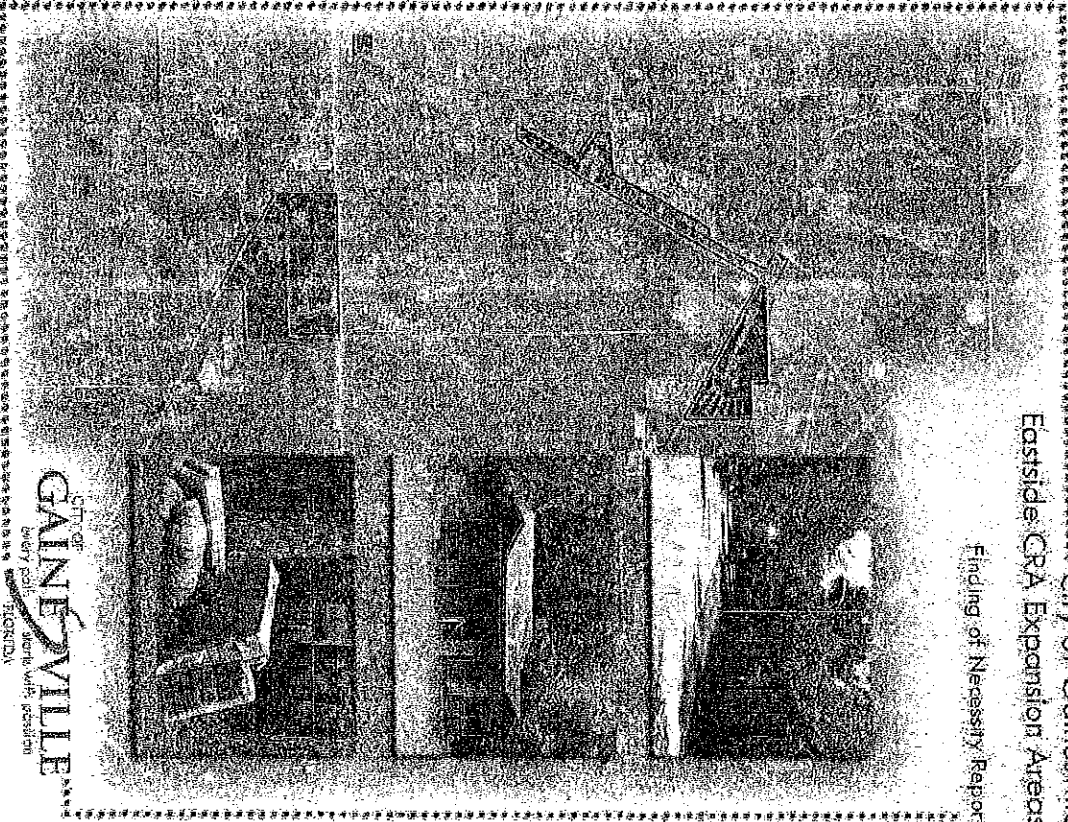


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City of Gainesville  
 Eastside CRA Expansion Areas

Finding of Necessity Report

STAFF  
**GAINESVILLE**  
 Every call. North with passion.  
 FLORIDA

Public Hearing  
 January 15, 2009

**GAINESVILLE**

eyes/pain starts with passion  
 FLORIDA

## Introduction

- WilsonMiller, Inc.
  - Michael English
- Hired by City, July 2008
- Blight Study
- 3 City-chosen sites
- Adjacent to Eastside CRA Area

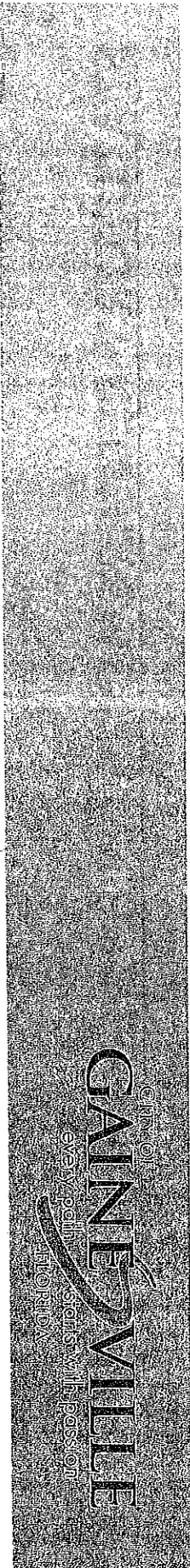
# Purpose/Intent

- Present Report

- Information

- Findings and Conclusions

The purpose of this report is to provide information regarding the findings and conclusions of the investigation conducted by the Florida Department of Transportation (FDOT) on the subject of the proposed project. The information provided herein is intended to assist the project sponsor in making informed decisions regarding the project. The findings and conclusions presented in this report are based on the information provided to the project sponsor and the results of the investigation conducted by FDOT. The project sponsor is responsible for the accuracy and completeness of the information provided to FDOT. FDOT is not responsible for the accuracy and completeness of the information provided to the project sponsor.



**STATUTORY REQUIREMENTS (1<sup>st</sup> of 2 parts)**

**Florida Statutes – Chapter 163 defines a “Blighted Area” as:**

*“An area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present...”*

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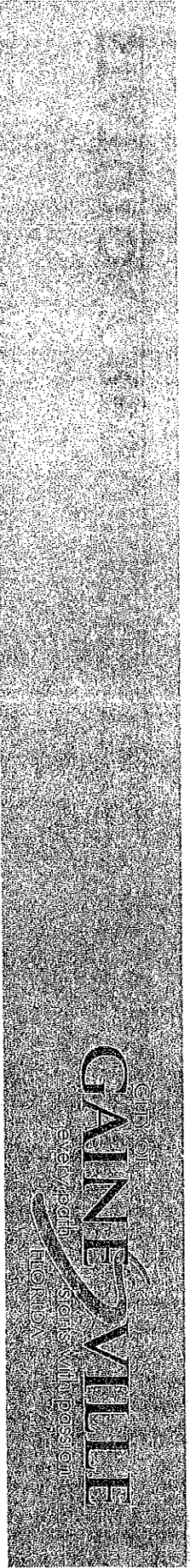
**Eastside CRA Expansion Study Areas**



**STATUTORY REQUIREMENTS (2<sup>nd</sup> of 2 parts)**

**THE PRESENCE OF 2 OF 14 FACTORS FOR DETERMINING BLIGHT**

- a) *Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;*
- b) *Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;*
- c) *Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- d) *Unsanitary or unsafe conditions;*
- e) *Deterioration of site or other improvements;*
- f) *Inadequate and outdated building density patterns;*
- g) *Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;*



**STATUTORY REQUIREMENTS (2<sup>nd</sup> of 2 parts)****THE PRESENCE OF 2 OF 14 FACTORS FOR DETERMINING BLIGHT**

- h) Tax or special assessment delinquency exceeding the fair value of the land;
- i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- j) Incidence of crime in the area higher than in the remainder of the county or municipality;
- k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- n) Governmentally owned property with adverse environmental conditions caused by a public or private entity."

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CITY OF  
GAINESVILLE

EVERY PATH STARTS WITH PROVISION  
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**DATA SOURCES**

**Structural Conditions**

- City of Gainesville Housing Conditions Survey (1992)
- Visual Field Survey

**Infrastructure Conditions**

- Gainesville Public Works Department
- Field Observations

Eastside CRA Expansion Study Areas



DATA SOURCES

**Code Enforcement Data**

- Gainesville Code Enforcement Department

**Crime Rate**

- Gainesville Police Department

**Fire/EMS Calls**

- Gainesville Fire Department

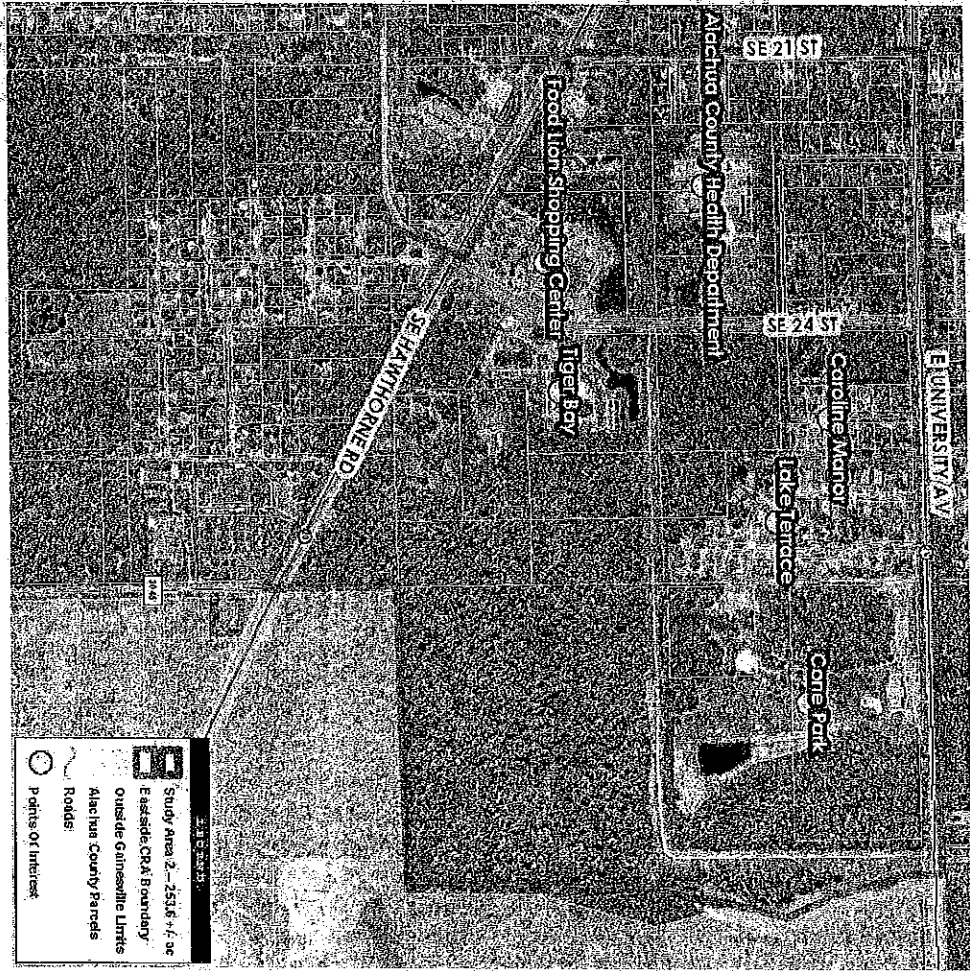




# STUDY AREA TWO

+253.6 acres:

- Variety of single-family homes and multi-family residences
- Tiger Bay Court Apts.
- Caroline Manor and Lake Terrace Housing Projects
- Food Lion Shopping Center



Eastside CRA Expansion Study Areas

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## STUDY AREA TWO

### Profile (2000 Census data):

- 57% of residents live in poverty, compared with 27% City-wide.
- 24% of residents age 25 and older have attained a high school (or higher) education, compared with 88% City-wide.
- Renters occupy 68% of housing stock.
- 40% of households are female households with children under 18 years old and without a husband present, compared with 8% City-wide.
- 15% of occupied housing units have no phone service.
- 23% households do not have a vehicle, compared with 9% City-wide.
- 22% of residents commute to work by public transportation, walk, or means other than car, compared with 15% City-wide.

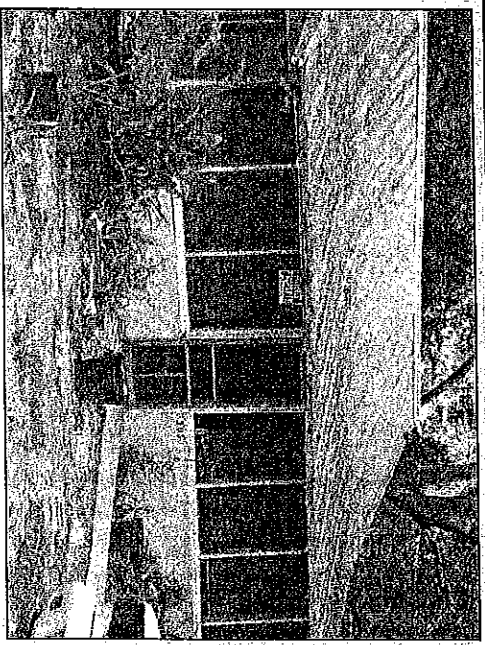
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STATE  
UNIVERSITY  
GAINESVILLE  
FLORIDA

# STUDY AREA TWO STRUCTURE CONDITIONS

- High percentage of deteriorated and deteriorating buildings



## Summary of Deteriorated/Deteriorating Buildings

Study Area	Number of Deteriorated/Deteriorating Structures	Total Number of Buildings	% of Properties with Deteriorated/Deteriorating Structures
Area Two	33	121	27.27

Eastside CRA Expansion Study Areas



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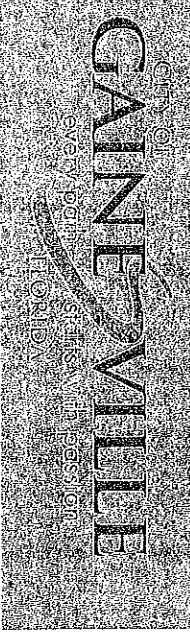
## STUDY AREA TWO BLIGHT CONDITIONS

CRITERIA (c): Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

- Small single family lots
- Large undeveloped lots with no access to public roadways

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Eastside CRA Expansion Study Areas



# STUDY AREA TWO BLIGHT CONDITIONS

CRITERIA (d): Unsanitary or unsafe conditions.

- Public dump sites throughout area



## Summary of Code Violations 2006-2008

Study Area	Code Violations	Total Number of Parcels	Number of Violations per Property
Area Two	10	78	0.12
City-wide	6,728	36,403	0.18

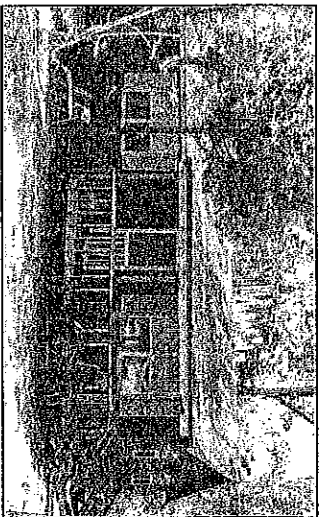
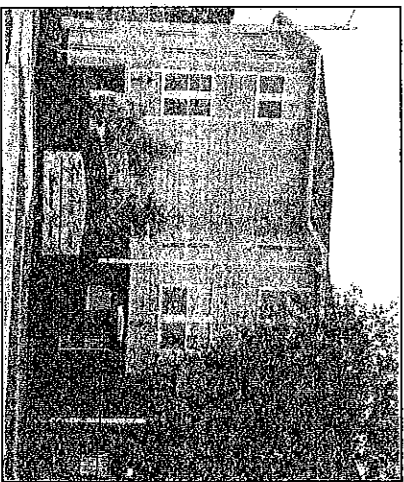
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## STUDY AREA TWO BLIGHT CONDITIONS

CRITERIA (f): Inadequate and outdated building density patterns.

- Existing development in both commercial and residential areas does not maximize the future land use designations.
- Distinct scale and density difference between new institutional development and existing residential and commercial development



Eastside CRA Expansion Study Areas

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# STUDY AREA TWO BLIGHT CONDITIONS

CRITERIA (i): Incidence of crime in the area higher than in the remainder of the county or municipality.

- Per capita crime rate in the Study Area is higher than the per capita crime rate City-wide.

## Summary of Crimes from 2006 – 2008

Study Area	Population	Total Crimes	Crimes Per Capita
Area Two	644	234	0.36
City-Wide	121,777	18,268	0.15

Eastside CRA Expansion Study Areas



# STUDY AREA TWO BLIGHT CONDITIONS

CRITERIA (k): Fire and emergency medical service calls to the area are proportionately higher than in the remainder of the county or municipality.

- Incidence of Fire/EMS calls within the Study Area is significantly higher than in the City as a whole.

## Summary of Fire and EMS Calls

Study Area	Number of Parcels	EMS Calls	EMS Calls per Parcel	Fire Dept. Calls	Fire Dept. Calls per Parcel
Area Two	78	192	2.46	31	0.40
City-wide	36,403	16,718	.46	6,023	0.17

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# STUDY AREA TWO BLIGHT CONDITIONS

**CRITERIA (m):** Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

- High diversity of ownership makes it difficult to assemble parcels for appropriate redevelopment sites.

## Diversity of Property Ownership

Study Area	Number of Parcels	Number of Owners
Area Two	78	50

Eastside CRA Expansion Study Areas



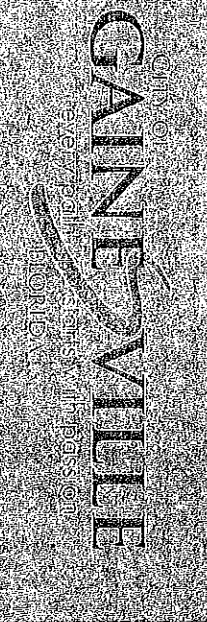
# STUDY AREA TWO SUMMARY

## Conditions of Blight Documented:

Substantial number of Deteriorated or Deteriorating Structures; and

- Criteria (c) - Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Criteria (d) - Unsanitary or unsafe conditions;
- Criteria (f) - Inadequate and outdated building density patterns;
- Criteria (j) - Incidence of crime in the area higher than in the remainder of the county or municipality;
- Criteria (k) - Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality; and
- Criteria (m) - Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

Eastside CRA Expansion Study Areas



# Questions?

Wilson Miller  
2205 North 20<sup>th</sup> Street  
Tampa, Florida 33605  
813.223.9500

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**STUDY AREA TWO RECOMMENDATION**

Area Two meets the criteria, as described in Florida Statutes, to be designated as a blighted area and added to the Eastside CRA Area.

Eastside CRA Expansion Study Areas

