

LEGISLATIVE #

110281C

# City of Gainesville Eastside CRA Expansion Area Analysis

## Finding of Necessity



City Commission Hearing  
September 15, 2011

# **WHAT IS A CRA?**

- A geographic area which meets the physical and/or economic conditions of slum and/or blight as defined in the Community Redevelopment Act of 1969 (Florida Statutes, Chapter 163, Part III).
- CRAs are formally designated by the local government to focus special attention on improving living conditions and economic opportunity within the designated area.
- CRAs can use increased ad valorem tax revenue resulting from redevelopment for projects within the area (Tax Increment Financing –TIF).

# **STATUTORY REQUIREMENTS**

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...”*

**Conditions of blight exist in the  
Eastside Expansion Study Area**

These conditions prevent or substantially impair the orderly growth and development, or redevelopment, of the area through such activities as major private and public investment.

## **“BLIGHTED AREA” FACTORS**

- 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- f) Inadequate and outdated building density patterns;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;
- h) Tax or special assessment delinquency exceeding the fair value of the land;

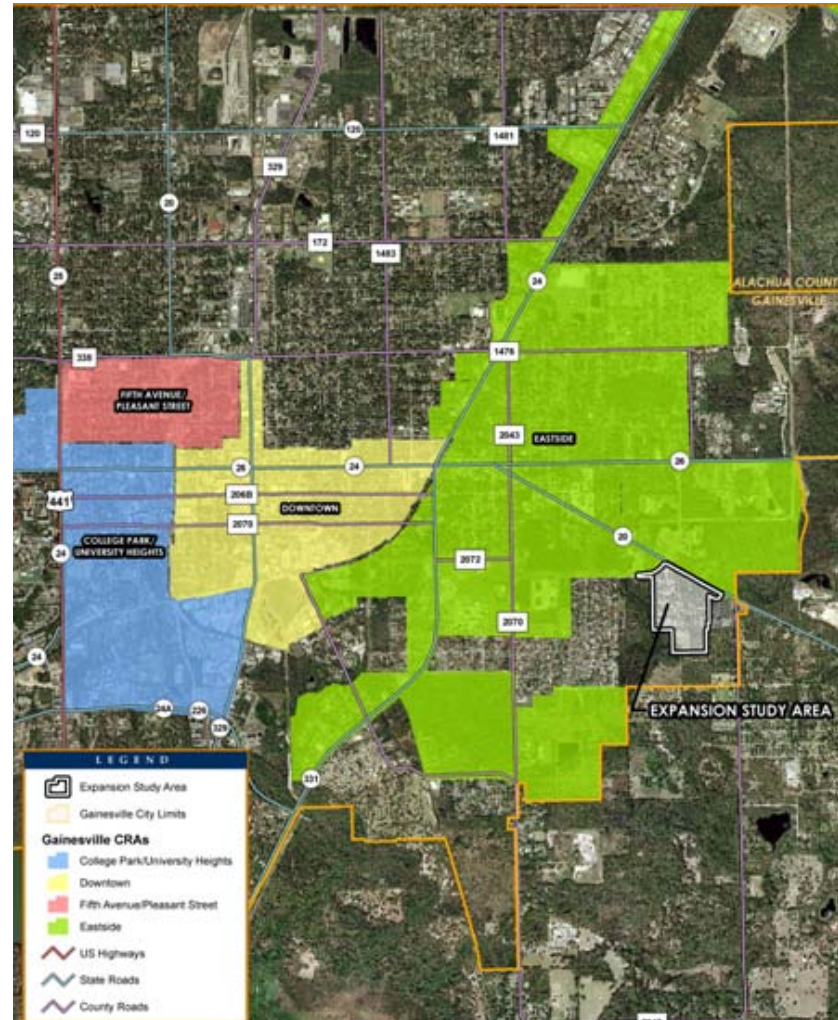
## **“BLIGHTED AREA” FACTORS**

- 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.



# EASTSIDE COMMUNITY REDEVELOPMENT AREA

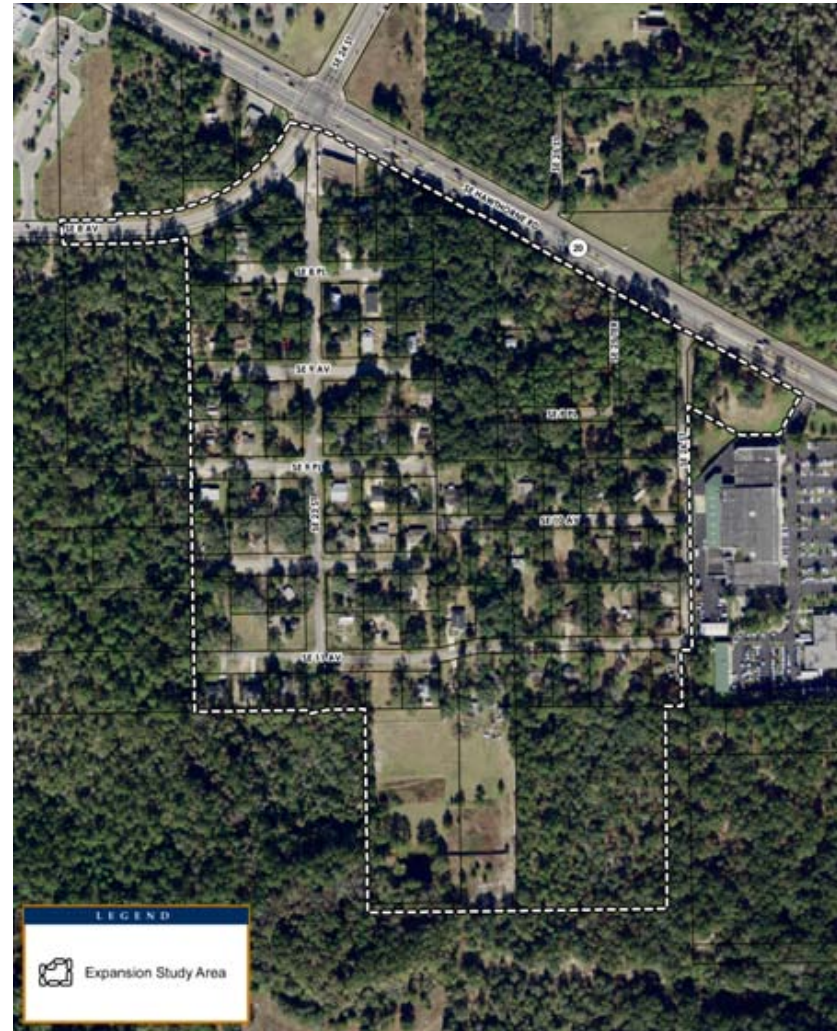
- Existing CRA Area (Green)
- Potential Expansion (Grey)



Eastside CRA Expansion Study Area

# EASTSIDE CRA PROPOSED EXPANSION AREA

- ± 52.2 Acres
- Single Family Residences
- Commercial Use



Eastside CRA Expansion Study Area



# DATA COLLECTION SUMMARY

Topic	Sources of Information
Demographics	U.S. Census
Existing Land Uses	Alachua County Property Appraiser & WMS Field Verification
Vacant Parcels	City of Gainesville & WMS Field Verification
Condition of Structures	City of Gainesville & WMS Field Verification
Property Maintenance	WMS Field Verification
Open/Recreation Space	City of Gainesville Parks and Recreation & WMS Field Verification
Transportation Conditions	City of Gainesville Transportation & WMS Field Verification
Infrastructure	City of Gainesville – Stormwater/Transportation & WMS Field Verification
Crime	City of Gainesville Police Department
Fire/EMS	City of Gainesville Fire Rescue
Code Enforcement	City of Gainesville Code Enforcement
Transit	Regional Transit System for the City of Gainesville
Utilities	Gainesville Regional Utilities
Property Values & Taxes	Alachua County Property Appraiser and Tax Assessor

Eastside CRA Expansion Study Area

# STUDY AREA STRUCTURE CONDITIONS

First Criteria: Presence of deteriorating or deteriorated structures.

Number of Deteriorated/ Deteriorating Structures	Total Number of Buildings	% of Properties with Deteriorated/ Deteriorating Structures
30	80	37.50%



Eastside CRA Expansion Study Area

# **BLIGHT CONDITIONS**

## **CRITERIA (d): Unsanitary or unsafe conditions.**

- Higher occurrence of Code Enforcement violations per parcel than the City as a whole.
  - City of Gainesville 0.13
  - Study Area – 1.00
- Several dumping and poor upkeep sites identified.



# **BLIGHT CONDITIONS**

**CRITERIA (e):** Deterioration of site or other improvements.

- Stormwater with associated flooding.
- Poor roadway conditions.



Eastside CRA Expansion Study Area



# **BLIGHT CONDITIONS**

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

- Single family and commercial uses existing.
- 43% of developable land is currently vacant.
- 40% of the vacant land is zoned for multi-family.
- Majority of commercial/mixed use lands are vacant.



# **BLIGHT CONDITIONS**

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

- Existing area has 104 parcels with 94 individual owners.
- Future Land Use development potential is inhibited by land assemblage.

# **STUDY AREA RECOMMENDATIONS**

The Study Area meets the criteria needed to be determined blighted. We recommended adoption of the resolution.

# Questions?

*WilsonMiller Stantec  
2205 N. 20<sup>th</sup> Street  
Tampa, Florida 33605  
813.223.9500*