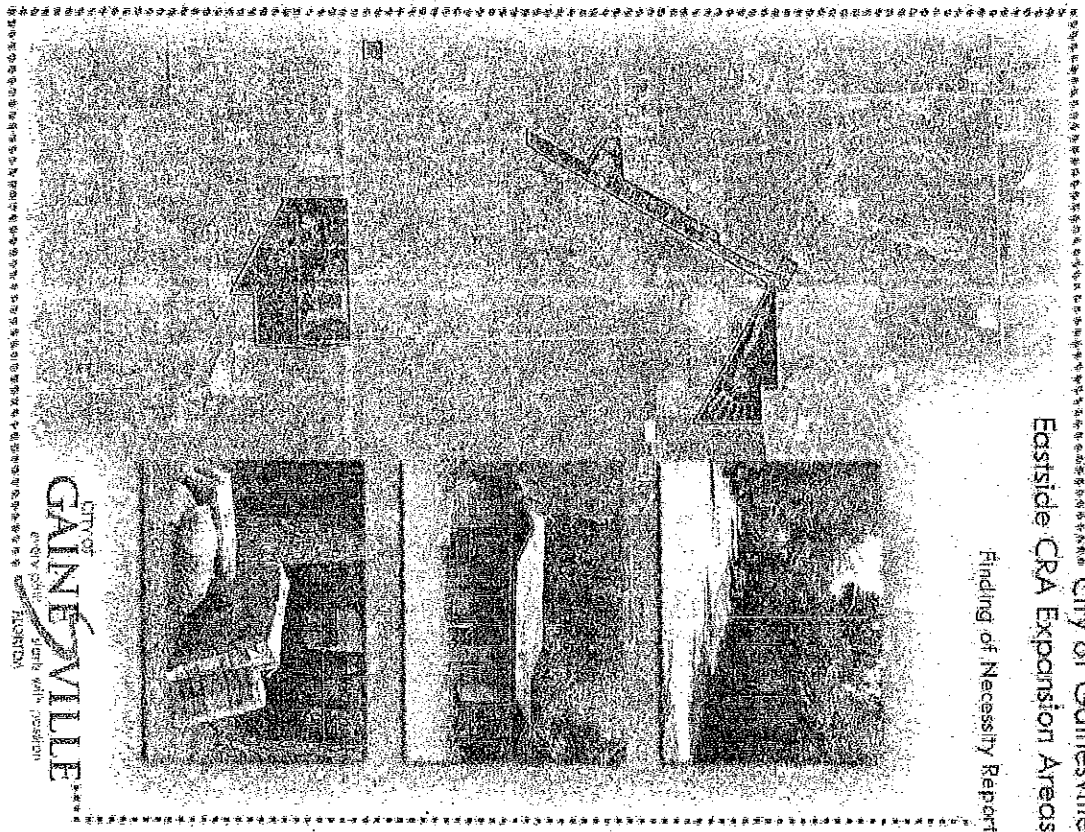


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City of Gainesville  
Eastside CRA Expansion Areas

Finding of Necessity Report



CITY OF  
GAINESVILLE  
ESTABLISHED 1845  
GAINESVILLE, FLORIDA

Public Hearing  
January 15, 2009

CITY OF  
GAINESVILLE  
ESTABLISHED 1845  
GAINESVILLE, FLORIDA



## Introduction

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

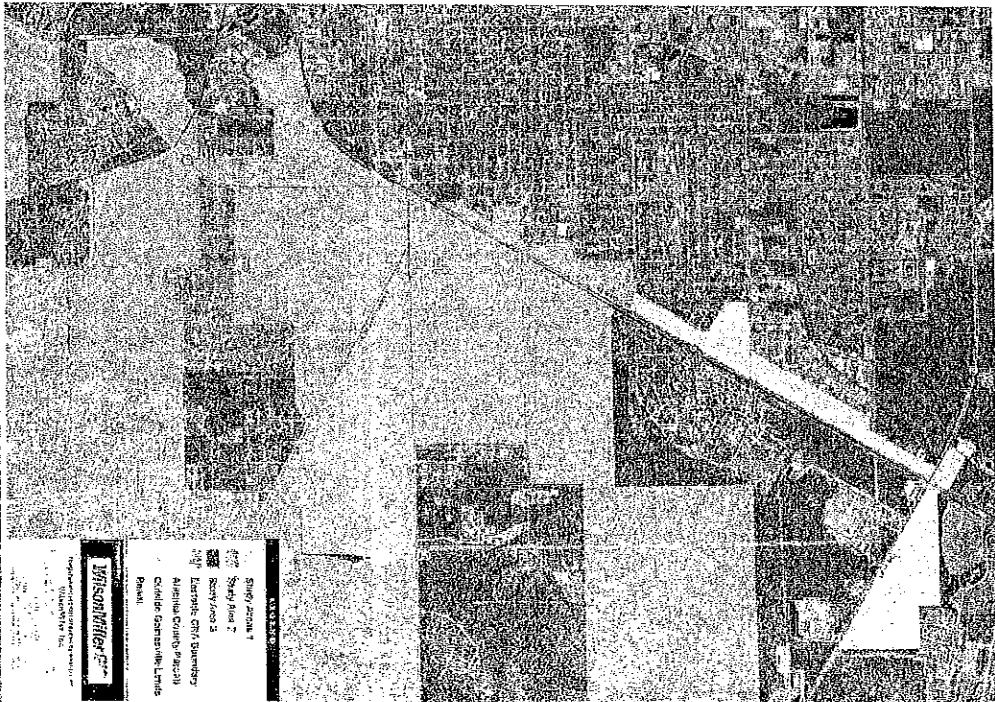
Eastside CRA Expansion Study Areas

CITY OF  
GAINESVILLE  
FLORIDA

# EASTSIDE COMMUNITY REDEVELOPMENT AREA

## Existing and Expansion Areas

- Existing CRA Area (Blue)
- Area One (Yellow)
- Area Two (Orange)
- Area Three (Red)



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FLORIDA

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## Purpose/Intent

- Present Report
  - Information
  - Findings and Conclusions

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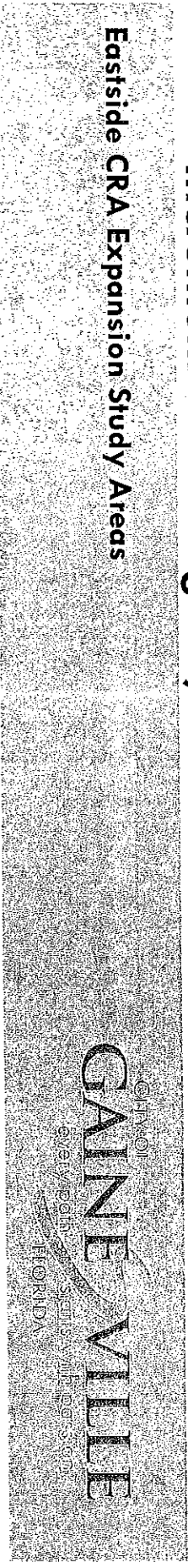
CH<sub>2</sub>M HILL  
GAINESVILLE

AN EASTSIDE  
FLORIDA

**SOME CHARACTERISTICS OF CRAS**

- A tool to stimulate physical/economic redevelopment.
- CRA District is a geographic area which meets the physical/economic conditions of slum/blight as defined in the Community Redevelopment Act of 1969 (F.S., Ch. 163, Part III).
- CRA Districts are formally designated by the local government.
- CRAs can use increased property tax revenue resulting from redevelopment for projects within the area (Tax Increment Financing-TIF).

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**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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## 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;*

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GAINESVILLE  
FLORIDA

STATE OF FLORIDA  
COUNTY OF ALACHUA

**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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**DATA SOURCES**

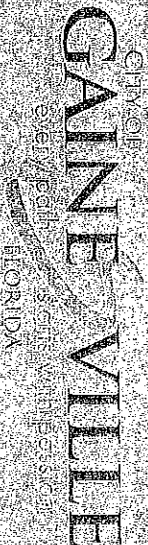
**Structural Conditions**

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

**Infrastructure Conditions**

- Gainesville Public Works Department
- Field Observations

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**DATA SOURCES**

**Code Enforcement Data**

- Gainesville Code Enforcement Department

**Crime Rate**

- Gainesville Police Department
- Fire/EMS Calls**
- Gainesville Fire Department

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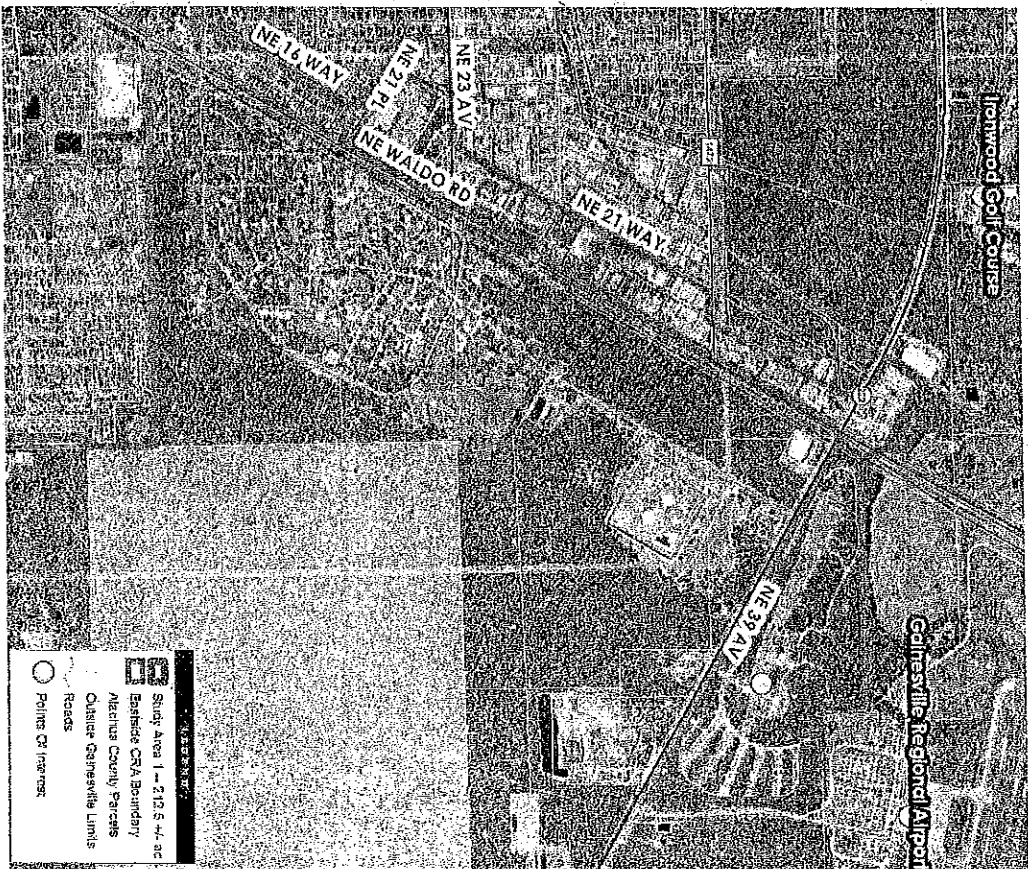
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# STUDY AREA ONE

±212.50 acres:

- Mix of land uses including Residential, Commercial & Industrial
- Mobile home park
- Low income residential neighborhood
- Existing Alachua County Fairgrounds
- University of Florida Extension Campus

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City of Gainesville, Florida  
www.gainesville.com

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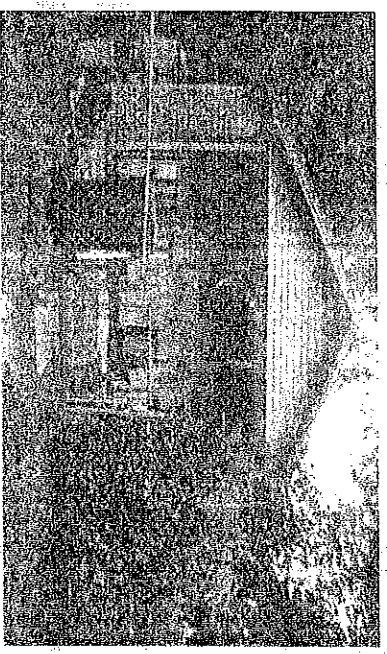


# STUDY AREA ONE STRUCTURE CONDITIONS

- 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 One	71	153	46.41



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A CITY OF FLORIDA

**STUDY AREA ONE BLIGHT CONDITIONS**

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

- Small lots suitable for small single-family residences and duplexes
- Narrow streets
- Lack of parking for commercial uses



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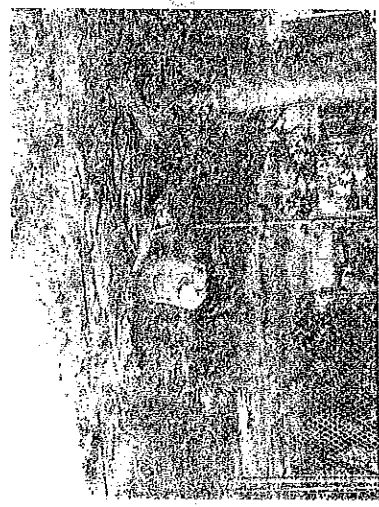
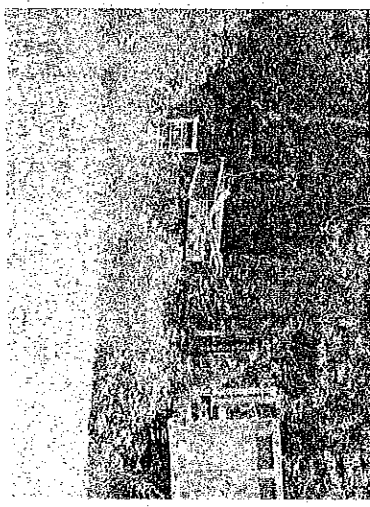
# STUDY AREA ONE BLIGHT CONDITIONS

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

- Higher occurrence of Code Enforcement violations than in the City as a whole

Summary of Code Violations 2006-2008

Study Area	Code Violations	Total Number of Parcels	Number of Violations per Property
Area One	38	131	0.29
City-wide	6,728	36,403	0.18



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# GAINESVILLE

City of Gainesville  
Statewide Planning  
Florida



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## STUDY AREA ONE BLIGHT CONDITIONS

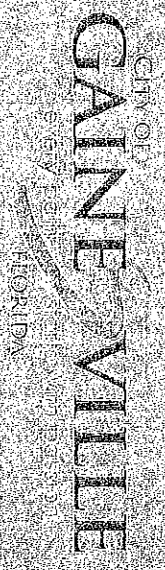
CRITERIA (i): Incidence of crime in the area higher than in the remainder of the county or municipality.

- *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 One	209	51	0.24
City-wide	121,777	18,268	0.15

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## STUDY AREA ONE 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 2007-2008

Study Area	Number of Parcels	EMS Calls	EMS Calls per Parcel	Fire Dept. Calls	Fire Dept. Calls per Parcel
Area One	131	378	2.89	45	0.34
City-wide	36,403	16,718	.46	6,023	0.17

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# STUDY AREA ONE BLIGHT CONDITIONS

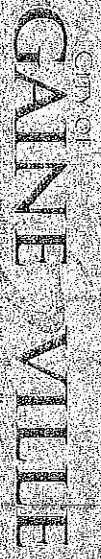
**CRITERIA (m):** Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

- 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 One	131	92

Eastside CRA Expansion Study Areas



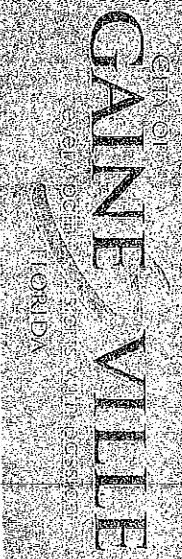
# STUDY AREA ONE SUMMARY

## 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 (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.

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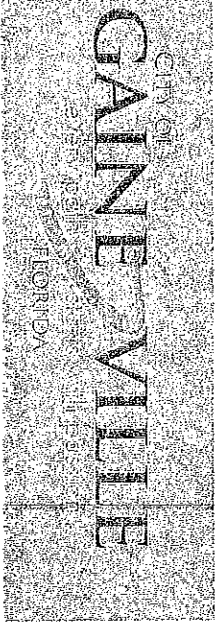


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**STUDY AREA ONE RECOMMENDATION**

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

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# Questions?

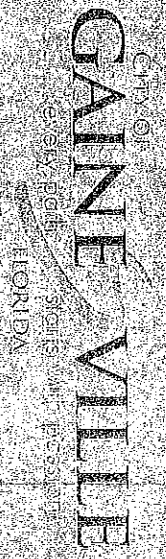
Wilson Miller

2205 North 20<sup>th</sup> Street

Tampa, Florida 33605

813.223.9500

Eastside CRA Expansion Study Areas



10/20/01