

City of Gainesville Eastside CRA Expansion Area Analysis

Finding of Necessity



City Commission Hearing
September 16, 2010

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.
- 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- f) Inadequate and outdated building density patterns;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 (Tan)
- Previous Expansions (Blue)
- Potential Expansion (Red)

Study Area Context

- ±16 acres
- Sperry Heights Neighborhood
- Single Family Residences
- Multi-Family Complex
- Kingdom Hall of Jehovah's Witnesses



DATA COLLECTION METHODOLOGY SUMMARY

Topic	Sources of Information	Data Collection
Demographics	U.S. Census	U.S. Census Data Query
Existing Land Uses	Alachua County Property Appraiser & WilsonMiller Stantec Field Verification	Field Observations & Records Research
Vacant Parcels	Alachua County Property Appraiser & WilsonMiller Stantec Field Verification	Field Observations & Records Research
Condition of Structures	City of Gainesville & WilsonMiller Stantec Field Verification	Field Observations & Records Research
Property Maintenance	WilsonMiller Stantec Field Verification	Field Observations & Records Research
Open/Recreation Space	WilsonMiller Stantec Field Verification	Field Observations
Transportation Conditions	City of Gainesville Public Works & WilsonMiller Stantec Field Verification	Field Observations & Records Research
Infrastructure	City of Gainesville Public Works & WilsonMiller Stantec Field Verification	Field Observations & Records Research
Crime	City of Gainesville Police Department	Records Research
Fire/EMS	City of Gainesville Fire Rescue Department	Records Research
Code Enforcement	City of Gainesville Code Enforcement	Records Research
Transit	City of Gainesville Regional Transit System (RTS)	Records Research
Utilities	Gainesville Regional Utilities (GRU)	Records Research
Property Values & Taxes	Alachua County Property Appraiser & Tax Assessor	Records Research

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
10	43	23%



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 0.18
 - Study Area - 1.16
- Several dumping sites Identified – including Rosewood Branch.



BLIGHT CONDITIONS

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

Incidence of reported crimes within the Study Area is higher than in the City as a whole.

City-wide			Study Area		
Total Crimes	Crimes Per Capita	Crimes Per Parcel	Total Crimes	Crimes Per Capita	Crimes Per Parcel
46,863	0.43	1.23	95	0.75	2.16

Gainesville Police Department - UCR Crime Reports – 2005-2009

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 2004–2009

Area	Number of Parcels	Fire/EMS Calls	Fire/EMS Calls per Parcel
City-Wide	38,020	50,100	1.32
Study Area	44	115	2.61

STUDY AREA RECOMMENDATIONS

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

Questions / Comments?



408 W. University Avenue, Suite 205
Gainesville, Florida 32601
352.371.9671