

LEGISTAR # 210581

Attachment A

18 JAN 2022



Historic Home Stabilization Program Update

Gainesville Community Reinvestment Area Advisory Board
Chelsea Bakaitis, GCRA Project Manager



Gainesville
Community
Reinvestment
Area





Goal

Support housing objectives which help maintain the culture and population neighborhoods

Goal & Objectives

Objectives

- Prevent the demolition of historic buildings in the District through stabilization
- Preserve the original character-defining architectural elements of neighborhoods
- Prevent the demolition of single-family homes

Case Study: Porters

“The Porters Neighborhood has undergone substantial redevelopment involving demolition since the 1982 survey... Staff is[sic] not planning a resurvey of the neighborhood because its historic district potential, limited in the 1980s, is probably nonexistent considering the extent of redevelopment and demolition.”

– August 4, 2011, Historic Preservation Element 2010–2020 Goals, Objectives and Policies, Historic Preservation Element Data and Analysis

Proposed Offerings

- 10-year forgivable loan
- Exterior work which results in repair, improvement, reconstruction, maintenance or stabilization. Eligible work may include:
 - Exterior wall repairs
 - Roof repairs
 - Foundation repairs
 - Masonry-stucco repairs
 - Porch and step rehabilitation
 - Window repair
 - Cornices and parapet repairs
 - Weatherization improvements
 - Repainting
 - Structural rehabilitation/reinforcement



Eligibility Summary

- Property:
 - Single family residence
 - Listed as a contributing structure within the Pleasant Street Historic District or is registered on the local historic register. If neither of these applies, the homeowner may register their home as part of the application process before improvements are made.
 - Fifth Avenue, Porters Quarters, Pleasant Street, Springhill
- Applicant:
 - Owns property and occupies as residence
 - Attends mandatory homeowner education & training workshop
 - Household annual gross income must not exceed Area Median Income by household size



FY 2022 Budget Pilot Year: \$77,000

- \$2,000 to \$30,000± per repair
- Awards determined per annual application period.

FY 2023 Considerations

- Lessons learned/ideas for improving program
- Evaluate participation for refining

Recommendation



GCRA Director to GCRA Advisory Board:
Approve the Historic Home Stabilization
Program as presented, once approved by the
City attorney as to form and legality.