

**LEGISTAR # 210322**

**Attachment A**



19 OCT 2021



# Historic Home Stabilization Program Update

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



Gainesville  
Community  
Reinvestment  
Area





# Today's Agenda

01.	02.	03.	04.
Follow Up: July 20, 2021 GCRA Advisory Board Meeting	Neighborhood Stability Through Historic Preservation	Existing Home Rehabilitation Programs	Updated Program Guidelines
			05.

Discussion

# **01. Follow Up: July 20, 2021 GCRA Advisory Board Meeting**





# July 20, 2021 GCRA Advisory Board Meeting

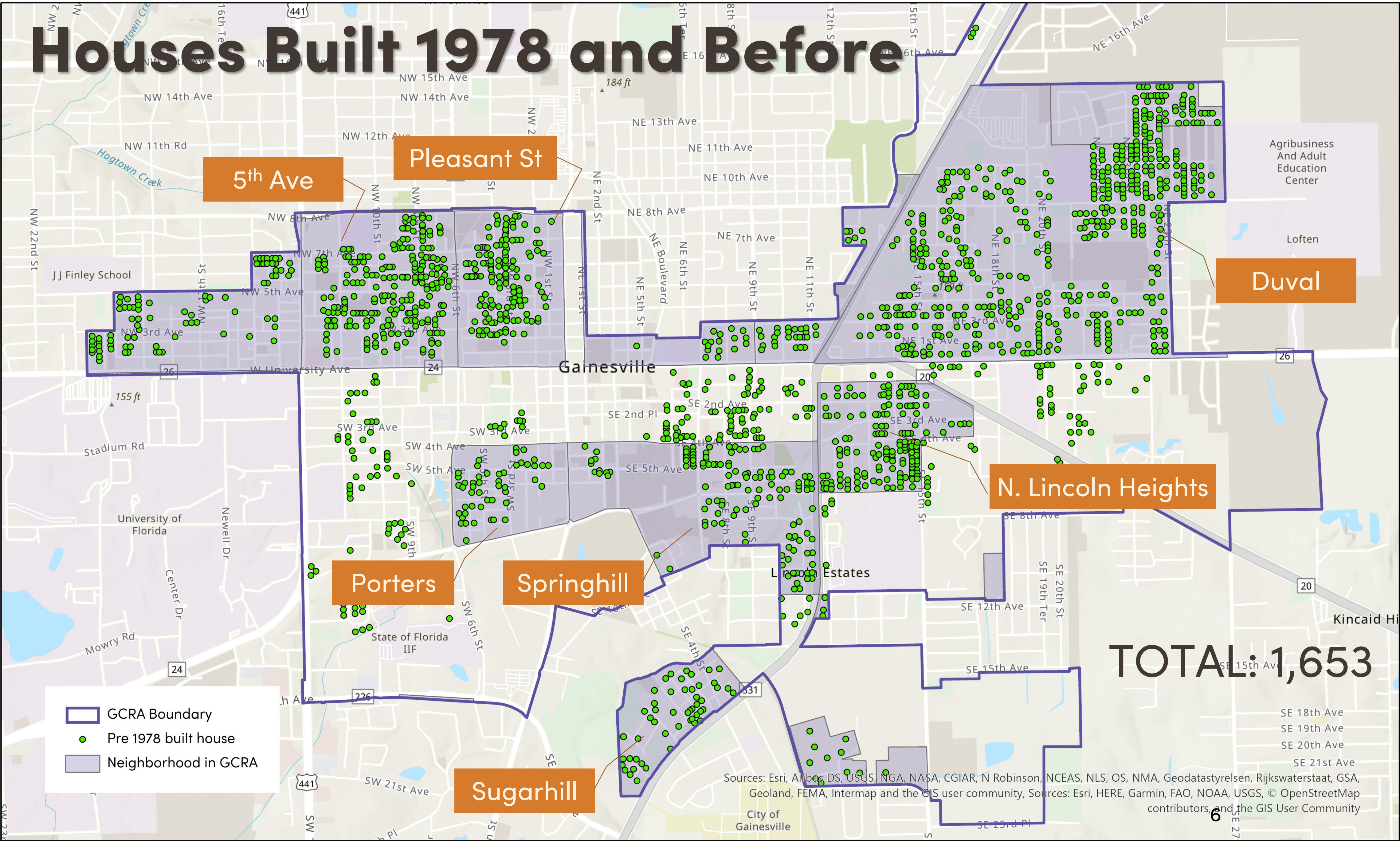
**Motion:** Staff bring the program back next month with a number of homes that have been identified as built before 1978 that would qualify for this program

**Other Comments:** Bring data and criteria for contributing structures

**Response:** 1,653 homes built before 1978 in District; since 2011, 58 declared dangerous; as of July 2021 11 declared dangerous



# Houses Built 1978 and Before





# 02. Neighborhood Stability Through Historic Preservation





# Preserve History & Preserve Community

Dr. P.M.H.  
Stafford's  
Home and Dental Office  
713 NW 5th Ave.

Two clinics were at this site during the 1930s and 1940s, one run by Julius A. Parker, a community physician, and another run by P.M.H. Stafford, a dentist. A photograph of this building is included in Edward Loring Miller's "Negro Life in Gainesville," published by the University of Florida in 1938.



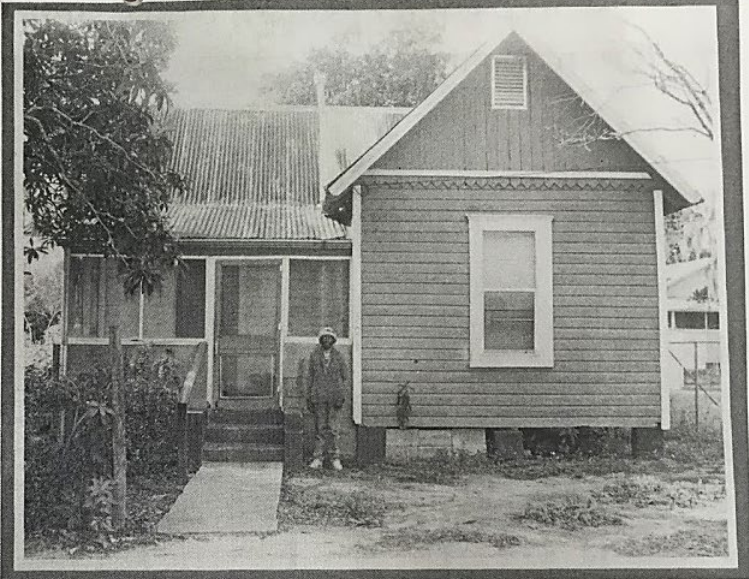
Sallie Castleberry, former patient of Dr. Stafford stands in front of her former residence and office. Photo courtesy of Jenny Brown, Iguana



MRS. JENNIE ROWE'S HOSPITAL

## Annie's Cafe

846/848 Seminary Street  
(in 1938-39 City Directory),  
739 NW 5th Ave.



Annie McCray owned and operated this cafe with her husband. John McCray also ran Cripp's beverages. The two had separate businesses, one on each side of the building. Later Cripp's opened up on the opposite side of the street. It might be noted here that only beer could be sold on the Avenue/Seminary St. during the dry years in Alachua County (the 1930s through the early 1950s).

Mary Jones, former patron of Annie's Cafe.  
Photo courtesy of Jenny Brown, Iguana.





# Contributing Structures

Gainesville Code of Ordinances: Article IV, Sec. 25-62

- Contributing *property* shall mean a building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because:
  - (a) It was present during the period of significance of the district and possesses historic integrity reflecting its character at that time;
  - (b) It is capable of yielding important information about the period; or
  - (c) It independently meets the National Register of Historic Places criteria ...or ... the City of Gainesville Local Register of Historic Places.

# Local Register of Historic Places

Gainesville Code of Ordinances: Article IV, Sec. 30-4.28

- A building, object, structure, or district shall meet at least three of the criteria listed below:
  - Is associated with events that are significant to our local, state, or national history;
  - Embodies the distinctive characteristics of a type, period, or method of construction;
  - Represents the work of a master;
  - Possesses high artistic values; or
  - Represents a significant and distinguishable entity whose components may lack individual distinction.



# Demolition by Neglect & Dangerous Buildings

## Dangerous Building Attributes

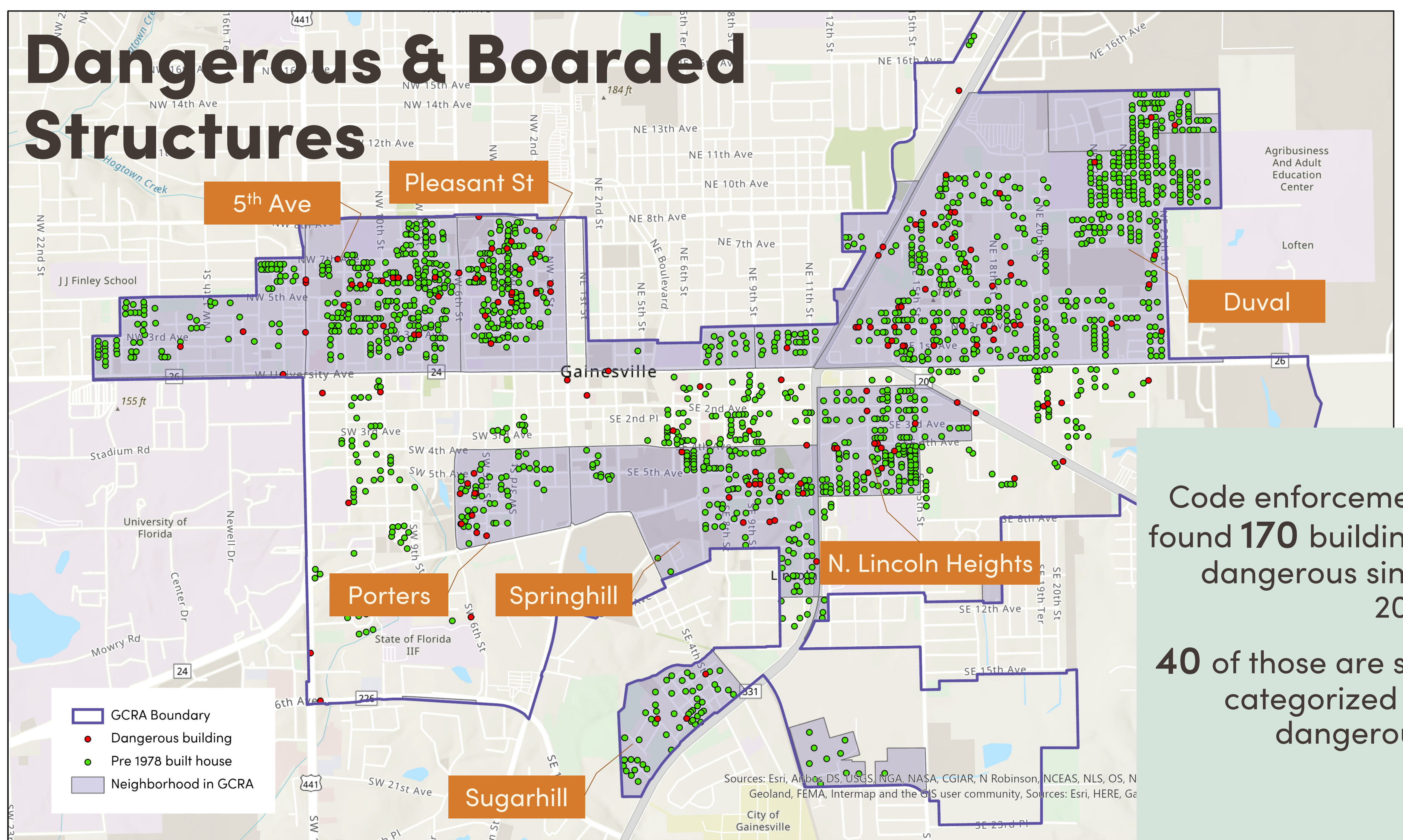
- Illegal for properties to stay dangerous
- Eventually could be possessed and demolished by City or sold by homeowner to investor

- Interior walls lean/buckle
- Floors or roof are not able to hold weight
- Fire, wind, other damage
- Dilapidated, unsanitary, cause sickness
- Light, air, and inadequate sanitation
- Inadequate egress for fire or emergency
- Likelihood of pieces to fall on people
- Vacant and not secure from trespassers
- Any health or safety hazard





# Dangerous & Boarded Structures



Code enforcement found **170** buildings dangerous since 2011.

**40** of those are still categorized as dangerous.



# History of Demolition in Gainesville

## Fifth Avenue

- 1982–2012: 91 buildings demolished (23%)\*

## Pleasant Street

- 1986–2012: 55 buildings demolished
- “demolition by neglect’... jeopardizes the Pleasant Street Historic District’s standing as a historic district”\*

\*Source: City of Gainesville Comprehensive Plan Historic Preservation Element Data & Analysis (Updated 1/19/2012)





# History of Demolition in Gainesville (cont.)

## Porters Quarters

- Historic district potential is probably nonexistent because of building demolitions in the 1980s\*

## Springhill (Peelers Addition)

- Historic structures are at risk by development pressures\*

\*Source: City of Gainesville Comprehensive Plan Historic Preservation Element Data & Analysis (Updated 1/19/2012)





# 03. Existing Home Rehabilitation Programs





# Local Programs

## City of Gainesville Department of Housing and Community Development

- Rehabilitation Program- Correct Health and Safety Violations
- Roof Repair Program

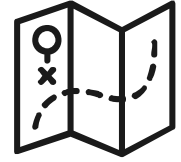
## GRU

- LEEP- energy upgrades

## Non-Profit Programs

- Community Weatherization Coalition
- Rebuilding Together- Home Repair
- Community Action Agency- Home Weatherization
- Habitat for Humanity- Critical Home Repair





### Homestead

Applicant must own  
and occupy the  
property for at least 5  
years prior



### Income

Funds are provided to  
extremely low, very low  
and low-income  
homeowners



### Rehabilitation Services

Emergency Roof Repair  
Minor Rehabilitation  
Major Rehabilitation  
House Replacement  
Disaster Mitigation



### Contact

Phone: 352-334-5026  
[COGHousing@cityofgainesville.org](mailto:COGHousing@cityofgainesville.org)

# Housing & Community Development

The Housing Rehabilitation Program (HRP) provides assistance to eligible homeowners who need assistance to correct health and safety violations in their homes. The HRP addresses the repair of unsafe and unsanitary housing conditions such as, roofing, structural damage, electrical, plumbing, and heating systems.



# Gaps in Services

- Serves middle income earners in addition to low income earners
- Rehabilitates vacant homes and/or non-homesteaded residential
- Focuses on homes at risk of demolition by neglect
- Rehabilitates boarded-up and dangerous buildings
- Complements Heirs Property Program



# 04. Updated Program Guidelines





# Proposed Guidelines

## Task:

Rehabilitate historic homes that are designated as dangerous and at risk to be demolished

## Proposed Offering:

- **Tier 1:** Homesteaded, low income, 100% match
- **Tier 2:** Homesteaded, median income, 75% match
- **Tier 3:** Non-homesteaded (required to sell to be homesteaded), 50% match
- **Eligible Areas:** NW Fifth Avenue, Porters Quarters, Pleasant Street, Springhill, Sugarhill

## Additional Requirements:

Local Historic Designation vs. Pre-1978





# **FY 2022 Budget Pilot Year: \$77,000**

- \$2,000 to \$30,000± Per Repair
- Examples: Roof, Foundation, Remediation, and Health And Safety

## **FY 2023 Considerations**

- Lessons Learned/Ideas for Improving Program
- Specific Major and Minor Code Violations



# Recommendation



GCRA Director to GCRA Advisory Board:  
Hear update from Staff and make  
recommendations regarding next steps.