Agenda

- Overview of Gainesville & its Housing Initiatives
  - City’s Historical Development
  - City & Community Development Organizational Structure
  - Community Development Housing Initiatives

- Bus Tour
  - Cottages on Enota Avenue – Private Development
  - Myrtle Terraces – LIHTC Senior Housing*
  - Fair Street NPU – CDBG & CHIP Projects (Habitat & Gainesville High)
  - Northwestern Cottages – HOME Grant New Construction*
  - Atlanta Street Homes – LIHTC Public Housing Redevelopment
  - Midtown Greenway – Multiuse Trail, Park & Regional Retention Pond*
Historical Development

- Gainesville historically small town
  - Dominated by owner-occupied single-family homes

- Significant growth over last 20 years, most of which at edges
  - Number of housing units has risen over 45% since 2000
  - Examples:
    - Cresswind
    - Mundy Mill
    - Copper Springs
    - Amberleigh
2014 Census Estimate = 13,016 housing units

- Occupancy
  - 1,677 vacant (12.9%)
  - 11,339 occupied (87.1%)

- Type of Occupancy*
  - 4,084 owner-occupied (36%)
  - 7,255 renter-occupied (64%)

Unbalanced trend

* U.S. Census, 2014 Estimates (Georgia = 36% Renter vs. 64% Owner) *
Why Focus on Housing Now?

- Older housing stock
- Apparent need for quality workforce housing (teachers, fire/police, etc.)
- Large number of vacant & unmaintained properties
  - Attractive nuisance for crime
  - Unsightly appearance
  - Decline in property values
- Limited resources & shrinking grant funds – must be strategic
- Too much rental housing can lead to:
  - Lower investment in property
  - Decline in property values
  - Decline in neighborhood values
INSPECTIONS

PLANNING

SPECIAL PROJECTS

CODE ENFORCEMENT

Housing
Code Enforcement & Housing

- City’s first line of defense
  - Enforce City ordinances to ensure a safe, quality living environment

- Ground force for the City
  - Address complaints
  - Only come to home or business if there is a code violation
  - Tough job with challenges

- Protect and promote public health, safety, morals and welfare.
What is the City Doing?

- **Education Efforts**
  - 15 years of handing out info
  - Reactive, complaint-driven
  - 3,357 Complaint Calls
    - 21 Written Warnings
    - 37 Citations Issued (~ 1.1%)

- **Direction to Resources**
  - Rehabilitation & Repairs
  - Weatherization

- **Demolitions**
Housing Division

- Housing CDBG & CHIP Activities
  - Emergency Repairs
  - Substantial Rehab
  - Demolition/Reconstruction
  - New Construction

- McDonald Street Buffer
  - Acquisition & demolition of 3 vacant, dilapidated homes
  - Create landscape buffer between historic neighborhood and incompatible industrial use

- Community Facilities
  - Sidewalks
  - Midtown Greenway & Park
Vision for Midtown

- Live-work-play community
- Pedestrian-friendly environment
- Extension of downtown
- Additional green spaces
- Connect to downtown
- Additional park space

Established our guiding principle:

“Make strategic public investments to attract private investments.”
Midtown Gainesville

- **Significant Milestones:**
  - 2004 – Overlay District
  - 2006 – TAD Established
  - 2009 – CSX ROW Purchased
  - 2010 – Public Safety Building
  - 2010 – Opportunity Zone Established
  - 2012 – Opened Phase I of Greenway
  - 2012 – Pedestrian Bridge Opened
Public Safety Building
Midtown Greenway
Midtown Greenway

- Key focal point for Midtown
- Important Connector for Central Hall Trail
- Original Plan for Midtown in 2001 showed Greenway
- Lengthy Negotiations with CSX to Purchase Right-Of-Way
- Environmental Assessment and Subsequent Clean-Up Required
Midtown Greenway Phase I & Park

Phase I of the Midtown Greenway, from Northern Terminus to MLK Park & Trailhead with Parking

Stream Restoration & Water Quality
Midtown Greenway
Phase II

GDOT Transportation Enhancement Funds
- $500,000 for trail & streetscaping
- Connection to the pedestrian bridge
TOUR & QUESTIONS

Community Development Department
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