

Gifford Neighborhood Plan


Community Meeting July 22, 2013

**Housing/ Property Maintenance/
Economic Development/ Education/
Vocational Training**



Plan Objectives

- **Objective 1. Housing Rehabilitation**
 - **Objective 2. Housing Demolition**
 - **Objective 3. Housing Ownership**

 - **Objective 14. Employment**
- 



Non-profit Housing Partners

- **Habitat For Humanity (HFH)**
- **Every Dream Has A Price**



Housing Funds Spent in Gifford

	SHIP Funds	HHR Funds	2002 CDBG Housing Rehabilitation	2007 CDBG Neighborhood Revitalization
Total Received	\$12,890,363	\$14,563,228	\$750,000	\$750,000
Amount Spent in Gifford	\$3,143,987	\$6,456,570	\$750,000	\$750,000
% of Funds Spent in Gifford	24.38%	44.33%	100%	100%

Gifford area population as percentage of total county population: About **6%**

**State Housing Initiatives Partnership (SHIP)
Program Applications In Indian River County
1992-2012
GIFORD AREA**

SHIP Applications by Fiscal Year

Fiscal Year

- 1993-1993
- 1993-1994
- 1994-1995
- 1995-1996
- 1996-1997
- 1997-1998
- 1998-1999
- 1999-2000
- 2000-2001
- 2001-2002
- 2002-2003
- ▲ 2003-2004
- ▲ 2004-2005
- ▲ 2005-2006
- ▲ 2006-2007
- ▲ 2007-2008
- ▲ 2008-2009
- ★ 2009-2010
- ★ 2010-2011
- ★ 2011-2012



Map Date 7/22/10

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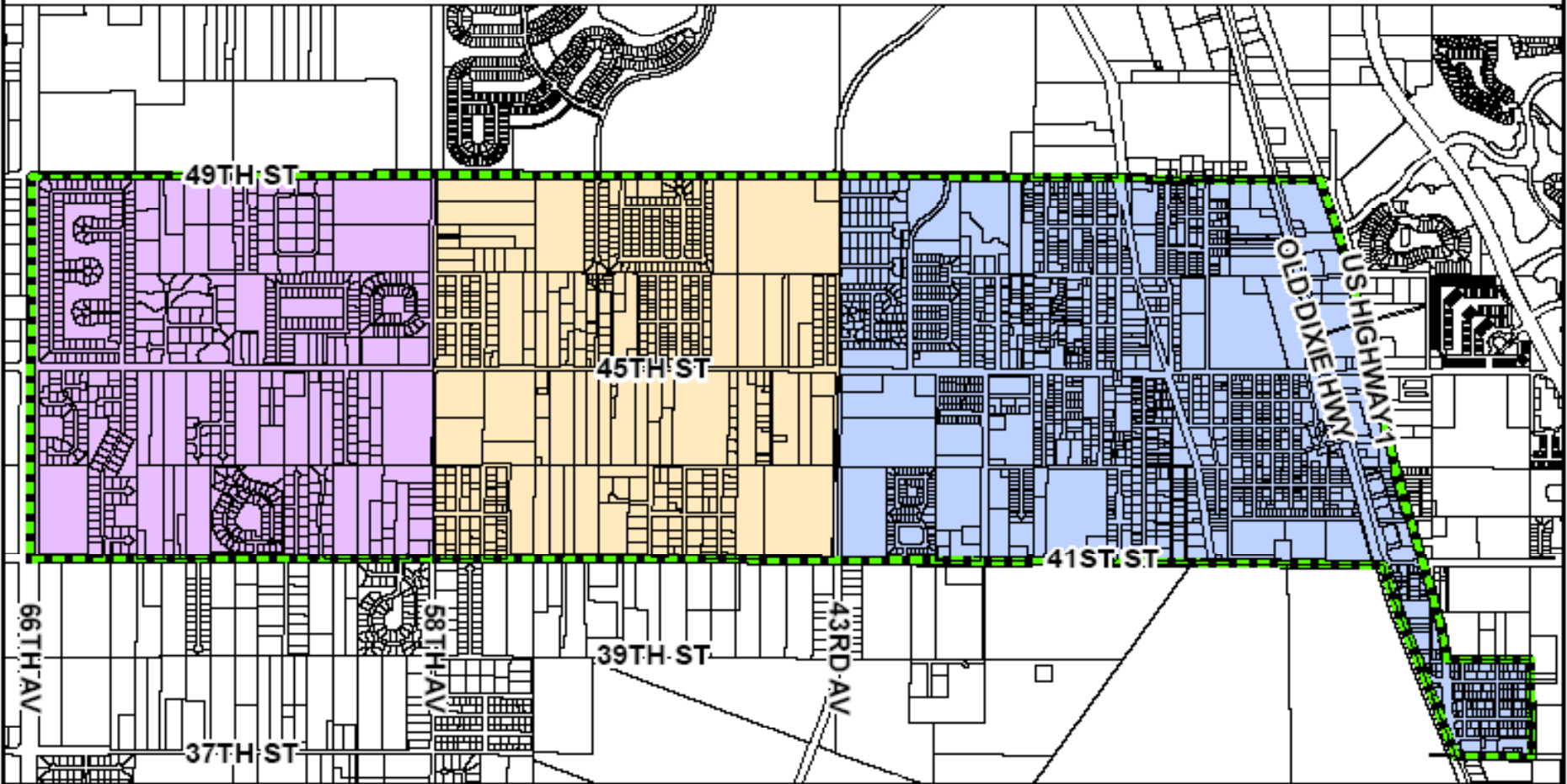




509 Subsidized Housing Units in Gifford

Development Name	Type of Housing	Number of Units	Type of Subsidy
Gifford Grove	Single-Family	61	Low Income Housing Tax Credit
Lindsey Gardens	Multi-Family	168	Low Income Housing Tax Credit
Sunset Apartments	Multi-Family	36	Low Income Housing Tax Credit
Briar Wood	Multi-Family	44	Low Income Housing Tax Credit
Orangewood Park	Multi-Family	100	Farmers Home Administration
Victory Park	Multi-Family	100	Farmers Home Administration

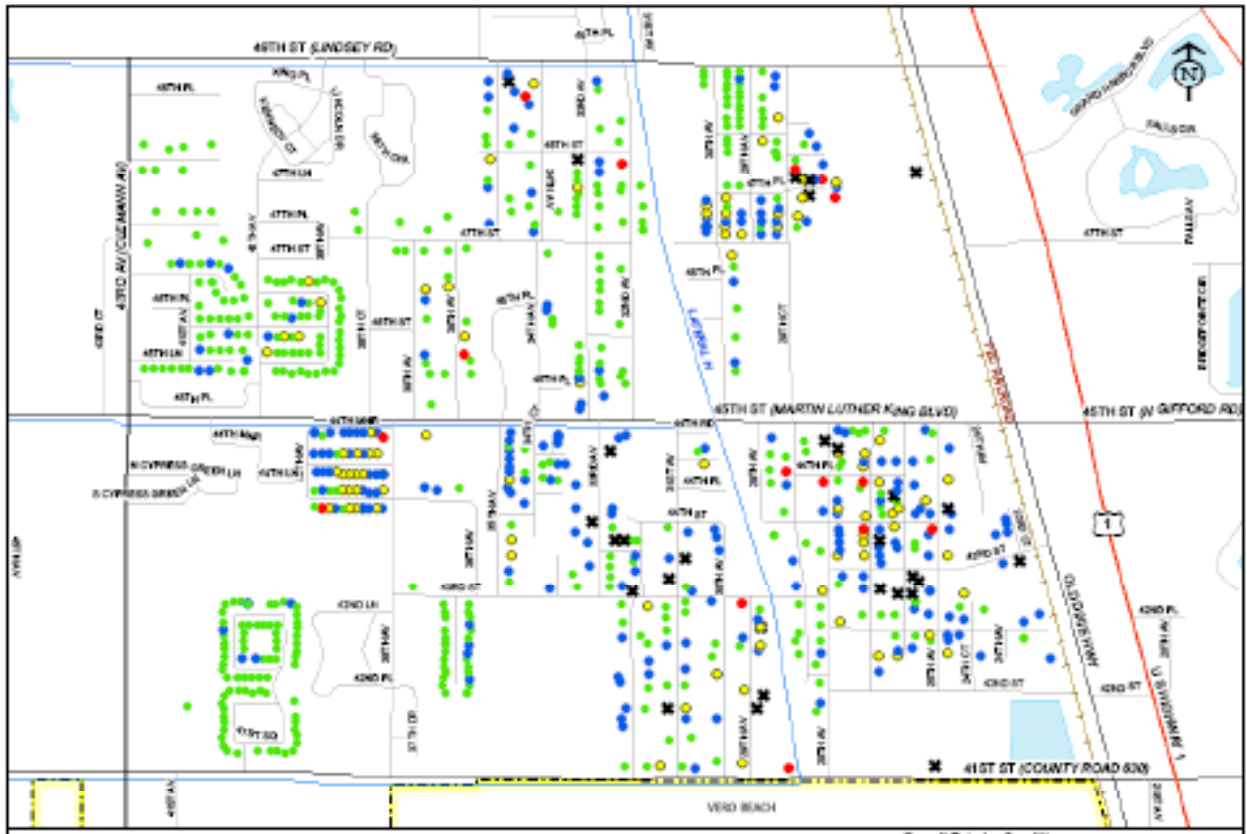
Gifford Plan Area




Legend

-  Gifford Plan Boundary
-  Parcel Boundaries
-  West Gifford Project Area
-  Central Gifford Project Area
-  East Gifford Project Area

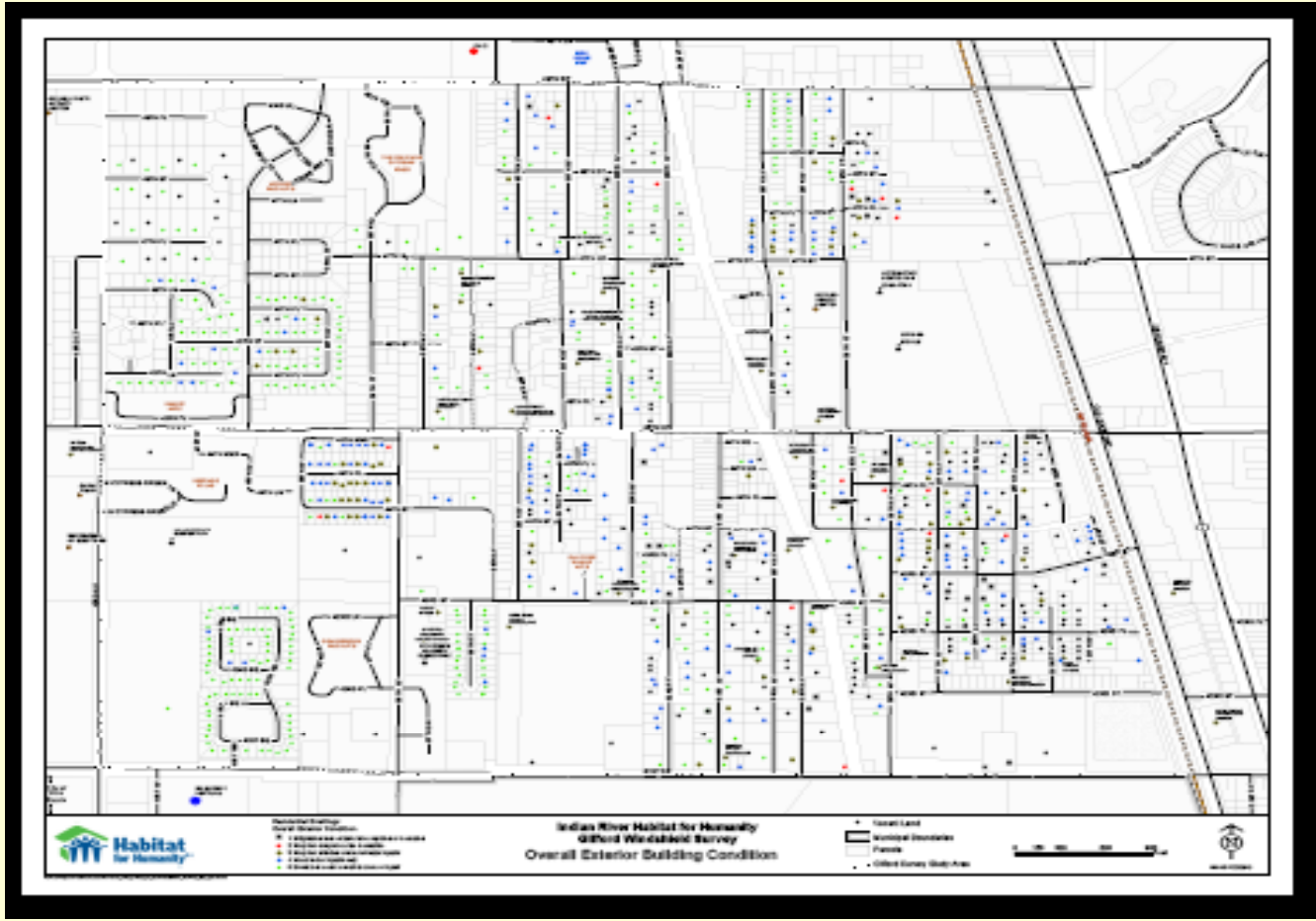
Source: IRC Community Development Department April 30, 2013

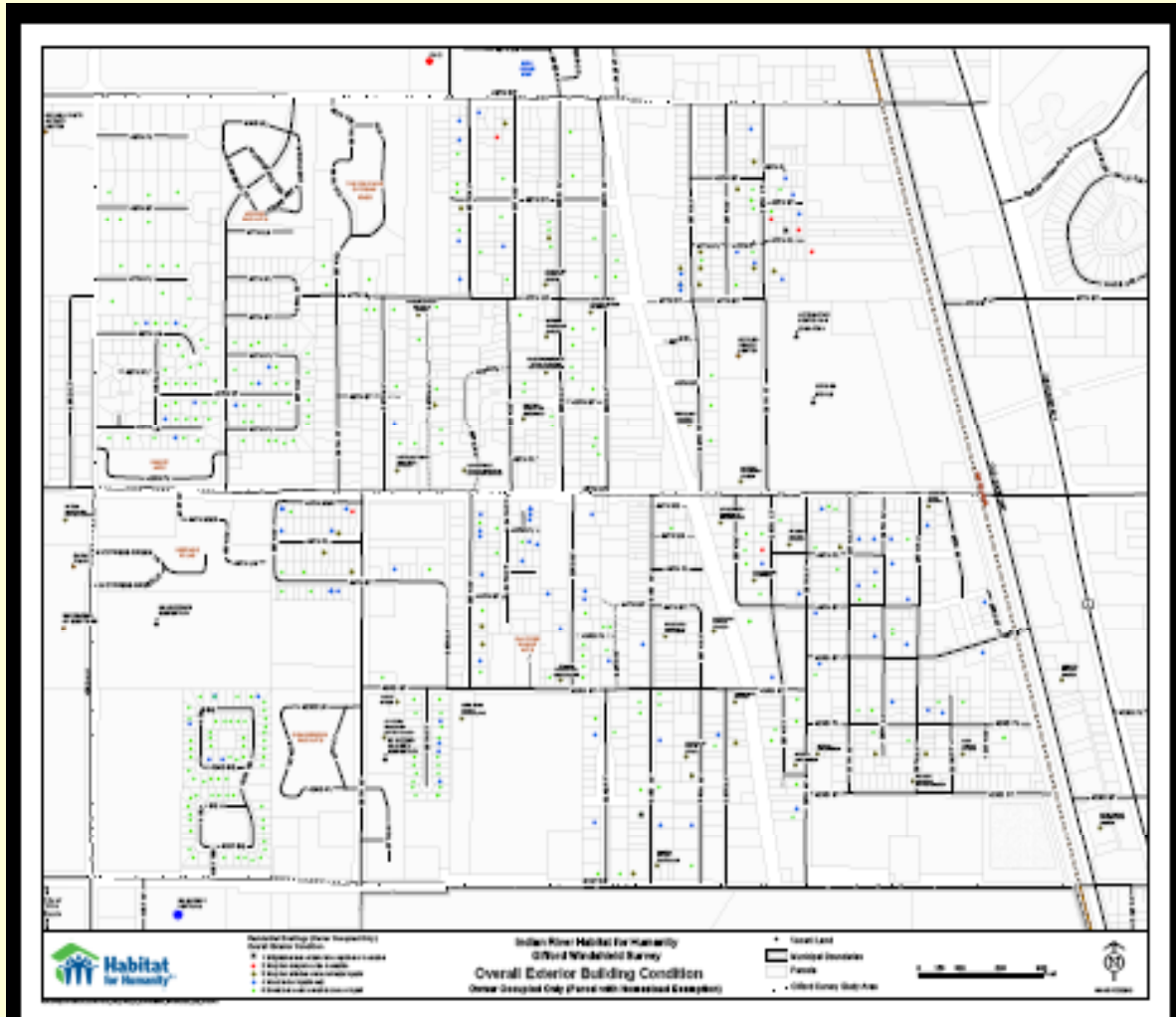



Indian River Habitat for Humanity
Gifford Windshield Survey
Overall Exterior Building Condition

Overall Exterior Condition
 X 1: Dilapidated and not able to be repaired or renovated
 ● 2: Requires comprehensive restoration
 ● 3: Requires a limited number of major repairs
 ● 4: Needs minor repairs only
 ● 5: Good and needs no maintenance or repair

RICO #: 65/2013
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Changes since last Plan

- Number dilapidated housing units in 2000
in East Gifford

131


- Number dilapidated housing units in 2012
in East Gifford

28





Future Assistance

- More SHIP Funding
 - CDBG Funding
 - Working with HFH
 - Working with EDHAP
- 



Property Maintenance

- **SHIP Rehabilitation**
 - **HFH Rehabilitation**
 - **World Changer's**
- 



Economic Development

- **Intensified effort to maintain existing businesses**
 - **Assisted new businesses**
 - **County Economic Development Incentives**
 - **Jobs Grant**
 - **Tax Abatement**
 - **Enterprise Zone**
 - **Others**
- 




Assisted Businesses Near Gifford

- Piper Aircraft**
 - Girard Equipment**
 - Communication International**
 - Vero Mill Works**
 - Others**
- 




Potentials for ED

- **Gifford Has lands and zoning to bring new businesses**
 - **CDBG ED grant up to \$750,000.00**
 - **CDBG ED needs at least **35** new jobs**
 - **CDBG Commercial Revitalization**
 - **Site must be within CRA Area**
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CDBG Typical Grant Funded Activities

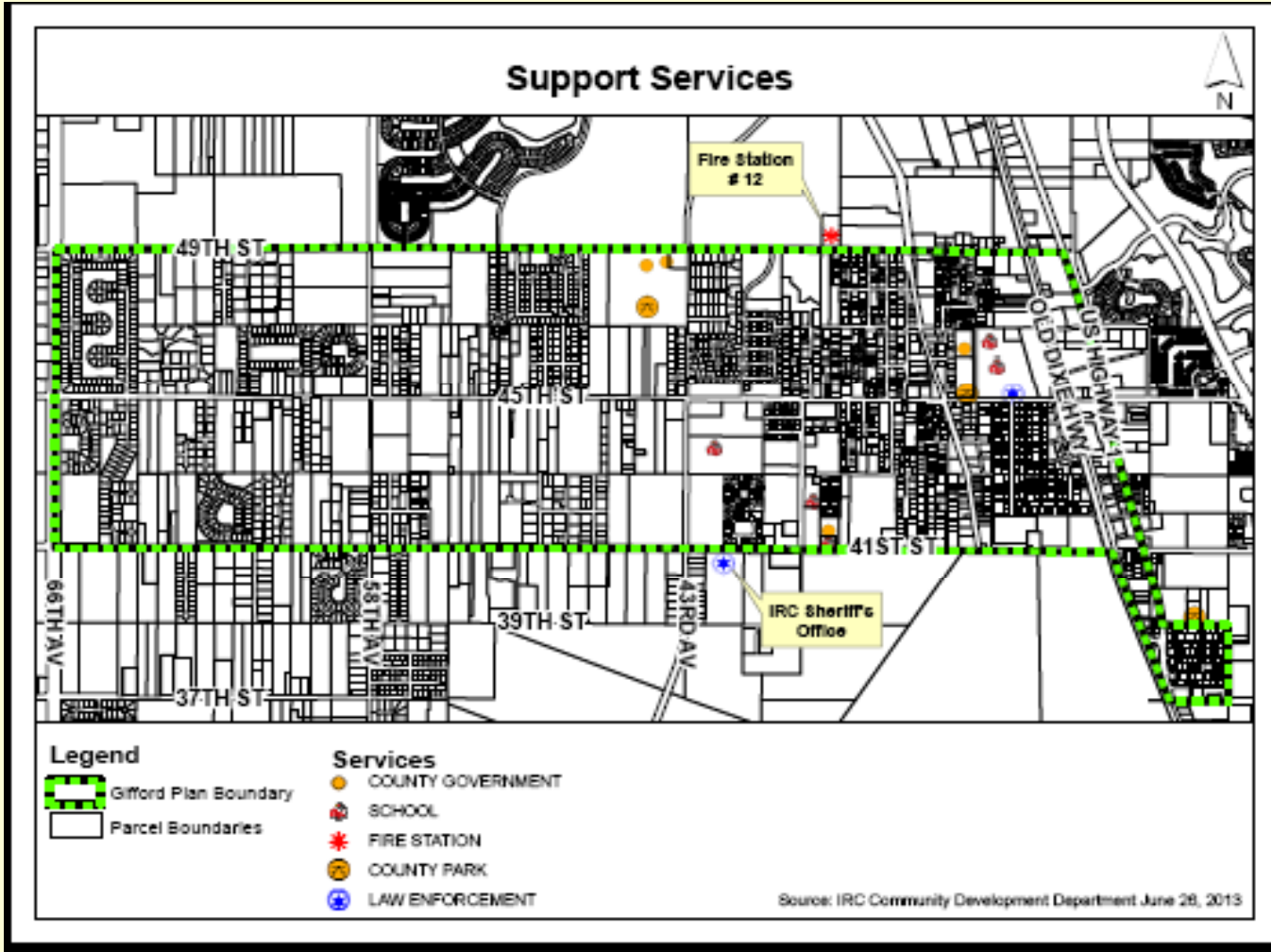
- **Upgrading of existing traffic signal**
 - **Intersection improvements**
 - **Public street improvements and related storm water drainage**
 - **Sewer line installation**
 - **Sewer lift station construction or upgrades**
 - **Water line extension**
 - **Natural gas line extension**
 - **Electrical service extension**
 - **Rail spur construction**
 - **Engineering bidding and inspection services**
- 



Education and Vocational Training

- **School Board**
 - **IR state College**
 - **Workforce Solution**

 - **Several Schools in Gifford**
- 





INPUT

Housing
Property Maintenance
Economic Development
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