



# City of Bradenton, Florida

## City Council Agenda Memorandum

<b>Agenda Item:</b>	Report on housing conditions in the city	<b>Agenda Date:</b>	December 14, 2016
<b>Originated by:</b>	Vicki White, HCD Manager	<b>Agenda Placement:</b>	New Business by Department Heads, City Attorney, and Council
<b>Authorized by:</b>	Catherine Hartley, PCD Director		

**Explanation**

Presentation on housing conditions in Bradenton, in response to a Council request on the same.

**Financial Impact**

None.

**Requested action to be taken by Council**

View the presentation

**Staff Recommendation**

View the presentation

**Attachments**

Copy of Powerpoint presentation.



**City of Bradenton  
Housing Conditions**

Vicki White, Housing and  
Community Development Manager

December 7, 2016

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**Fast Facts:**

According to the U.S. Census and the University of Florida's Shimberg Center:

- 49% of the city's housing was built before 1980
- 48% of the city's housing was built between 1970 and 1990
- 24.5% was built 1990-present

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**More Facts:**

- 329 homes (1.6%) use no fuel for heating
- 519 homes (2%) lack complete kitchen facilities
- 81 homes (.3%) lack complete plumbing facilities

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**From the city's Building Division:**



- 203 single-family and 28 multifamily permits were issued in 2015-16.
- 31 properties were assessed for vacate/demolish, 25 were demolished.
- 63 properties were assessed for vacate/repair, 31 permits were pulled for repair work.

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**Examples of dilapidated housing in the city:**



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**From the city's Housing Division:**



Types of housing:

- Wood frame- up through the 1950s- can run into problems such as damage from insects and wetness.
- Masonry- 1950s- present- still can have some termite problems. May also have minor cracking from settlement, especially older homes.

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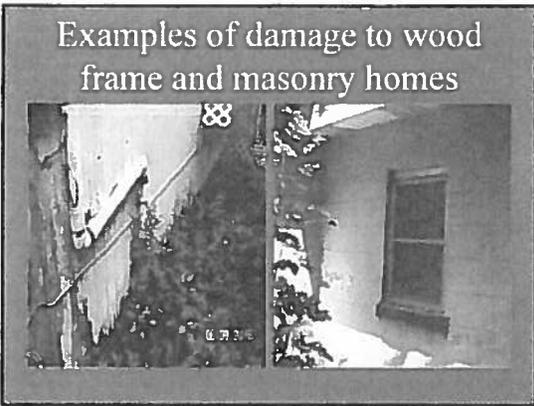
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**From the city's Housing Division:** 

Electrical repairs:

- Replace knob and tube wiring
- Replace 30-60 amp fuse boxes
- Replace 100-amp service with 200-amp service
- Repair/replace wire with fabric insulation, wire not in conduit
- Install GFCIs in wet areas

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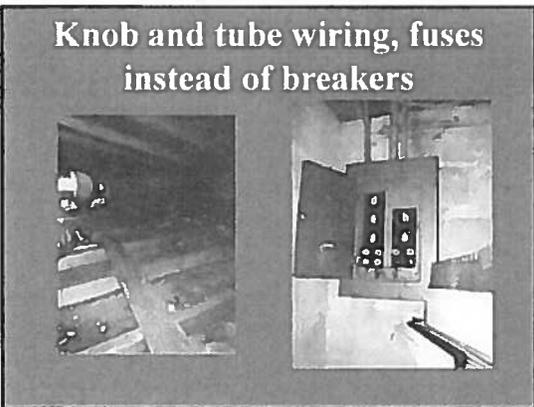
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**From the city's Housing Division:**



**Plumbing repairs:**

- Replace Orangeburg pipe (tar paper) from house to street.
- Replace galvanized pipe in the house and from the house to the street.
- Replace cast iron pipe from the house to the street.
- Replace deteriorated copper pipe in the house.

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**Corroded galvanized and cast iron pipe**



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**From the city's Housing Division:**



**Roof repairs:**

- Houses built in the 1990s-early 2000s- roofs are starting to need repair
- Older homes- these have been reroofed in the past, but the roofs are 15+ years old
- Older homes- roof decking may also be old and brittle, usually 50+ years old

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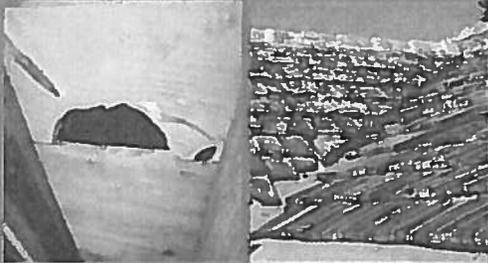
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**Roof deck damage due to age, tile roof damage**



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**Ridge vents can be damaged over time, shingles curl/cup with age**



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**From the city's Housing Division:**



**Climate control:**

- Older homes- 50+ years old- may or may not have central heat/AC
- May have central heat/AC, but may need repair/replacement
- Newer homes-1970s-now-most have central heat/AC, but the system needs to be repaired or replaced.

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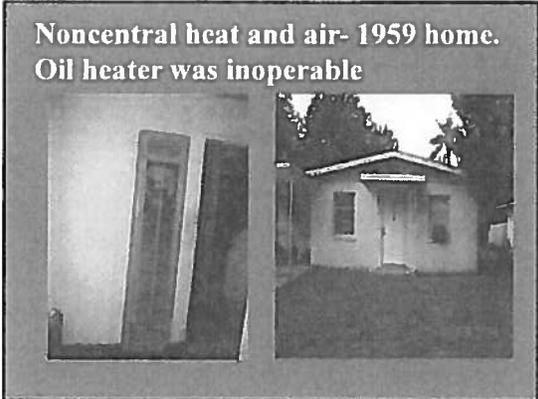
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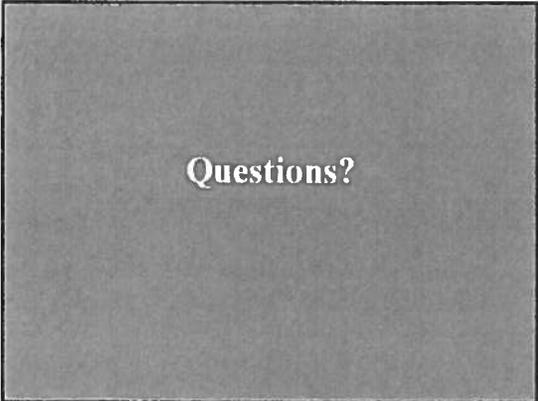
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