

RICHARD ALLEN GARDENS

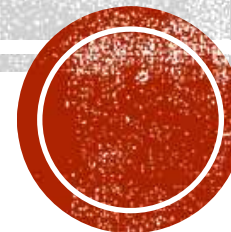
Affordability through Rehabilitation and Historic Preservation

FRA Awards 2018

Outstanding Rehab, Renovation or Reuse

Collaborative Project from the

City of Orlando, Orlando Neighborhood Improvement Corporation, Inc.
(ONIC) & ANVIL- Richard Allen Gardens, Inc.





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ORLANDO, FLORIDA.

COUNTY SEAT OF ORANGE CO.

1884.

HISTORY

Richard Allen Gardens is located in the Historic Parramore Community on the west side of the City of Orlando's Central Business District.

Parramore is a historic African American community with a rich diverse history. Where prominent figures like Martin Luther King Jr. and Jackie Robinson stayed during their visits to Orlando.

Parramore, like so many other communities around the country, was divided by a street named Division Avenue. In 1957, Interstate 4 further severed the community.

Over the years, the community has experienced neighborhood stability issues, blight, and citizen flight. There is only a small portion of homeowners in the community compared to the earlier numbers.





THE PROJECT

The Richard Allen Gardens Apartments Project, a partnership between the City of Orlando, the Orlando Neighborhood Improvement Corporation, Inc. (ONIC), and ANVIL-Richard Allen Gardens, Inc., consisted of the comprehensive rehabilitation of a 30-unit, two-story apartment facility located within the city's historic Parramore neighborhood.

The improvements completed under this project included: the installation of a new roof, exterior painting, improvements to common areas, parking lot resurfacing, improvements to the plumbing systems, new heating, ventilation and air conditioning systems, and replacement of flooring, cabinets, appliances and electrical panels. Additionally, two ground floor apartments were converted to handicap accessible units.





FUNDING

\$100,000 from
non-profit partners

\$856,463 HOME
Funds (HUD)





COMMUNITY IMPACT

General revitalization of the city's historic neighborhood

Increased property tax base and revenues

Rehabilitation projects are labor intensive, often 75% of dollars expended for labor costs vs. new construction where it is usually about 50%, this means that the majority of money invested in the rehabilitation goes directly to the local economy to support commerce and increase employment.

Energy conservation – research has shown that a rehab takes about 20% less energy than new construction.

Architect Carl Elefante's quote: "the greenest building is one that is already built"







AFTER REHAB