



Community Redevelopment Areas

2021 CRA Policy– Board of County Commissioners Presentation

August 10, 2021



VISION
ECONOMICS
STRATEGY
FINANCE
IMPLEMENTATION

Updates Since Board Work Session (01/07/21)

- **CRA Working Group Meeting – January 15, 2021**
 - No substantive comments regarding the proposed changes
- **City Managers Meeting – February 5, 2021**
 - No substantive comments regarding the proposed changes
- **CRA Working Group Meeting – May 19, 2021**
 - No substantive comments regarding the proposed changes

Draft CRA Policy – Major Process Changes

- Reducing CRA term maximums from 30 years to 20 years for Urban Revitalization CRAs
- Revising the CRA types
 - Updated scoring
 - Creation of a base contribution
- Allocating a portion of County TIF (priority match) based on CRA budget commitments to County priorities
 - Requires a local TIF match as well
- Requiring Advisory Committees
- Reviewing detailed performance at the midpoint/extensions
 - Determine if the County's contribution will be changed
 - Aid CRAs in reorienting their plans and projects

CRA Policy and Administrative Procedures

- **BCC Policy Document Establish:**
 - Typologies (Urban, Community, Economic Development)
 - CRA Terms
 - Contribution Range and Priority Match
 - Scoring Criteria
 - Midpoint Review Requirement
 - County Priorities
 - Requirement for CRA Advisory Committees
- **The CRA Scoring Methodology and Implementation Procedures**
 - Allowable Expenditures
 - Reporting Requirements
 - Detailed Scoring Methodology

Existing CRA types and Potential Contribution Levels

Current CRA Policy (2018) - Goals, definitions, match, and timeline

CRA Type	Goal	Definition	Max Duration	Max County Funding	Scoring Threshold
Urban Revitalization	Removal of blight through community revitalization	The most distressed areas, where poverty is endemic and where other programs (namely CDBG) have targeted funding. Prevalence of low- and moderate-income persons.	up to 30 years, 15 year review	95%	>80 pts
Community Renewal	Redevelopment by improving building stock and strengthening the neighborhood economy	Experiencing ongoing hurdles, and investment/redevelopment has not kept pace, but not as bad as UR areas.	up to 20 years, 10 year review	75%	40-79 pts
Economic Development	Enhancement for local community and regional economic opportunity	May experience stagnation, but ultimately, there are opportunities due to diversity of uses, inherent local economy and location.	up to 10 years, 5 year review	50%	< 39 pts

Revise CRA typology scoring

Scoring changes reflect County priorities

Category	Status
Demonstrated Need (40 points)	
Percent of Households Below Poverty Level	No Change
Median Household Income	No Change
% of area qualified for CDBG	No Change
Demonstrated Blight Factors (163.340(8), F.S.)	No Change
Employment & Economic Development (25 points)	
Employment Density	No Change
Unemployment (Civilian Population)	No Change
Tax Value Trend*	New
Activity Centers or Target Employment Areas	New
Housing Affordability (30 points)	
Percentage of households that are housing cost burdened	Replaced housing age
Median Residential Values	No Change
Percentage within a Coastal High Hazard Area	No Change
Mobility (5 points)	
Location w/in ¼ mile of Premium, Primary, and Secondary corridors	New
Total Points – 100	

Addressing County Priorities – Rebuilding Communities

Affordable Housing



Create, preserve, or improve income-restricted affordable housing units and prevent displacement

ED and Employment



Increase quality employment, particularly in target industries

Mobility



Improve transit, walking, and biking options and access to transit

Implementing the Priority match

CRAs get match through budgeting for *and* expending on County priorities

- To receive a Priority Match, each CRA Plan & Budget must have:
 - Clear plan to implement the selected priority goal(s)
 - Identified plans, projects, and/or partnerships
 - Budget allocated for implementation
 - Commitment of City/County TIF to County Priorities
- CRAs must meet targets by the midpoint expenditure review

Determination of County TIF Contributions

County contribution and CRA plan adjust to meet priorities and improve outcomes

- For Existing CRAs – will be reviewed under current ordinances
- New CRA/Expansions - County contribution based on:
 - Local Designation/Scoring
 - CRA plan and budget for County priority issues
- Extensions - County contribution adjustments based on:
 - CRA Local Designation (potential for change with rescoring)
 - CRA expenditures on and budget for County priority issues
 - CRA will update its CRA plan and budget based on outcomes and desired match

Priority match supports the County CRA Typologies

Proposed revisions to 2018 County contribution policy

Local Designation	Current (2018)		Proposed			
	Original Duration	Original County Match	Max Duration	Base County Contribution [1]	Max Priority Match	Max Total Match [1]
Urban Revitalization	up to 30 years	up to 95%	up to 20 years	70%	up to 25%	up to 95%
Community Renewal	up to 20 years	up to 75%	up to 20 years	50%	up to 25%	up to 75%
Economic Development	up to 10 years	50%	<i>No change</i>	<i>No change</i>	<i>No change</i>	<i>No change</i>

[1] To receive the maximum priority match a CRA must commit 50% of its total budget for City and County TIF dollars to County Priorities.

 Updated w/Proposed Policy

Recommendation/Next Steps

- Adopt resolution approving the 2021 CRA Policy
- Staff will continue to work with partners to complete the CRA Scoring Methodology and Implementation Procedures

Questions?