



CRA – Process and Status Update

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Housing and Community Development Department

- **Overview of 2021 Policy**
 - Why it was established
 - Applicability
 - General process
- **CRA Status Summary**
 - Term status
 - County contributions

Background



- **1980s** – first CRAs in Pinellas; no formalized evaluation process
- **2000s** – more focus on Ordinances outlining requirements by individual CRA
- **2002** – more focus on Ordinances outlining requirements by individual CRA; mid-term reviews
- **2007** – consideration of ‘eligible’ expenditure’
- **2016** – Board direction to develop consistent process
- **2018** – Established CRA Policy and Implementation Procedures with scoring
- **2021** – Board adopted Policy and Procedures; additional guidance on ‘eligible’ expenditures

- **Creates a standard process** for midpoint reviews, extensions, and expansions
- **Aligns measures with goals:**
 - Uses consistent metrics
 - Tracks County return on investment over time
 - Implements County priority goals
- **Addresses imbalance** between City and County TIF contributions
- **Applicable** for CRAs that are newly created, expanded, or for which the term is extended, as of September 1, 2021

CRA Policy

CRA Type	Max Duration	Base County Contribution	County Priority Match	Max Total Match
Urban Revitalization	up to 20 years	50%	Up to 45%	95%
Community Renewal	up to 20 years	50%	Up to 25%	75%
Economic Development*	up to 20 years	30%	Up to 20%	50%

CRA Policy

EXPENDITURE TYPE	COUNTY PRIORITY		
	Housing Affordability	Mobility	Employment and Economic Development
Capital projects (incl. site prep)	●	●	●
Planning, engineering, surveys, and other professional services associated with an eligible capital project	●	●	●
Loans, relocation assistance, and other direct programmatic assistance	●	n/a	●

County CRAs



Community Redevelopment Area	Year Established	Established County TIF	Last Amendment/ Review/ Extension	Current County TIF Contribution	Subject to 2021 County Policy
Clearwater Downtown	1982	95%	2018	95%	N
Clearwater North Greenwood	2023	95%	-	95%	Y
Dunedin*	1988	95%	2023	95%	N
Gulfport Waterfront	1993	-	-	95%	N
Gulfport 49 th Street	2000	NA	NA	NA	N
Largo West Bay Drive*	2000	95%	2021	95%	N
Clearwater Largo Road	1995	NA	NA	NA	N
Oldsmar	1996	95%	-	95%	N
Lealman*	2016	95%	-	95%	N
Pinellas Park	1990	85%	-	85%	N
Pinellas Park Expansion	2020	90%	-	90%	N
Safety Harbor*	1992	95%	2023	50%	Y
St Pete Intown*	1982	95%	2018	50%	N
South St Pete*	2015	85%	-	85%	N
Tarpon Springs	2001	95%	-	95%	N

*Respective Ordinance limits the County's ability to reduce TIF contributions while outstanding debt is secured by County TIF funds.

95% COUNTY CONTRIBUTION*

Community Redevelopment Area	Subject to 2021 County Policy	Mid-Term Review	Sunset Year	County Contribution Projections FY23 thru Sunset
Clearwater Downtown	N	Completed 2018	2034	\$29,070,561
Clearwater North Greenwood	Y	2033	2043	\$13,758,313
Dunedin**	N	2025	2033	\$9,605,439
Gulfport Waterfront	N	-	2023	-
Largo West Bay Drive**	N	Completed 2019	2030	\$5,688,903
Oldsmar	N	-	2026	\$1,308,815
Lealman**	N	2032	2046	\$70,153,809
Tarpon Springs	N	3-Year reviews	2031	\$2,962,457

*Subject to 2021 Policy if CRA is expanded or the term is extended. The contribution can also be revaluated at time of mid-term review unless existing **Ordinance prohibits it.

CRA Status



85-90% COUNTY CONTRIBUTION*

Community Redevelopment Area	Subject to 2021 County Policy	Mid-Term Review	Sunset Year	County Contribution Projections FY23 thru Sunset
Pinellas Park	N	2030	2041	\$57,174,234
Pinellas Park Expansion	N			
South St. Pete**	N	2031	2045	\$100,431,448

50% COUNTY CONTRIBUTION*

Community Redevelopment Area	Subject to 2021 County Policy	Mid-Term Review	Sunset Year	County Contribution Projections FY23 thru Sunset
Safety Harbor**	Y	Granted 1-year extension (in 2023) (Seeking 8-Year Extension)	2024 (w/ext. 2032)	\$498,261
St Pete Intown**	N	Completed 2019	2035 Not year but until payout	\$81,959,367

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Questions