

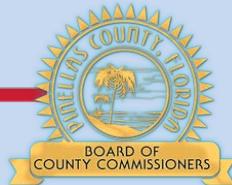


Doing Things!

COMMUNITY REDEVELOPMENT AREAS
POLICY WORKSHOP



STRATEGIC PLAN POLICIES



Deliver First Class Services to the Public and Our Customers

- 5.1 Maximize partner relationships and public outreach
- 5.2 Ensure effective and efficient delivery of county services and support

Foster Continual Economic Growth and Vitality

- 4.1 Proactively attract and retain businesses with targeted jobs to the county and the region
- 4.2 Invest in communities that need the most
- 4.3 Catalyze redevelopment through planning and regulatory programs
- 4.4 Invest in infrastructure to meet current and future needs
- 4.6 Support a vibrant community with recreation, arts, and culture to attract residents and visitors

Ensure Public Health, Safety, and Welfare

- 2.1 Provide planning, coordination, prevention, and protective services to ensure a safe and secure community
- 2.2 Be a facilitator, convener, and purchaser of services for those in need
- 2.4 Support programs that seek to prevent and remedy the causes of homelessness and move individuals and families from homelessness to permanent housing
- 2.5 Enhance pedestrian and bicycle safety



Workshop Purpose

- Memorialize new policy trajectory

Definition

Local Designation – A designation used to categorize the primary functionality and priorities within an identified Community Redevelopment Area (CRA), in order to achieve County focus and funding priorities through the participation of TIF funding.



CRA Background

- Chapter 163, Part III, local governments can designate Community Redevelopment Areas
 - Designation does not consider geographic size, location, built environment or primary function.
- Finding of Necessity must identify at least 2 of 15 'Blight Factors' (163.340(8), F.S.)

Local Designation



Urban Revitalization

- Focus: Removal of blight through community revitalization
- At least 2 Blight Factors (As required in 163.340(8), F.S.)
- Catalyze redevelopment of underutilized / neglected areas
- Within eligible CDBG Census Tracts

Community Renewal

- Focus: Redevelopment by improving building stock and strengthening the neighborhood economy
- At least 3 Blight Factors (As required in 163.340(8), F.S.)
- Requires financial assistance to promote growth

Economic Development

- Focus: Enhancement for local community and regional economic opportunity
- At least 5 Blight Factors (As indicated in 163.340(8), F.S.)
- Requires financial assistance to promote growth
- City's ability to leverage economic investment opportunities

Blight Factor (163.340(8), F.S.)	Urban Revitalization 2 Minimum	Community Renewal 3 Minimum	Economic Development 5 Minimum
Defective/Inadequate Transportation Facilities			
Falling/stagnant aggregate assessed values of real property over the last 5 years			
Faulty Lot Layout			
Unsanitary / Unsafe Conditions			
Site Deterioration			
Inadequate and outdated building density patterns			
Falling lease rates per SF as compared to remainder of the county or municipality			
Tax or special assessment delinquency exceeding fair value of the land			
Higher vacancy rates as compared to remainder of the county or municipality			
Incidence of Crime compared to remainder of the county or municipality			
Fire/EMS Calls compared to remainder of the county or municipality			
Florida Building Code Violations compared to remainder of the county or municipality			
Diversity of ownership or defective or unusual conditions of title			
Governmentally owned property with adverse environmental conditions			
Substantial number or percentage of improperly repaired properties damaged by sinkhole activity			

APPLICATION OF TAX INCREMENT FINANCING FUNDS IN CRAs WITHIN PINELLAS COUNTY

*Table below indicates existing eligible and ineligible uses



PLACE BASED CAPITAL PROJECT TYPES	COUNTY TIF	CITY / MSTU TIF	INELIGIBLE (F. S.)	INELIGIBLE (COUNTY POLICY)
Identified in CRA Plan and "District Wide" Benefit, such as:				
• Streetscape improvements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
• Public parking facilities	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
• Major/regional drainage improvements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
• Mobility improvements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
• Non-governmental public facilities (e.g. Mahaffey Theater)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
• Brownfields Remediation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
• Affordable Housing Developments	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
• Trail Improvements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Undergrounding utility lines		<input checked="" type="checkbox"/>		
Projects that can be funded through enterprise funds (sewer/potable water)				<input checked="" type="checkbox"/>
Neighborhood Improvements (streets, sidewalks, streetlights, parks, drainage)		<input checked="" type="checkbox"/>		
Construction of administrative/police/fire/ buildings unless taxing authorities concur			<input checked="" type="checkbox"/>	
Any capital project not identified in an approved CRA plan			<input checked="" type="checkbox"/>	

APPLICATION OF TAX INCREMENT FINANCING FUNDS IN CRAs WITHIN PINELLAS COUNTY

*Table below indicates existing eligible and ineligible uses with the exception of the revised Economic Development Program

PEOPLE BASED PROJECTS & PROGRAMS	COUNTY TIF	CITY / MSTU TIF	INELIGIBLE (F. S.)	INELIGIBLE (COUNTY POLICY)
Affordable Housing Program efforts/relocation assistance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Planning/Engineering/surveys and other professional services associated with an eligible capital project.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Site acquisitions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Commercial Façade Grants	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Marketing and Special Events		<input checked="" type="checkbox"/>		
CRA personnel, offices, administrative, etc.		<input checked="" type="checkbox"/>		
Community Policing		<input checked="" type="checkbox"/>		
Revolving loan fund		<input checked="" type="checkbox"/>		
Residential façade assistance grants		<input checked="" type="checkbox"/>		
CRA Redevelopment Incentive Funding		<input checked="" type="checkbox"/>		
Economic Development				
Government operating expenses unrelated to CRA operations			<input checked="" type="checkbox"/>	
Utility Service Costs, including irrigation water, and electrical costs for special events			<input checked="" type="checkbox"/>	
Streetscape maintenance			<input checked="" type="checkbox"/>	
Resiliency / Vulnerability Adaptation Improvements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Any project/program not identified in CRA Plan			<input checked="" type="checkbox"/>	



Sample Scoring Criteria

Category	Max Pts	Criteria = Points		Local Designation	Scoring Range
CDBG	10	Majority of CRA within eligible Census Tracts = 10	Majority of CRA not within eligible Census Tracts = 0	Urban Revitalization	Above 110
Coastal High Hazard Area	5	Within Coastal High Hazard Area = 5	Not within Coastal High Hazard Area = 0	Community Renewal	Between 70 - 109
Average Age of Housing Stock	10	Over 35 years old = 10	Less than 35 years old = 0	Economic Development	Below 69
Number of Blight Factors Demonstrated	10	5 or more = 10	3 – 5 = 7	2 = 4	FON over 15 years old = 0
Major Industry	10	0% - 25% = 10	26% - 50% = 7 pts	51% - 75% = 4	75% or more = 0
Unemployment	20	Above 150% of average = 20	Above 125% of average = 15	Above 110% of average = 10	Below 110% of average = 0
Median Per Capita Income	15	Not more than 60% of the average = 15	Not more than 70% of the average = 11	Not more than 80% of the average = 7	80% of the average or more = 0
Poverty Rate	15	Above 150% of average = 15	Above 125% of average = 11	Above 110% of average = 7	Below 110% of average = 0
Change in Labor Force Employment	10	Decline = 10	Increase: 0%-50% of growth rate = 7	Increase: 51%-75% of growth rate = 4	Increase: 75% or more of growth rate = 0
Land Use	10	First Priority = 10	Second Priority = 7	Third Priority = 4	Meets none = 0
Affordable / Workforce Housing Units Committed	15	20% or more = 15	10% - 20% = 11	Up to 10% = 7	None = 0
Median Educational Attainment Level	20	High School or less = 20	Some College = 15	2 year degree = 10	4 year degree = 5
TOTAL POINTS	150				Master's degree or higher = 0

Local Designation and Scoring Range provides a basis for establishing:

- County TIF Funding Allocation/Participation Levels
- Projects Eligible for use of County TIF Dollars



CRA Criteria Scoring

- CRAs fit into the local designation based on classification and/or criteria scoring:

CRA	Local Designation	Scoring
Lealman	Urban Revitalization	118
Pinellas Park	Community Renewal	96
St. Pete Beach	Economic Development	49



Next Steps

- New and Existing CRA/TIF expansions and extensions
- Term: 30 years with a 15 year re-evaluation
 - Variable term with local designation
- County TIF funding cap
 - Bonding must be approved by County
- Equitable City/County TIF