



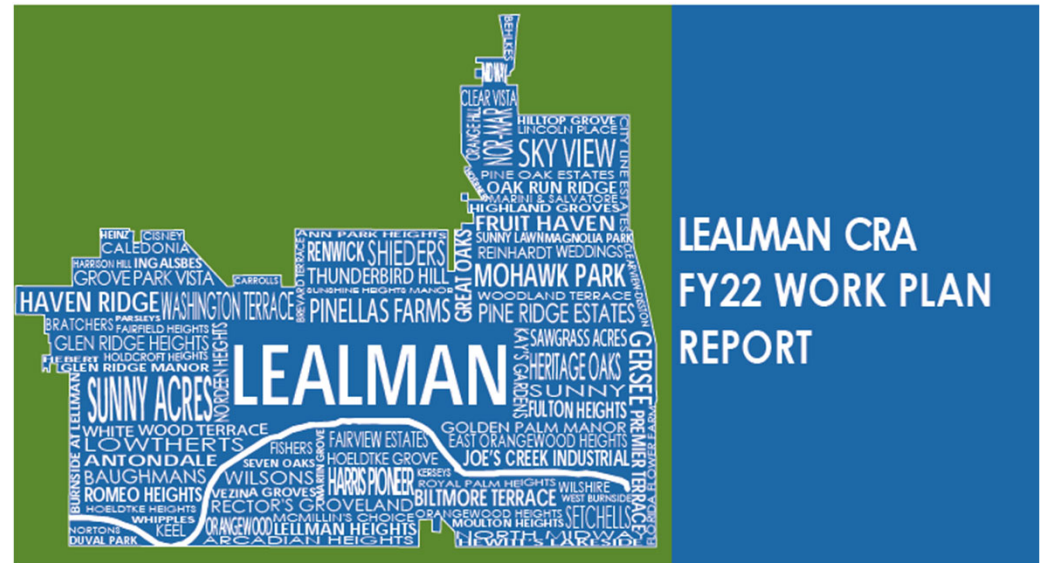
**FY22 Lealman CRA Proposed Work Plan & Budget
August 19, 2021**

Proposed FY22 Lealman CRA Work Plan & Budget



Purpose of presentation:

- Brief recap on regulatory steps taken to create the Lealman Community Redevelopment Area (CRA)
- Provide highlights from FY21 Lealman Work Plan and proposed FY22 plan
- Identify action items for the Community Redevelopment Agency (Agency) to take at 9/9 regular meeting



Proposed FY22 Lealman CRA Work Plan & Budget



Recap of key steps taken to establish the CRA include:

- **Resolution 15-62** found that conditions of blight exist within the Lealman area, declared the need for a **Community Redevelopment Agency (Agency)** and directed the creation of the **Lealman Community Redevelopment Area Advisory Committee**
- **Ordinance 15-29** established the **Pinellas County Board of County Commissioners (BCC)** as the **Agency**;
- **Ordinance 16-35** established the **Lealman Trust Fund**, appropriated **Tax Increment Financing (TIF)** revenues for the Lealman CRA and provides criteria for a mid-term assessment for continued funding;
- **Resolution 16-40** approved **Lealman CRA Plan**, specifying the use of TIF;
- **Resolution 19-10** **delegated certain approval authority to the County Administrator**, or his/her designee, in furtherance of implementing the Plan

Proposed FY22 Lealman CRA Work Plan & Budget



How will the CRA accomplish its goals?

The CRA Plan calls for improving the quality of life for all Lealman residents and supporting a diverse community where people of all ages, ethnicities, and incomes have opportunities to find quality housing, jobs, goods, services, and cultural amenities. The Plan outlines the following objectives to accomplish these goals:

Objective 1 – Economic Development and Innovation

Objective 2 – Commercial

Objective 3 – Housing

Objective 4 – Infrastructure and Transportation

Objective 5 – Urban Form

Objective 6 – Healthy Community

Objective 7 – Sustainability

Objective 8 – Branding, Marketing and Promotion

Objective 9 – Funding, Financing, and Management

Objective 3 – Housing

The community has a strong desire to increase residential options and see a change in housing stock in the Area. The CRA will explore both public and private options to improve the residential building stock and to provide safe, well-designed, high-quality housing (at both market-rate and workforce price points) throughout the Area. The CRA will also work to support a diverse housing stock that provides livable, quality options for renters and homeowners at all price points. The CRA will support infill housing to encourage reinvestment in existing neighborhoods and to promote homeownership.

Housing Strategies

- Provide housing opportunities for diverse demographic groups.
- Increase the stock of quality housing by offering possible builder incentives such as expedited permitting, reduced infrastructure costs, land assembly, disposition, land cost write-down, stormwater assistance, density bonuses, design assistance, and other similar means. Incentives should encourage high-quality building and construction practices including utilizing green building techniques.
- Utilize a variety of tools and mechanisms such as (though not limited to) Housing and Urban Development (HUD), Habitat for Humanity, loans, and down payment assistance to assist with homeownership.
- Incorporate tools such as (though not limited to) preservation and façade grants, or low-interest loans for live-work units that provide achievable housing for the Area's workforce.
- CRA may pursue both large and small scale housing projects and will support infill housing opportunities, including "model block" initiatives.
- Promote opportunities for vacant, run-down, or non-conforming lots in residential areas to transition into infill housing through lot consolidation or other means.

- Develop supplemental regulatory tools to address existing zoning enforcement issues to deal with reoccurring instances of slum, blight and nuisance properties and occupancy issues. Work with County Code Enforcement officials to enforce occupancy regulations to deter owner neglect of maintenance responsibilities for rental housing units.
- Assess the County's Land Development Code and development review process to determine if regulatory or procedural changes would help facilitate infill and affordable housing goals, and coordinate with the County as needed to facilitate both redevelopment and proper growth management regulations.
- Strengthen existing single family neighborhoods within the community.

Cottage Square, Ocean Springs, MS



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FY21 Work Plan Highlights: Residential Site Improvements



FY21 Work Plan Highlights: Residential Site Improvements



FY21 Work Plan Highlights: Commercial Site Improvements



FY21 Work Plan Highlights: Commercial Site Improvements



Roof reinforcement and resealing for commercial property in Joe's Creek Industrial District

FY21 Work Plan Highlights: Mural Program



Rendering of mural design selected for Red Mesa Restaurant Group located on 28th St. N. in Joe's Creek Industrial District

Summary of Proposed FY22 CRA Work Plan



Programs

- Alley Program
- Sidewalk Program
- Home Investment Program
- Home Rehabilitation Program
- Residential Site Improvement Program
- Commercial Site Improvement Program
- Mural Program
- Transit Stop Improvement Program

Total FY22 Work Plan Program Budget: \$1,800,000

Projects

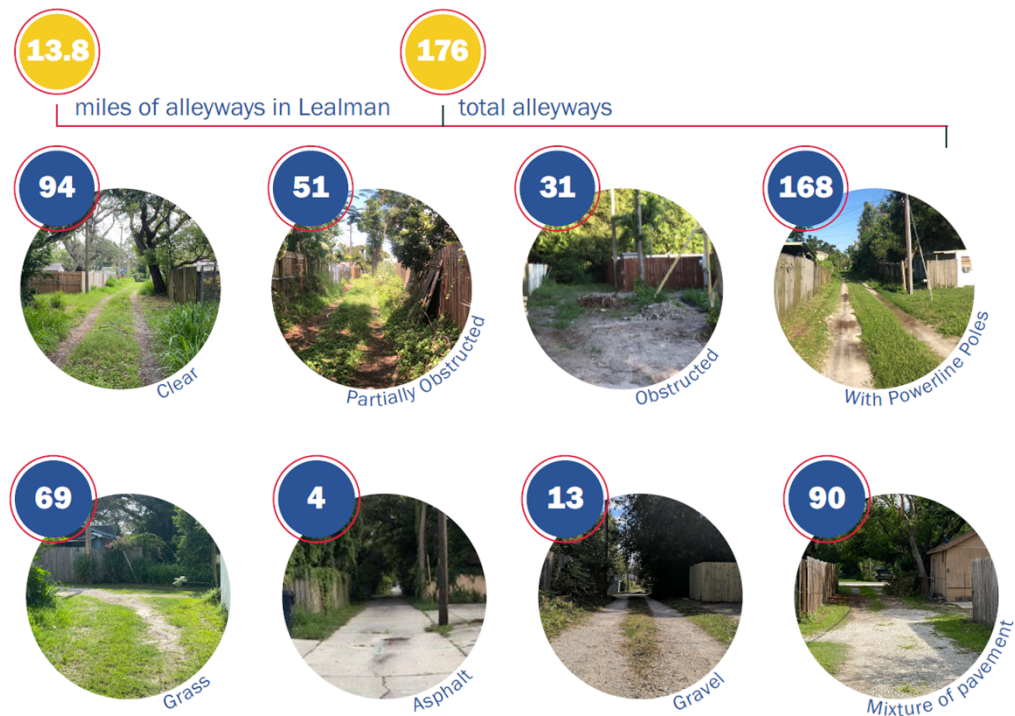
- Lealman Park
- Lealman Elementary Safe Crossings
- Division Drive Placemaking
- Neri Park Entrance (46th Ave. N.)
- Neri Park Entrance (Lown St. & 40th St.)
- Gateway & Wayfinding Signage
- Technology Equity Initiatives

Total FY22 Work Plan Project Budget: \$950,000

Proposed FY22 Work Plan Highlights: Alley Program



- **New Alley Program proposed to clear the obstructed and semi-obstructed alleys in the CRA and provide future maintenance using TIF revenue.**



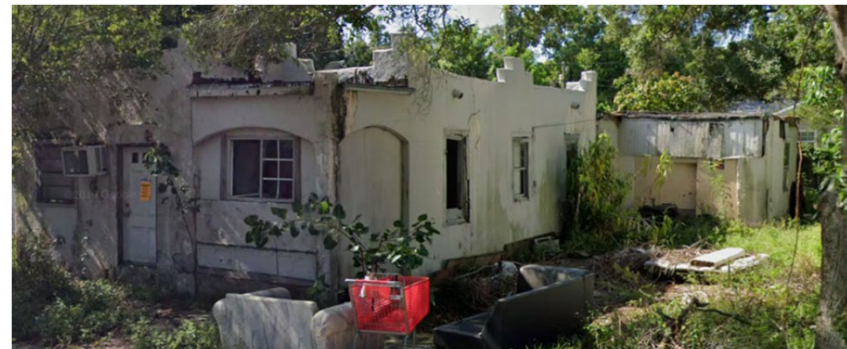
Proposed FY22 Work Plan Highlights: Home Investment and Home Rehabilitation Programs



- Seeking approval to issue Request for Proposals (RFP) seeking housing service providers
- Two-pronged strategy to capitalize on recent ordinances and resolutions adopted by the BCC
- Would utilize TIF for both new single-family construction and rehabilitation



Example of Lien Capping and Lien Settlement



Example of Demolition and Condemnation

Proposed FY22 Work Plan Highlights: Neri Park 46th Ave. N. Entrance Improvements



- Located at 46th Ave. N. and 43rd St.
- Paving parking lot
- Pond clean up
- Playground installation



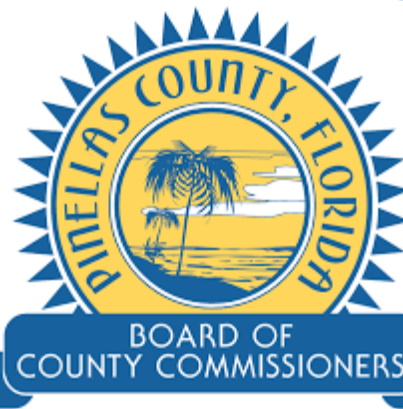
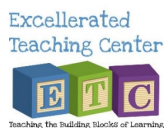
Rendering of ADA-compliant playground equipment proposed.

- 1. Approval of the Proposed FY22 Lealman CRA Work Plan**
- 2. Recommendation to BCC to adopt proposed FY22 Lealman CRA Budget**

Proposed FY22 Lealman Work Plan

Proposed FY22 Lealman CRA Budget

Thank you to our Partners!



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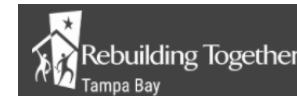
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LEALMAN COMMUNITY ASSOCIATION
Serving the residents of Lealman for over 20 years



FY22 Lealman CRA Work Plan & Budget



Questions?