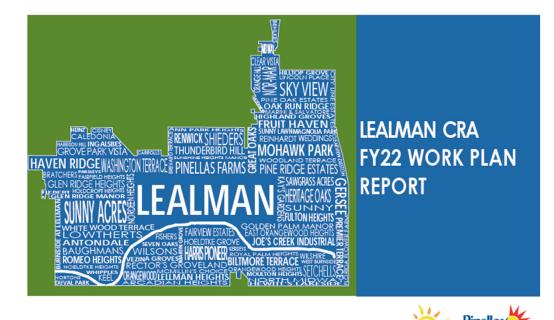


FY22 Lealman CRA Proposed Work Plan & Budget August 19, 2021



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





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



The CRA Plan calls for improving the guality 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	Objective 6 – Healthy Community
and Innovation	Objective 7 – Sustainability
Objective 2 – Commercial	Objective 8 – Branding, Marketing
Objective 3 – Housing	and Promotion
Objective 4 – Infrastructure and	Objective 9 – Funding, Financing,
Transportation	and Management

Objective 5 – Urban Form

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

Housing Strategies

Provide housing opportunities for diverse demographic groups.

- Increase the stock of quality housing by offering possible builder Increase the stock of quarky revently by untering powers search increative 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 design and construction practices including utilizing green
- 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
- Incorporate tools such as (though not limited to) preservation and facade 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 infil 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





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FY21 Work Plan Highlights: Residential Site Improvements



Pinellas County

FY21 Work Plan Highlights: Residential Site Improvements



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FY21 Work Plan Highlights: Commercial Site Improvements



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FY21 Work Plan Highlights: Commercial Site Improvements



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

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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

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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

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 Program Budget: \$1,800,000

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

Proposed FY22 Work Plan Highlights: Alley Program



 New Alley Program proposed to clear the obstructed and semiobstructed 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 singlefamily construction and rehabilitation



Example of Lien Capping and Lien Settlement



Example of Demolition and Condemnation

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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.

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Two agenda items to act on at 9/9 regular meeting:

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

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Proposed FY22 Lealman Work Plan

Fund		FY19 Actual	FY20 Actual	F١	21 Revised Budget		FY22 Budget
Lealman Community Redevelopment Agency Trust	\$	244,143	\$ 379,478	\$	3,577,630	\$	3,212,800
Total Expenditures by Fund	\$	244,143	\$ 379,478	\$	3,577,630	\$	3,212,800
FTE by Program	1	2.0	2.5		2.5	1	0.5

Proposed FY22 Lealman CRA Budget

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FY22 Lealman CRA Work Plan & Budget

Questions?

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