



Citizen Advisory Committee
South St. Petersburg Community Redevelopment Area

November 4, 2019
5:00 pm, Sunshine Center Auditorium
330 5th Street North, St. Petersburg, Florida

- I. Citizen Advisory Committee and Staff Introductions**
- II. Approval of September 3, 2019, CAC Meeting Minutes (Vote)**
- III. Presentation on “34th Street and Central Avenue Town Center Plan” (Information/Input)**
- IV. FY2020 Budget for South St. Petersburg CRA (Vote)**
- V. Public Comment and Correspondence (3 minutes per speaker)**
- VI. New Business**
- VII. Next Meeting – December 3, 2019**
- VIII. Potential 2020 Regular Meeting Dates**

January 7 th	February 4 th	March 3 rd
April 7 th	May 5 th	June 2 nd
July 7 th	August 4 th	September 1 st
October 6 th	November 2 nd	December 1 st
- IX. Adjourn**



**CITY OF ST. PETERSBURG
CITIZEN ADVISORY COMMITTEE (CAC)
SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA
PUBLIC MEETING**

**330 5th St North
Sunshine Center**

**September 03, 2019
Tuesday, 5:00 p.m.**

MINUTES

Members Present:

Dr. Ricardo Davis, Chair
Deborah Figgs-Sanders, Vice-Chair
Ramona Hunter
Motez Robinson, Jr.
Javan Turner

Staff Present:

Nikki Gaskin-Capehart, Director of Urban Affairs
Michael Dema, Assistant City Attorney
Leah McCrae, Education Director
Sophia Sorolis, Director, Economic & Workforce Development
Rick Smith, Manager, Economic & Workforce Development
Jessica Eilerman, Manager, Small Business Liaison
George Smith, ED Coordinator Economic & Workforce Development
Anthony Chan, ED Specialist, Economic & Workforce Development
Tracey Smith, ED Coordinator Greenhouse

The meeting was called to order at 5:00 p.m., a quorum was present.

I. Citizens Advisory Committee and Staff Introductions

Introductions were made by each Committee Member and City Staff member.

II. Approval of August 06, 2019, CAC Meeting Minutes (Vote)

Committee Member Turner moved, and Committee Member Hunter seconded a motion that the August 2019 minutes approved as written by a consensus vote, contingent upon corrections and review of content from staff.

III. Amended and New CRA Programs (Info/Discussion)

Rick Smith discussed budget recommendations and potential new housing programs for FY20; the

2018/2019 funds have been exhausted for the housing programs. George Smith, interjected with observations and importance of roof repairs and maintenance for homes. George also mentioned home buyer incentives for Teachers/City/County employees and employees of Employer Assisted Housing programs.

IV. FY2020 Budget for South St. Petersburg CRA (Info/Discussion)

Rick Smith summarized history of the TIF spending in the CRA, the current budget, and the projected 2020 budget with three budget allocation scenarios as possibilities. The consensus of the CAC was that the members needed more time to make a preference. Dr. Davis emphasized the need to quantify results to maximize the funds utilized. Vice Chair Figgs-Sanders prefers the “Cradle to Career” path. In general, CAC members considers housing and educations programs to be a priority.

V. Public Comment and Correspondence (3 minutes per speaker)

No Comments.

VI. New Business

Commerce Park Update: Developers and Business owners are reaching out to the community to see potential collaborations. Amendment will not go to City Council for a several months to see if collaborations are possible.

VII. Next Meeting – October 1, 2019

VIII. 2019 Regular Meeting Schedule –November 5th, and December 3rd

IX. Adjourn

With no further items to come before the Committee, the meeting was adjourned at 6:13 p.m.



MEMORANDUM

Citizen Advisory Committee for the South St. Petersburg CRA

Prepared by the Economic and Workforce Development Department

For Public Hearing and Executive Action at 5:00 pm on November 4, 2019

Sunshine Center Auditorium
330 5th St N, St. Petersburg, Florida

City File: SSPCRP-2019-3

Request

The Citizen Advisory Committee for the South St. Petersburg Community Redevelopment Area recommends to the St. Petersburg Community Redevelopment Agency that St. Petersburg City Council **APPROVE** the following actions regarding the FY2020 budget for the South St. Petersburg CRA Redevelopment Trust Fund:

- 1) Transfer \$985,686 in unencumbered surplus funding from the FY2018/2019 South St. Petersburg CRA Budget for use in the FY2020 CRA budget (see Exhibit 1, “Sources”).
- 2) Transfer \$60,000 in unexpended Commercial Matching Grant Program bonus funds from the FY2017 South St. Petersburg CRA Budget for use in the FY2020 CRA budget (see Exhibit 1, “Sources”).
- 3) Appropriate an estimated \$4,463,345 in FY2020 tax increment financing revenue for use in the FY2020 St. Petersburg CRA Budget (see Exhibit 2, “Sources”).
- 4) Allocate the combined revenue from #1 through #3 above, totaling an estimated \$5,509,031, for use in the FY2020 South St. Petersburg CRA Budget according to the following percentage allocations (see Exhibit 2, Tables 1 through 5):

<i>Education, Job Readiness and Workforce Development</i>	<i>39.1%</i>
<i>Business and Commercial Development</i>	<i>39.1%</i>
<i>Housing and Neighborhood Revitalization</i>	<i>19.5%</i>
<i>CRA Communications Plan, Operating and Evaluating</i>	<i>2.3%</i>

Background on the South St. Petersburg CRA

On May 21, 2015, St. Petersburg City Council adopted a Community Redevelopment Plan (Plan) for the South St. Petersburg Community Redevelopment Area (CRA) that also established a tax

increment financing (TIF) district for the entire 7.4-sq.mi. South St. Petersburg CRA (Ord. #169-H). TIF directs a percentage of future increases in St. Petersburg and Pinellas County property tax revenues generated within a TIF district into a special redevelopment trust fund. This increased revenue, known as the “increment”, is then used to fund eligible redevelopment projects within the boundaries of the TIF district. The trust fund provides a sustainable source of revenue for revitalization programs identified in the South St. Petersburg Plan.

Each fiscal year the Citizen Advisory Committee (CAC) for the South St. Petersburg CRA is asked to make a budget recommendation for the South St. Petersburg Redevelopment Trust Fund. This recommendation is made to the St. Petersburg Community Redevelopment Agency (Agency) which, in turn, will recommend a CRA budget to City Council. City Council will approve a budget for the Redevelopment Trust fund allocating the anticipated TIF contributions from the City of St. Petersburg and Pinellas County. The final budget is then forwarded to the Pinellas County Board of County Commissioners within ten days of action.

Based on the increase in property values in the South St. Petersburg CRA since its establishment in 2015, the TIF district is expected to yield **\$4.46 million** revenue for FY2020. (The official amount will be determined after the final tax roll in spring 2020.) The City payment into the redevelopment trust fund is estimated at **\$2,626,175**, while the County will be contributing an estimated **\$1,837,170**. Another **\$60,000** in unexpended funding from the FY2017 budget is available for investment into the FY2020 budget from bonus awards for the commercial grant program that were encumbered but not expended. In addition, **\$985,686** in unencumbered funding from the FY2018/19 budget is available for use in the FY2020 budget, with the surpluses coming from allocations to the Workforce Development Program and Commercial Revitalization Program.

Rollover of FY2018/19 Encumbered but Unexpended Funds

A significant portion of the FY2018/19 CRA budget is comprised of encumbered but unexpended funds, meaning that agreements have been made between the City and funding recipients but the projects being funded are not yet complete. As can be seen in Table 1, these encumbered funds total \$3.709 million with nearly all of them allocated to a program that was rolled out in 2019 or one that will be rolled out in early 2020.

Table 1: Rollover Funds from FY2018/19 CRA Budget

Budget Category	City Funds	County Funds	Total
Workforce, Education & Job Readiness	\$535,459	\$496,311	\$1,031,770
Housing & Neighborhood Revitalization	\$955,138	\$604,305	\$1,559,443
Business and Commercial Development	\$755,984	\$362,365	\$1,118,349
Communication, Evaluation & Operation	\$121,337	\$75,000	\$196,337
Total	\$2,367,918	\$1,462,980	\$3,709,561

Exhibit 1 identifies the encumbered balances for the FY2018/19 budget by program categories. Major encumbered balances include

• Workforce Development Contract with PERC	\$531,770
• Family Daycare Incentive Program (January 2020)	\$200,000
• Enoch Davis Environmental Cleanup & Site Preparation	\$200,000
• Affordable Housing Redevelopment Loan Program	\$698,150
• Single Family Residential Programs	\$661,993
• Housing Lot Environmental Cleanup	\$199,900
• Commercial Matching Grant Program	\$523,349
• Commercial Revitalization Program	\$350,000
• Redevelopment Microloan Program (January 2020)	\$100,000
• CRA Socioeconomic Survey	\$150,000

Encumbrances to these programs began in May 2019 with the approval of the commercial grants by City Council and continued in June with the extension of a workforce development contract with Pinellas Ex-Offender Re-entry Coalition as well as the roll-out of the CRA affordable housing initiative. Most of the encumbered affordable housing funding as well as that for the commercial grant programs awaits completion of projects before expenditures will occur while the workforce development contract with PERC is paid in monthly installments and periodic invoices for wrap-around services. The Request for Proposal to solicit offers to conduct the socioeconomic survey will be rolled out by December 2019.

City Administration Recommended FY2020 CRA Budget

City Administration will be asking City Council to approve percentage allocations of City and County TIF contributions into the three major budget categories identified in the South St. Petersburg Plan. These three budget categories are

- Business and Commercial Development
- Housing and Neighborhood Revitalization
- Education, Job Readiness and Workforce Development

City Administration is recommending that City Council balance its investment among the three budget categories as depicted in Table 2 below. The percentage allocations will allow the City to expand its “CRA-dle to Career” initiative to increase funding to **\$2.152 million** for early childhood education and teen job readiness programs as well as broadening the workforce development program beyond its current focus on “hard-to-hire” focus. Included in this approach will be on-the-job training subsidies that will allow employers and the City share the cost of new hires to ensure they are provided the skills for sustainable career driven employment. These subsidies will be available to businesses throughout the region that hire CRA residents. In addition, the approach will fund scholarships for CRA residents to attend career-driven education and certification classes outside of employer driven training. Finally, the approach will fund the wrap around services that CRA residents may need to take advantage of training and employment opportunities.

Table 2: Recommended Allocations for FY2020 CRA Budget

Budget Category	Total \$	%
Education, Job Readiness & Workforce Development	\$2,152,139	39.1%
Housing & Neighborhood Revitalization	\$2,152,139	39.1%
Business & Commercial Development	\$1,076,069	19.5%
Communication, Evaluation & Operation	\$238,300	2.3%
Total CRA Budget	\$5,509,031	

In addition, the funding recommendations will provide **\$2.152 million** for affordable housing through single-family and multifamily housing construction and renovation. City Council and City Administration priorities identified over the last two years year demand more significant investment in housing, and Mayor Kriseman’s “St. Petersburg Housing Plan” calls for significant investment in affordable housing throughout the city by constructing and preserving of 2,400 multifamily units, expanding homeownership for 500 low-income households, enabling 3,200 homeowners to stay in their homes by remedying code violations, constructing 300 accessory dwelling units and increasing construction of single-family units by making available 150 lots for developers of affordable housing.

While the Plan focuses on providing affordable housing throughout St. Petersburg, the South St. Petersburg CRA is important to this effort both in terms of funding source and policy priorities. The Plan calls for an investment of \$8.5 million in CRA funding over ten years for the construction and preservation of affordable multifamily units. In addition, the current South St. Petersburg CRA housing programs align closely with the Mayor’s Plan through its down payment assistance, housing rehabilitation and developer incentive programs.

City Administration’s recommended funding allocation in housing of \$2.152 million for the FY2020 CRA budget comes after \$1.75 million was invested in affordable housing funding from the FY2018/19 budget. The CRA affordable housing initiative, which includes single-family housing rehabilitation, down payment assistance, and developer incentives, was officially rolled-out in June 2019 and has seen great demand with all funding in the CRA housing budget being encumbered in a few short months. An emphasis for this year’s budget will be funding the construction and preservation of multifamily units as well as incentivizing the renovations of single-family and multifamily housing for low-to-moderate income households.

City Administration is also recommending **\$1.076 million** be appropriated for the Business and Commercial Development program. Nearly one-half of the funding allocation will support the Commercial Matching Grant program, which consists of the Commercial Site Improvement Grant and Commercial Building Interior and Tenant Improvement Grant programs. This amount is identical to the final budget amount for the matching grant program in FY2018/2019. Nearly \$245,000 is recommended for the Commercial Revitalization Program, which is significantly less than the \$1.0 million budgeted in FY2018/19 but represents only about \$100,000 less than the amount awarded. City Administration is recommending \$200,000 for Property Acquisition and Site Preparation expenses including surveys, environmental testing and remediation, and market studies. Finally, City Administration is recommending an additional \$100,000 be

budgeted for the Redevelopment Microloan Program to assist smaller businesses that are not able to raise enough capital to apply for the Commercial Matching Grant Program or Commercial Revitalization Program.

Finally, City Administration is seeking **\$238,300** in funding for “CRA Communications, Operations and Evaluation” budget category to implement the priorities of the South St. Petersburg Community Redevelopment Plan. This would include salary costs for CRA personnel, travel and training costs as well as marketing costs.

RECOMMENDATION

The Citizen Advisory Committee for the South St. Petersburg Community Redevelopment Area recommends that St. Petersburg City Council approve the FY2020 budget for the South St. Petersburg Redevelopment Trust Fund as reflected in Exhibit 2.

Attachments Exhibit 1 – FY2018/2019 Budget Rollover for the South St. Petersburg Redevelopment Trust Fund
 Exhibit 2 - FY2020 Budget for the South St. Petersburg Redevelopment Trust Fund

Exhibit 1

FY2018/2019 Budget Rollover

South St. Petersburg CRA Redevelopment Trust Fund

Table 1. Summary of Recommended FY2018/19 Budget Rollover

	CSP	County	Total
Sources			
FY2018/2019 Encumbered	2,367,918	1,462,980	3,709,561
<i>FY2018/2019 Unencumbered Surplus</i>	<i>644,230</i>	<i>341,456</i>	<i>985,686</i>
<i>FY2017 Surplus (Grant Bonus Reserve)</i>	<i>60,000</i>		<i>60,000</i>

Note: The "Surplus" amounts from FY2017 and FY2018/2019 will be transferred to the FY2020 budget.

Encumbered but Unexpended Funds	2,367,918	1,462,980	3,709,561
Workforce, Education & Job Readiness	535,459	496,311	1,031,770
Housing & Neighborhood Revitalization	955,138	604,305	1,559,443
Business and Commercial Development	755,984	362,365	1,118,349
CRA Communications, Evaluations and Operations	121,337	75,000	196,337

Note: City of St. Petersburg and Pinellas County funding amounts described below may vary between and within budget categories based on the demand for different programs. However, any expenditure of Pinellas County funds must be made on a program approved by the County.

Exhibit 1

FY2018/2019 Budget Rollover

South St. Petersburg CRA Redevelopment Trust Fund

Table 2. Workforce, Education and Job Readiness Budget

	CSP	County	Total
Sources	535,459	496,311	1,031,770
FY2018/2019 Encumbered Funding	535,459	496,311	1,031,770
Uses	535,459	496,311	1,031,770
Workforce Development (St. Pete Works)	335,459	196,311	531,770
Provides funding to educational and job training providers to prepare CRA residents for job opportunities with emerging St Petersburg jobs through training, education, job placement and mentoring.			
Early Childhood Education	100,000	100,000	200,000
CSP and St. Petersburg College will collaborate to provide certification training/maintenance and capital improvement grants to family day care centers, which are defined as in-home care for five or fewer unrelated children. Scholarships for qualified families will also be funded through this program.			
Youth Job Readiness/Entrepreneurship			
Provide workforce development and entrepreneurship opportunities for St. Petersburg's economically challenged youth between the ages of 14 and 21 years at the Enoch Davis Youth Farm. Will pay for stipends as well as operating expenses.			
Enoch Davis Farm Site Preparation Costs	45,000	45,000	90,000
Provides funding for fencing, lighting, providing utilities and signage to prepare urban farm for use.			
Environmental Cleanup of Enoch Davis Site	5,000	105,000	110,000
Provide funding to clean up six City-owned vacant residential lots in 1700 block of 12 th St S to develop for an urban farming project.			
Child Daycare Business Development	50,000	50,000	100,000
Funds training and incentives for child care center directors to improve management/operating systems & grow their businesses.			

Exhibit 1

FY2018/2019 Budget Rollover

South St. Petersburg CRA Redevelopment Trust Fund

Table 3. Housing and Neighborhood Revitalization Budget

	CSP	County	Total
Sources	955,138	604,305	1,559,443
FY2018/2019 Encumbered Funding	955,138	604,305	1,559,443
Uses	955,138	604,305	1,559,443
Property Acquisition and Site Preparation	100,000	99,900	199,900
Funds property acquisition and site preparation to support affordable housing in the CRA. Funding can be budgeted from the current year or appropriated from future budget.			
Single Family and Multifamily Residential Incentive Programs	328,134	370,016	698,150
Affordable Housing Redevelopment Loan	328,134	370,016	698,150
Provides funding through a variety of loan products to support affordable housing.			
Contribution to the Shores Apartment	228,134	339,366	567,500
Developer Incentive Program	100,000	30,650	130,650
Affordable Residential Property Improvement			
Funds renovations that upgrade vital building systems and sustain and extend the economic life of a structure.			
Multifamily Residential Programs			
Affordable Multifamily Housing Development			
Provides an annual incentive up to 15-years for developers to renovate or construct new affordable housing in the CRA.			
Single Family Residential Programs	527,004	134,389	661,993
Affordable Single-Family Homeownership	244,577	134,389	378,966
Provides CRA funding to support affordable homeownership for income-eligible households.			
Single-Family Façade Improvement Grant	211,000		211,000
Funds income-eligible owner-occupants to upgrade and refresh the exterior of their properties.			
“Paint Your Heart Out”	71,427		71,247
Funds City’s Neighborhood Team to help property owners in CRA refurbish and refresh the exterior of their properties.			

Exhibit 1

FY2018/2019 Budget Rollover

South St. Petersburg CRA Redevelopment Trust Fund

Table 4. Business and Commercial Development Budget

	CSP	County	Total
Sources	755,984	362,365	1,118,349
FY2018/2019 Encumbered Funding	755,984	362,365	1,118,349
 Uses	 755,984	 362,365	 1,118,349
Property Acquisition and Site Preparation			
Funds property acquisition and site preparation to support the City's business development in the CRA. Funding can be budgeted from either current year or appropriated from future budget.			
FY17 CRA Grant Bonuses	20,000		20,000
Funds SBE/Job Creation bonus awards for commercial grants			
South St. Petersburg CRA Loan Consortium			
Provides funding to a South St. Petersburg loan pool to support the lending efforts by the City's financial partners.			
Redevelopment Micro Loan Program	100,000		100,000
Provides funding to support the lending efforts in the CRA to small and micro businesses.			
Emergency Grant	25,000		25,000
Provides funding for businesses that close due to unforeseen circumstances.			
Environmental Cleanup of 22nd Street South lots	50,000	50,000	100,000
Funds clean-up of two City-owned vacant residential lots.			
Commercial Matching Grant Program	293,779	229,570	523,349
Funds Commercial Site Improvement and Commercial Building Interior and Tenant Improvement grant programs. ¹			
Commercial Revitalization Program	267,205	82,795	350,000
Provides grant awards between \$50,000 and \$100,000 to commercial projects in the CRA			

¹ The exact funding amounts and sources for the Commercial Matching Grant Program is an estimate because the program is administered through a competitive application process.

Exhibit 1

FY2018/2019 Budget Rollover

South St. Petersburg CRA Redevelopment Trust Fund

Table 5. CRA Communications, Evaluation and Operations

	CSP	County	Total
Sources	121,337	75,000	196,337
FY2018/2019 Encumbered Funding	121,337	75,000	196,337
Uses	121,337	75,000	196,337
Salary/Benefits for CRA Personnel			
Funds position to administer the operations of the CRA including amendments to the redevelopment plan, writing/amending programs, research/analysis, & implementing grant agreements.			
CRA Personnel Travel, Training and Education	7,163		7,163
Conferences and workshops related to obtaining and maintaining professional credentials related to redevelopment.			
CRA Marketing, Notices, and Grant Administration	39,174		39,174
Pays for CRA communications and administrative costs associated with notification of property owners of CRA programs as well as administrative costs related to preparing review of grant applications. This will include costs associated with marketing the CRA to property owners and business owners including handouts, ads to the Weekly Challenger and St. Pete Bulletin, signage promoting projects receiving CRA funding and other marketing collateral.			
Redevelopment Planning Expenses	75,000	75,000	150,000
Expenses allowed by Florida Statute Section 163.387(6)(c)2 pursuant to studies, construction documents, fiscal reports, market studies, etc.			
Triennial CRA Socioeconomic Survey	75,000	75,000	150,000
Conduct survey in CRA to determine family, household and per capita income levels, poverty status, knowledge and use of CRA, household size, race, rents, homeownership levels and other demographic data to assess effectiveness of CRA program.			

Exhibit 2

FY2020 Budget City Administration Recommendation South St. Petersburg CRA Redevelopment Trust Fund

Table 1. Summary of Recommended FY2020 South St. Petersburg CRA Budget

	CSP	County	Total	% of Total
Sources	3,330,405	2,178,626	5,509,031	100%
FY2020 TIF Revenue	2,626,175	1,837,170	4,463,345	
FY2018/2019 Surplus	644,230	341,346	985,686	
FY2017 Grant Bonus Surplus	60,000		60,000	
Uses	3,330,405	2,178,626	5,509,031	
Workforce, Education & Job Readiness	1,280,689	871,450	2,152,139	39.1%
Housing & Neighborhood Revitalization	1,280,689	871,450	2,152,139	39.1%
Business and Commercial Development	640,344	435,725	1,076,069	19.5%
CRA Communications, Evaluations and Operations	128,684	0	128,684	2.3%

Note: City of St. Petersburg and Pinellas County funding amounts described below may vary between and within budget categories based on the demand for different programs. However, any expenditure of Pinellas County funds must be made on a program approved by the County.

Exhibit 2

FY2020 Budget City Administration Recommendation South St. Petersburg CRA Redevelopment Trust Fund

Table 2. Workforce, Education and Job Readiness Budget

	CSP	County	Total
Sources	1,280,689	871,450	2,152,139
South St. Petersburg TIF Revenue	1,280,689	871,450	2,152,139
Uses	1,280,689	871,450	2,152,139
Workforce Development (St. Pete Works) Provides funding to educational and job training providers to prepare CRA residents for job opportunities with emerging St Petersburg jobs through training, education, job placement and mentoring.	962,946	553,707	1,516,653
Early Childhood Education CSP and St. Petersburg College will collaborate to provide certification training/maintenance and capital improvement grants to family day care centers, which are defined as in-home care for five or fewer unrelated children. Scholarships for qualified families will also be funded through this program.	100,000	100,000	200,000
Youth Job Readiness/Entrepreneurship Provide workforce development and entrepreneurship opportunities for St. Petersburg's economically challenged youth between the ages of 14 and 21 years at the Enoch Davis Youth Farm. Will pay stipends for spring/summer and fall work on the site as well as operating expenses.	117,823	117,823	235,646
Enoch Davis Farm Site Preparation Costs Provides funding for fencing, lighting, providing utilities and signage to prepare urban farm for use.			
Environmental Cleanup of Enoch Davis Site Provide funding to clean up six City-owned vacant residential lots in 1700 block of 12 th St S to develop for an urban farming project.			
Child Daycare Business Development Funds training and incentives for child care center directors to improve management/operating systems & grow their businesses.	100,000	100,000	200,000

Exhibit 2

FY2020 Budget City Administration Recommendation South St. Petersburg CRA Redevelopment Trust Fund

Table 3. Housing and Neighborhood Revitalization Budget

	CSP	County	Total
Sources	1,280,689	871,450	2,152,139
South St. Petersburg TIF Revenue	1,280,689	871,450	2,152,139
Uses	1,280,689	871,450	2,152,139
Property Acquisition and Site Preparation	100,000	100,000	200,000
Funds property acquisition and site preparation to support affordable housing in the CRA. Funding can be budgeted from the current year or appropriated from future budget.			
Single Family and Multifamily Affordable Residential Incentive Programs	550,000	550,000	1,100,000
Affordable Housing Redevelopment Loan	450,000	450,000	900,000
Provides funding through a variety of loan products to support affordable housing. ¹			
Affordable Residential Property Improvement	100,000	100,000	200,000
Funds renovations that upgrade vital building systems and sustain and extend the economic life of a structure.			
Multifamily Residential Programs			
Affordable Multifamily Housing Development	TBD	TBD	TBD
Provides an annual incentive up to 15-years for developers to renovate or construct new affordable housing in the CRA.			
Single Family Residential Programs	630,689	221,450	852,139
Affordable Single-Family Homeownership	505,689	221,450	727,139
Provides CRA funding to support affordable homeownership for income-eligible households.			
Single-Family Façade Improvement Grant	125,000		125,000
Funds income-eligible owner-occupants to upgrade and refresh the exterior of their properties.			
“Paint Your Heart Out”			
Funds City’s Neighborhood Team to help property owners in CRA refurbish and refresh the exterior of their properties.			

¹ Includes \$700,000 for affordable multifamily housing to implement “St. Petersburg’s Housing Plan: For All, From All” as well as funding for the developer incentive program.

Exhibit 2

FY2020 Budget City Administration Recommendation South St. Petersburg CRA Redevelopment Trust Fund

Table 4. Business and Commercial Development Budget

	CSP	County	Total
Sources	640,344	435,725	1,076,069
South St. Petersburg TIF Revenue	640,344	435,725	1,076,069
Uses	640,344	435,725	1,076,069
Property Acquisition and Site Preparation	100,000	100,000	200,000
Funds property acquisition and site preparation to support the City's business development in the CRA. Funding can be budgeted from either current year or appropriated from future budget.			
FY17 CRA Grant Bonuses			
Funds SBE/Job Creation bonus awards for commercial grants			
South St. Petersburg CRA Loan Consortium	TBD	TBD	TBD
Provides funding to a South St. Petersburg loan pool to support the lending efforts by the City's financial partners.			
Redevelopment Micro Loan Program	100,000		100,000
Provides funding to support the lending efforts in the CRA to small and micro businesses.			
Emergency Grant			
Provides funding for businesses that close due to unforeseen circumstances.			
Environmental Cleanup of 22nd Street South lots			
Funds clean-up of two City-owned vacant residential lots.			
Commercial Matching Grant Program	300,000	231,631	531,631
Funds Commercial Site Improvement and Commercial Building Interior and Tenant Improvement grant programs. ²			
Commercial Revitalization Program	140,344	104,094	244,438
Provides grant awards between \$50,000 and \$100,000 to commercial projects in the CRA			

² The exact funding amounts and sources for the Commercial Matching Grant Program is an estimate because the program is administered through a competitive application process.

Exhibit 2

FY2020 Budget City Administration Recommendation South St. Petersburg CRA Redevelopment Trust Fund

Table 5. CRA Communications, Evaluation and Operations

	CSP	County	Total
Sources	128,684	0	128,684
South St. Petersburg TIF Revenue	128,684	0	128,684
Uses	128,684	0	128,684
Salary/Benefits for CRA Personnel Funds position to administer the operations of the CRA including amendments to the redevelopment plan, writing/amending programs, research/analysis, & implementing grant agreements.	103,684		103,684
CRA Personnel Travel, Training and Education Conferences and workshops related to obtaining and maintaining professional credentials related to redevelopment.	5,000		5,000
CRA Marketing, Notices, and Grant Administration Pays for CRA communications and administrative costs associated with notification of property owners of CRA programs as well as administrative costs related to preparing review of grant applications. This will include costs associated with marketing the CRA to property owners and business owners including handouts, ads to the Weekly Challenger and St. Pete Bulletin, signage promoting projects receiving CRA funding and other marketing collateral.	20,000		20,000
Redevelopment Planning Expenses Expenses allowed by Florida Statute Section 163.387(6)(c)2 pursuant to studies, construction documents, fiscal reports, market studies, etc.			
Triennial CRA Socioeconomic Survey Conduct survey in CRA to determine family, household and per capita income levels, poverty status, knowledge and use of CRA, household size, race, rents, homeownership levels and other demographic data to assess effectiveness of CRA program.			

South St. Petersburg CRA

Citizen Advisory Committee Meeting

September 3, 2019





Overview of Housing & Neighborhood Revitalization Programs

South St. Petersburg CRA



Budget

\$1,749,493

Program Commitments to Date

- Shores Apartments \$567,500
- Rehabilitation Assistance: Approved 17 Homeowners \$389,298
- Purchase Assistance: Closed on 6 new homebuyers \$80,000
- Façade Improvement Grant: Approved 27 homeowners \$195,000
- Barrier Free Grant: Approved 3 homeowners \$19,000
- Developer Incentive Grant: Approved 8 new single family housing units \$79,350
- Affordable Lot Disposition Program: Approved cleanup on 7 properties \$200,000

Total Approved and/or Committed to Date

\$1,530,148



Proposal to Amend CRA Program Guidelines

South St. Petersburg CRA



Rehabilitation Assistance

- Provide funding for home repairs limited to Health & Safety:

➤ **(REAPS)** **R**oof Replacement; **E**lectrical; **A**ir Conditioner; **P**lumbing; **S**afety.

Maximum Loan Amount: \$45,000

➤ **Rapid Reroof** : assist with the replacement of roof only. Maximum Loan Amount: \$15,000



Proposal to Amend CRA Program Guidelines

South St. Petersburg CRA



Anchor Employer Homeownership Program

- **Teacher Assistance Program (TAP)**-Home Purchase Assistance to Pinellas County School System Employees to live and work in CRA
- **City/County Employee Homeownership Assistance Program (CEHAP)**
Home Purchase Assistance to City & County Employees to live in the CRA
- **Employer Assisted Housing (EAH)**-Home Purchase Assistance available to employees of Employer Assisted Housing Program members to live in CRA



FY2020

Preliminary Budget Discussion

South St. Petersburg

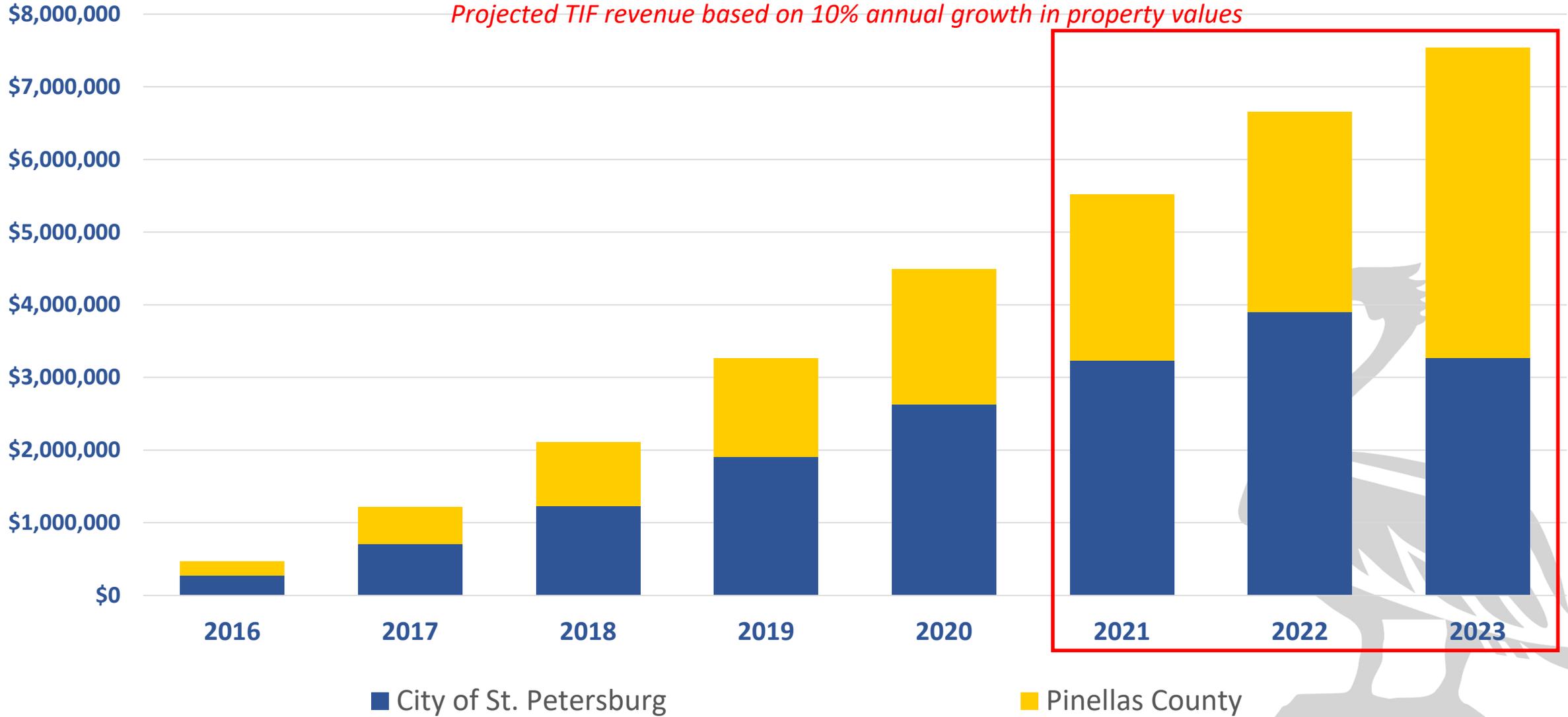
Community Redevelopment Area





Actual & Projected Growth in TIF Revenue (2016-2023)

South St. Petersburg CRA



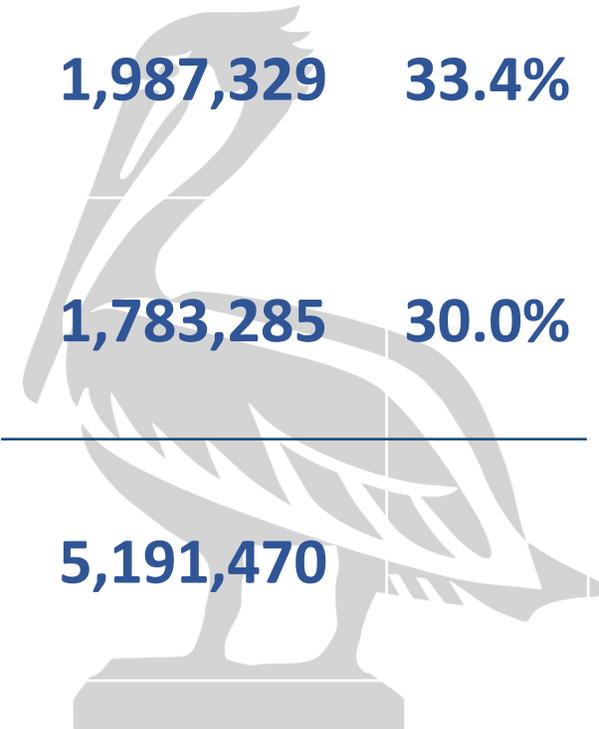


TIF Expenditures/Appropriations in CRA since 2016

South St. Petersburg CRA



Program	FY2016	FY2017	FY2018/19	Total	%
Business & Commercial Development	349,502	602,154	1,220,000	2,171,656	36.6%
Education & Workforce	49,928	609,601	1,327,800	1,987,329	33.4%
Housing & Neighborhood Revitalization	18,760	14,952	1,749,493	1,783,285	30.0%
Total	418,190	1,226,707	3,546,493	5,191,470	





Available Funding for FY2020 Budget

South St. Petersburg CRA



	City of St. Petersburg	Pinellas County	Total
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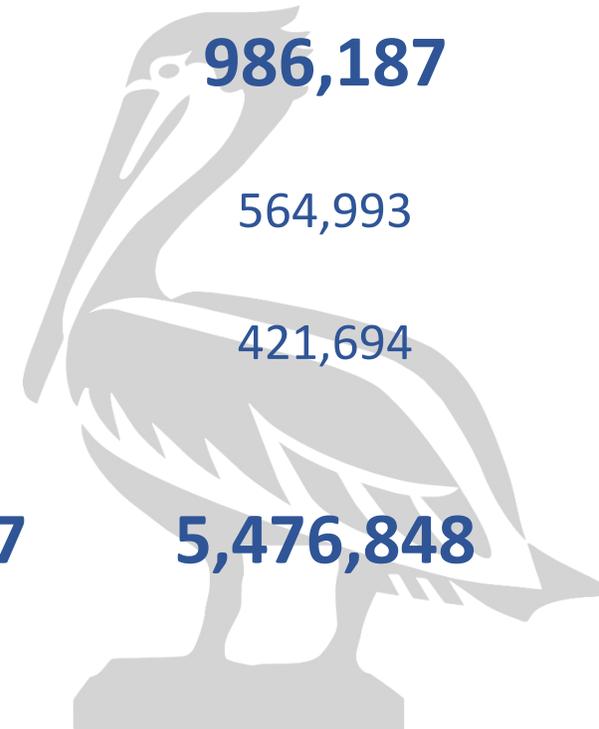
FY2020 TIF Revenue	2,632,006	1,858,654	4,490,661
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FY2018/19 Budget Surplus	641,804	344,383	986,187
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Business and Commercial Development	430,957	133,536	564,993
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Education and Workforce Development	210,847	210,847	421,694
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Total	3,273,810	2,203,037	5,476,848
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Potential Budget Allocations for FY2020 Revenue

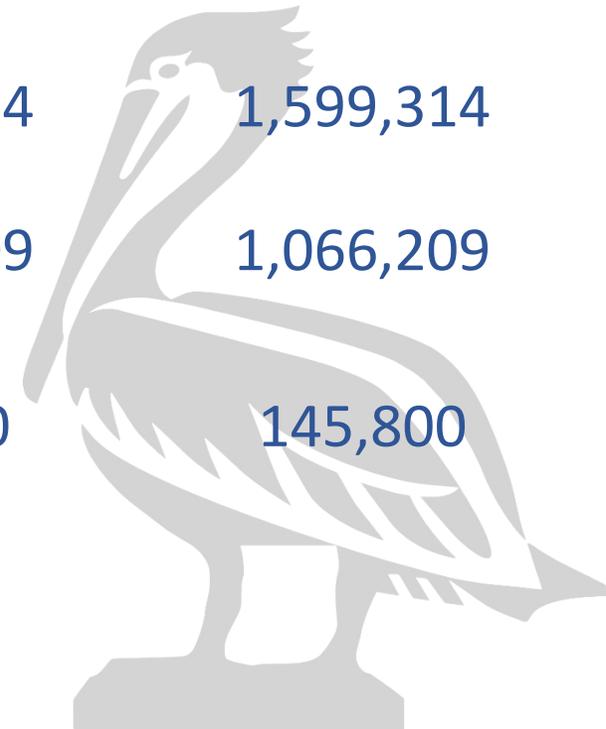
South St. Petersburg CRA



	Balanced <i>1/3 Each</i>	Housing <i>50/30/20</i>	"CRA-dle to Career" <i>50/30/20</i>
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Uses

Workforce, Education & Job Readiness	1,777,016	1,599,314	2,665,524
Housing & Neighborhood Revitalization	1,777,016	2,665,524	1,599,314
Business and Commercial Development	1,777,016	1,066,209	1,066,209
CRA Marketing, Evaluation & Operating	145,800	145,800	145,800





Housing and Neighborhood Revitalization

South St. Petersburg CRA



	Balanced 1/3	Housing 50/30/20	"CRA-dle to Career" 50/30/20
Uses for FY2020 Revenue	1,777,016	2,665,524	1,599,314
Property Acquisition and Site Preparation	200,000	200,000	200,000
Single Family/ Multifamily Residential Programs	652,016	1,140,524	474,314
<i>Affordable Housing Redevelopment Loan</i>			
<i>Affordable Residential Property Improvement</i>			
Multifamily Residential Programs	TBD	TBD	TBD
<i>Affordable Multifamily Housing Development</i>			
Single Family Residential Programs	925,000	1,325,000	925,000
<i>Affordable Single-Family Homeownership</i>	800,000	1,200,000	800,000
<i>Single-Family Façade Improvement Grant</i>	125,000	125,000	125,000
<i>"Paint Your Heart Out"</i>	0	0	0

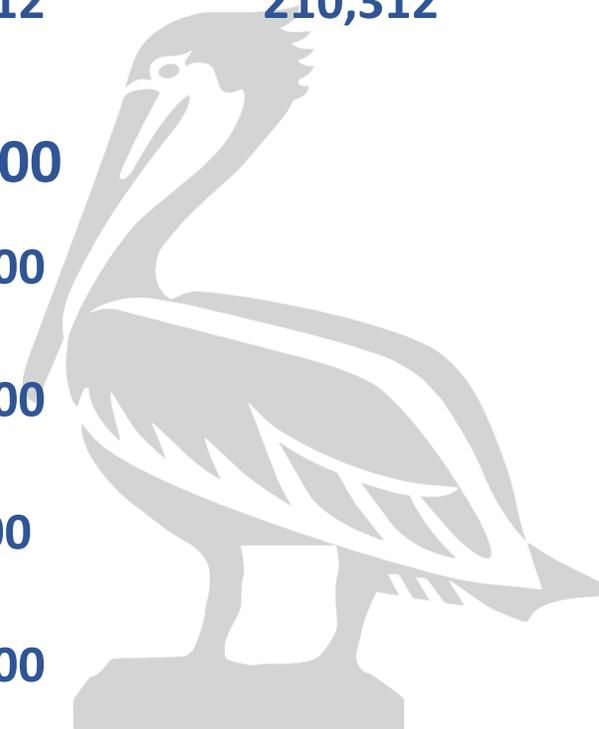


Workforce, Education and Job Readiness

South St. Petersburg CRA



	Balanced 1/3	Housing 50/30/20	"CRA-dle to Career" 50/30/20
Uses for FY2020 Revenue	1,777,016	1,599,314	2,665,524
Workforce Development (St. Pete Works)	1,566,704	1,389,002	2,455,212
Youth Job Readiness/Entrepreneurship	210,312	210,312	210,312
Rollover Funds from FY2018/19		500,000	
Early Childhood Education		200,000	
Academy for Business Center Development		100,000	
Enoch Davis Farm Site Preparation Costs		90,000	
Environmental Cleanup of Enoch Davis Farm Site		110,000	





Business and Commercial Development

South St. Petersburg CRA



	Balanced 1/3	Housing 50/30/20	“CRA-dle to Career” 50/30/20
Uses for FY2020	1,777,016	1,066,209	1,066,209
Property Acquisition and Site Preparation	200,000	200,000	200,000
South St. Petersburg CRA Loan Consortium	TBD	TBD	TBD
Commercial Matching Grant Program	571,631	571,631	571,631
Commercial Revitalization Program	1,005,385	294,578	294,578
Rollover Funds from FY2018/19		275,000	
FY17 CRA Grant Bonuses		50,000	
Redevelopment Microloan Loan Program		100,000	
Emergency Commercial Grant		25,000	
Environmental Cleanup of 22 nd Street South lots		100,000	

