

ST. PETERSBURG CITY COUNCIL

Meeting of December 12, 2019

TO The Honorable Charlie Gerdes, Chair, and Members of City Council

SUBJECT A Resolution by City Council approving the FY 2020 budget for the Redevelopment Trust Fund of the South St. Petersburg Community Redevelopment Area (CRA).

RECOMMENDATION Administration recommends City Council approve the attached Resolution.

Overview of Recommended Actions on CRA Budget

City Council **APPROVE** the following actions regarding the FY 2020 budget for the South St. Petersburg CRA Redevelopment Trust Fund:

- 1) Reallocating the use of unexpended bonus awards from the FY 2017 grant cycle (Project 17089), which are estimated to be \$60,000 to be rolled into the FY 2020 CRA budget;
- 2) Reallocating the use of \$564,493 in appropriated but unspent FY 2018/19 funding from the Commercial Revitalization Program (Project 17093) budget to be rolled into the FY 2020 CRA budget;
- 3) Reallocating \$421,193 in appropriated but unspent FY 2018/19 funding from the Workforce Development Program (Project 17094) budget to be rolled into the FY 2020 CRA budget;
- 4) Appropriating an estimated \$4,463,345 in FY 2020 tax increment financing revenue for use in the FY 2020 South St. Petersburg CRA Budget (see Resolution Exhibit 1, Table 1, "Sources").
- 5) Allocating the combined revenue from #1 through #4 above, totaling an estimated \$5,509,031, for use in the FY 2020 South St. Petersburg CRA Budget according to the following percentage allocations (see Resolution Exhibit 1, Tables 1 through 5):

Workforce Development, Education & Job Readiness	39.1%
Housing and Neighborhood Revitalization	39.1%
Business and Commercial Development	19.5%
CRA Communications Plan, Operating and Evaluating	2.3%
- 6) Reallocating \$738,244 in appropriated but unspent FY 2018/19 funding for use in the FY 2020 South St. Petersburg CRA Budget according to the following budget categories and in the amounts allocated to the specific budget programs identified in Resolution Exhibit 1, Tables 1 through 5:

Workforce Development, Education & Job Readiness	\$320,876
Housing and Neighborhood Revitalization	\$246,897
Business and Commercial Development	\$125,000
CRA Communications Plan, Operating and Evaluating	\$45,471

- 7) Replacing the “Single Family and Multifamily Residential Programs” title under “Uses” in Resolution Exhibit 1, Table 3 (Housing and Neighborhood Revitalization Budget) to “Affordable Residential Incentive Programs” to more clearly describe the programs thereunder.
- 8) Eliminating the “Multifamily Residential Programs” title under “Uses” in Resolution Exhibit 1, Table 3 (Housing and Neighborhood Revitalization Budget) so that it is included under the new “Affordable Residential Incentive Programs” title.

City Administration’s recommended budget would result in the following breakdown of funding for the four budget categories and is also depicted in Tables 1 through 5 of Resolution Exhibit 1 of the resolution:

Workforce, Education and Job Readiness	\$2,473,015
Housing & Neighborhood Revitalization	\$2,399,036
Business and Commercial Development	\$1,201,069
CRA Communications, Operations and Evaluation	\$175,155
Estimated FY 2020 CRA Redevelopment Fund	\$6,247,275

Background on the South St. Petersburg CRA Budget

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 and any appropriated but unspent funding from prior budgets. 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 **\$4,463,345 million** revenue for FY 2020. (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 FY 2017 budget is available for investment into the FY 2020 budget from bonus awards for the commercial grant program that were encumbered but not expended. In addition, **\$985,686** in appropriated but unspent funding from the FY 2018/19 budget is available for use in the FY 2020 budget, with the surpluses coming from allocations to the Workforce Development Program (\$421,193) and Commercial Revitalization Program (\$564,493). The combined total is estimated at **\$5,509,031**.

City Administration, based on application demand in the last commercial grant cycle, community input, and the workforce development and affordable housing needs of the CRA residents, recommends allocating the FY 2020 in the following manner:

Table 1. Allocation of FY 2020 TIF Revenue & Prior Year Funding Redistributed among Major Budget Categories

Budget Category	FY 2020 TIF Revenue & Prior Year Funding	
	Reallocated	% Allocation
Workforce, Education & Job Readiness	2,152,139	39.1
Housing & Neighborhood Revitalization	2,152,139	39.1
Business and Commercial Development	1,076,069	19.5
CRA Communications, Evaluations & Operations	128,684	2.3
Uses	5,509,031	100%

Rollover of FY 2018/19 Committed but Unexpended Funds

A significant portion of the FY 2018/19 CRA budget is comprised of committed 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 2 below, these committed funds total \$3.21 million with nearly all of them allocated to programs that were rolled out in 2019.

Table 2. FY 2018/19 South St. Petersburg CRA Budget Activity

Budget Category	FY18/19 Budget	Paid Commitments	Surplus to FY20	Rollover Funds		Total
				Unpaid Commitments	Un-committed	
Workforce	1,749,493	215,654	421,193	791,770	320,876	1,112,646
Housing	1,749,493	210,230	0	1,292,366	246,897	1,539,263
Commercial Development	1,749,493	26,652	624,493	973,348	125,000	1,118,349
Marketing/Operations	238,300	42,829	0	150,000	45,471	196,337
Total	5,486,780	495,455	1,045,686	3,207,494	738,244	3,945,728

Major unpaid commitments include

- Workforce Development Contract with PERC \$531,770
- Enoch Davis Environmental Cleanup & Site Preparation \$200,000

• Affordable Housing Redevelopment Loan Program	\$567,500
• Single Family Residential Programs	\$524,966
• Housing Lot Environmental Cleanup	\$199,900
• Commercial Matching Grant Program	\$523,349
• Commercial Revitalization Program	\$350,000
• CRA Socioeconomic Survey	\$150,000

Commitments 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 unpaid commitments for affordable housing funding as well as that for the commercial grant programs await 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 is expected to be rolled out by December 2019.

Rollover of FY 2018/19 Uncommitted Funds

Also included in the rollover from the FY 2018/19 are uncommitted funds totaling \$738,244. These funds, also identified in Table 2 above, were appropriated to eleven programs within the four major categories but went uncommitted and unexpended.

Workforce Development, Education & Job Readiness	\$320,876
Housing and Neighborhood Revitalization	\$246,897
Business and Commercial Development	\$125,000
CRA Communications, Operating and Evaluating	\$45,471

City Administration is recommending reallocating the \$738,244 in appropriated but unspent FY 2018/19 funding for use in the FY 2020 South St. Petersburg CRA Budget according to the above budget categories and in the amounts allocated to the specific budget programs identified in Resolution Exhibit 1, Tables 1 through 5. While there are no formal agreements binding these funds, Administration is expecting significant demand for resources, particularly in housing and workforce that will not be met by solely the FY 2020 appropriation.

City Administration Recommended FY 2020 CRA Budget

City Administration will be asking City Council to approve percentage allocations of City and County TIF contributions for the FY 2020 TIF revenue into the four major budget categories identified in Table 1 above. For the FY 2018/19 CRA budget, City Council approved an equal split between the three major budget categories. For the FY 2020 budget, City Administration is recommending that City Council focus on affordable housing and education and workforce development in the percentage allocations depicted in Table 1 as well as including the amounts from the rollover of the FY 2018/19 appropriated but uncommitted funds identified above. These allocations will allow the City to expand its “CRA-dle to Career” initiative to increase

funding to **\$2.47 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 3: Recommended Allocations for FY 2020 CRA Budget

Budget Category	FY 2018/19 Uncommitted/ Unallocated	Prior Years Funding Redistributed	FY2020 TIF Revenue	Total Resources
Workforce, Education & Job Readiness	320,876	418,275	1,733,864	2,473,015
Housing & Neighborhood Revitalization	246,897	418,275	1,733,864	2,399,036
Business and Commercial Development	125,000	209,137	866,932	1,201,069
Communications & Operations	45,471	0	128,684	174,155
Uses	738,244	1,045,686	4,463,345	6,247,275

In addition, the funding recommendations will provide nearly **\$2.40 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 FY 2020 CRA budget comes after \$1.75 million was invested in affordable housing funding from the FY 2018/19 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 **\$1.20 million** be appropriated for the Business and Commercial Development program. Nearly one-half of the funding allocation, or \$531,000, 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 FY 2018/2019. Another \$245,000 is recommended for the Commercial Revitalization Program, which is significantly less than the \$1.0 million budgeted in FY 2018/19 but represents only about \$100,000 less than the amount awarded for that grant cycle. 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 **\$174,155** 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

Administration recommends City Council approve the attached Resolution.

Attachments: CRA Budget Resolution with Exhibit 1 – FY 2020 Budget Allocations for the South St. Petersburg Redevelopment Trust Fund

APPROVALS:

Administrative: _____

Budget: _____

Legal: _____

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$4,463,345, FROM THE UNAPPROPRIATED BALANCE OF THE SOUTH ST. PETERSBURG REDEVELOPMENT DISTRICT FUND (1104), TO THE ECONOMIC AND WORKFORCE DEVELOPMENT DEPARTMENT, ECONOMIC AND WORKFORCE DEVELOPMENT DIVISION (375.2609) TO PROVIDE FOR THE WORKFORCE, EDUCATION AND JOB READINESS CRA PROGRAM, THE BUSINESS AND COMMERCIAL DEVELOPMENT CRA PROGRAM, THE HOUSING AND NEIGHBORHOOD REVITALIZATION CRA PROGRAM, AND THE CRA COMMUNICATIONS, EVALUATION AND OPERATIONS CRA PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg City Council approved Resolution No. 2013-247, on June 20, 2013, which made a finding of necessity identifying the South St. Petersburg Community Redevelopment Area (CRA) as blighted, pursuant to Florida's Community Redevelopment Act of 1969 (Chapter 163, Part III) and was delegated authority by the Pinellas County Board of County Commissioners (BCC) on June 9, 2014, in order to carry out certain redevelopment functions within the CRA;

WHEREAS, the City of St. Petersburg City Council approved a Community Redevelopment Plan (Plan) for the South St. Petersburg CRA on May 21, 2015 (Ord. #169-H), which included establishment of a tax increment financing district and redevelopment trust fund for the entire 7.4-sq.mi. South St. Petersburg CRA;

WHEREAS, the Pinellas County Board of County Commissioners approved the Plan on June 2, 2015 (Res. #15-48), delegated authority to the City of St. Petersburg to establish a redevelopment trust fund for the entire CRA, and approved on June 23, 2015, Ord. #15-27 establishing a redevelopment trust fund for the entire South St. Petersburg CRA and establishing FY 2014 as the base year on which future increments in property values in the CRA will be based;

WHEREAS, pursuant to the "Interlocal Agreement between the City of St. Petersburg and Pinellas County for the Governance of the South St. Petersburg Community Redevelopment Area" (June 2, 2015), until May 21, 2045, the City of St. Petersburg will annually deposit into the South St. Petersburg Redevelopment Trust Fund a sum no less than the tax revenue generated from 95 percent of the tax increment created each year in the CRA and Pinellas County will contribute 85 percent of the tax increment created each year in the CRA;

WHEREAS, based on the increase in property values in the South St. Petersburg CRA for FY 2020, the district will generate an estimated \$4,463,345 in increment revenue that includes the City contribution of \$2,626,175 in its FY 2020 adopted budget to the trust fund and a Pinellas County contribution of \$1,837,170;

WHEREAS, a total of \$985,686 in appropriated but unspent funding remains in Workforce Development- CRA Project (17094) and Commercial Revitalization- CRA Project (17093) that can be carried over from existing projects for use in the FY 2020 CRA budget;

WHEREAS, the appropriated but unspent funding in the amount of \$985,686 from the Workforce Development- CRA Project (17094) and Commercial Revitalization- CRA Project (17093) will be reallocated in the FY 2020 South St. Petersburg CRA budget to meet the newly developed program allocation percentages;

WHEREAS, a total of \$60,000 in appropriated but unspent funding remains in CRA Grant Bonuses (Project 17089) that can be carried over from existing projects for use in the FY 2020 CRA budget;

WHEREAS, the appropriated but unspent funding in the amount of \$60,000 from the FY 2017 CRA Commercial Grant Bonuses Project (17089) will be realigned in the FY 2020 South St. Petersburg CRA budget to meet the newly developed program allocation percentages;

WHEREAS, City Administration, based on application demand in the last commercial grant cycle, community input, and the workforce development and affordable housing needs of the CRA residents, recommends allocating 39.1 percent of FY 2020 revenues to Education, Job Readiness and Workforce Development, 19.5 percent to Business Development, 39.1 percent for Housing and Neighborhood Revitalization, and 2.3 percent to CRA Communications, Operations and Evaluation;

WHEREAS, City Administration recommends reallocating \$738,244 in appropriated but unspent FY 2018/19 funding for use in the FY 2020 South St. Petersburg CRA Budget according to the following budget categories and in the amounts allocated to the specific budget programs identified in Exhibit 1, Tables 1 through 5:

Workforce Development, Education & Job Readiness	\$320,876
Housing and Neighborhood Revitalization	\$246,897
Business and Commercial Development	\$125,000
CRA Communications, Operating and Evaluating	\$45,471

WHEREAS, City Administration's recommended budget would result in the following breakdown of funding for the four budget categories and is also depicted in detail in Tables 1 through 5 of Exhibit 1:

Workforce, Education and Job Readiness	\$2,473,015
Housing & Neighborhood Revitalization	\$2,399,036
Business and Commercial Development	\$1,201,069
CRA Communications, Operations and Evaluation	\$174,155
Estimated FY 2020 CRA Budget	\$6,247,275

WHEREAS, City Administration, based on application demand, community input, and the workforce development and affordable housing needs of the CRA residents, can reallocate funding amongst the Education, Job Readiness and Workforce Development, Business Development, Housing and Neighborhood Revitalization, and CRA Communications, Operations, and Evaluation programs;

WHEREAS, on December 3, 2019, the Citizen Advisory Committee for the South St. Petersburg CRA would make a recommendation to the St. Petersburg Community Redevelopment Agency for the FY 2020 budget of the South St. Petersburg CRA Redevelopment Fund;

WHEREAS, at its December 12, 2019, public meeting, the St. Petersburg Community Redevelopment Agency recommended that the St. Petersburg City Council approve the FY 2020 budget for the CRA Redevelopment Fund and allocate 39.1 percent of FY 2020 revenues and the aforementioned prior years' surpluses to Workforce, Education, and Job Readiness, 19.5 percent to Business and Commercial Development, 39.1 percent for Housing and Neighborhood Revitalization, and 2.3 percent to CRA Communications, Operations and Evaluation; and

NOW, THEREFORE, BE IT RESOLVED, that the St. Petersburg City Council approves the following additional actions:

- 1) Reallocating the use of unexpended bonus awards from the FY 2017 grant cycle (Project 17089), which are estimated to be \$60,000 into the FY 2020 CRA budget;
- 2) Reallocating the use of \$564,493 in appropriated but unspent FY 2018/19 funding from the Commercial Revitalization Program (Project 17093) budget to be rolled into the FY 2020 CRA budget;
- 3) Reallocating \$421,193 in appropriated but unspent FY 2018/19 funding from the Workforce Development Program (Project 17094) budget to be rolled into the FY 2020 CRA budget;
- 4) Appropriating an estimated \$4,463,345 in FY 2020 tax increment financing revenue for use in the FY 2020 South St. Petersburg CRA Budget (see Exhibit 1, Table 1, "Sources").
- 5) Allocating the combined revenue from #1 through #4 above, totaling an estimated \$5,509,031, for use in the FY 2020 South St. Petersburg CRA Budget according to the following percentage allocations (see Exhibit 1, Tables 1 through 5):

Workforce Development, Education & Job Readiness	39.1%
Housing and Neighborhood Revitalization	39.1%

Business and Commercial Development	19.5%
CRA Communications Plan, Operating and Evaluating	2.3%

- 6) Reallocating \$738,244 in appropriated but unspent FY 2018/19 funding for use in the FY 2020 South St. Petersburg CRA Budget according to the following budget categories and in the amounts allocated to the specific budget programs identified in Exhibit 1, Tables 1 through 5:

Workforce Development, Education & Job Readiness	\$320,876
Housing and Neighborhood Revitalization	\$246,897
Business and Commercial Development	\$125,000
CRA Communications Plan, Operating and Evaluating	\$45,471

- 7) Replacing the “Single Family and Multifamily Residential Programs” title under “Uses” in Exhibit 1, Table 3 (Housing and Neighborhood Revitalization Budget) to “Affordable Residential Incentive Programs” to more clearly describe the programs thereunder.
- 8) Eliminating the “Multifamily Residential Programs” title under “Uses” in Exhibit 1, Table 3 (Housing and Neighborhood Revitalization Budget) so that it is included under the new “Affordable Residential Incentive Programs” title.

BE IT FURTHER RESOLVED that there is hereby approved from the unappropriated balance of the South St. Petersburg Redevelopment District Fund (1104) the following supplemental appropriation for FY 2020:

<u>South St. Petersburg Redevelopment District Fund (1104)</u>	
Economic and Workforce Development Department, Economic and Workforce Division (375.2609)	\$4,463,345

BE IT FURTHER RESOLVED that the FY 2020 budget, which includes FY 2020 revenues and the aforementioned prior budget year’s appropriated but unspent funding for the South St. Petersburg CRA Redevelopment Trust Fund is depicted in Tables 1 through 5 of Exhibit 1 and summarized below:

Workforce, Education and Job Readiness	\$2,473,015
Housing & Neighborhood Revitalization	\$2,399,036
Business and Commercial Development	\$1,201,069
CRA Communications, Operations and Evaluation	\$174,155
Estimated FY 2020 CRA Redevelopment Fund	\$6,247,275

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT: APPROVED BY:

City Attorney (Designee)

Alan DeLisle
City Development Administration

Elizabeth Makofske, Director
Budget and Management

Exhibit 1

FY 2020 Budget Allocations

South St. Petersburg CRA Redevelopment Trust Fund

Exhibit 1

FY 2020 Budget Allocations

South St. Petersburg CRA Redevelopment Trust Fund

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

	FY18/19 Uncommitted/ Unallocated	Prior Years Funding Redistributed	FY20 TIF Revenue	Total Resources
Sources	738,244	1,045,686	4,463,345	6,247,275
FY2020 TIF Revenue			4,463,345	4,463,345
FY2018/19 CRP Surplus		564,493		564,493
FY2018/19 Workforce Surplus		421,193		421,193
FY2017 Grant Bonus Surplus		60,000		60,000
FY2018/2019 Unallocated by Budget Category	738,244			738,244
<i>Workforce, Education & Job Readiness</i>	<i>320,876</i>			
<i>Housing & Neighborhood Revitalization</i>	<i>246,897</i>			
<i>Business and Commercial Development</i>	<i>125,000</i>			
<i>CRA Communications, Evaluations and Operations</i>	<i>45,471</i>			
Uses	738,244	1,045,686	4,463,345	6,247,275
Workforce, Education & Job Readiness	320,876	418,275	1,733,864	2,473,015
Housing & Neighborhood Revitalization	246,897	418,275	1,733,864	2,399,036
Business and Commercial Development	125,000	209,137	866,932	1,201,069
CRA Communications, Evaluations and Operations	45,471	0	128,684	174,155

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

FY 2020 Budget Allocations

South St. Petersburg CRA Redevelopment Trust Fund

Table 2. Workforce, Education and Job Readiness Budget

	FY18/19 Uncommitted/ Unallocated	FY 2020 TIF Revenue & Prior Years Redistributed	Total Resources
Sources	320,876	2,152,139	2,473,015
FY20 TIF Revenue & Prior Year Redistributed		2,152,139	2,152,139
Workforce, Education & Job Readiness	320,876		320,876
Uses	320,876	2,152,139	2,473,015
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.		1,516,653	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.	200,000	200,000	400,000
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.	20,876	235,646	256,522
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	200,000	300,000

Exhibit 1

FY 2020 Budget Allocations

South St. Petersburg CRA Redevelopment Trust Fund

Table 3. Housing and Neighborhood Revitalization Budget

	FY18/19 Uncommitted/ Unallocated	FY 2020 TIF Revenue & Prior Years Redistributed	Total Resources
Sources	246,897	2,152,139	2,399,036
FY20 TIF Revenue & Prior Year Redistributed		2,152,139	2,152,139
Housing & Neighborhood Revitalization	246,897		246,897
Uses	246,897	2,152,139	2,399,036
Property Acquisition and Site Preparation		200,000	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	130,650	1,100,000	1,230,650
Affordable Housing Redevelopment Loan	130,650	900,000	1,030,650
Provides funding through a variety of loan products to support affordable housing. ¹			
Affordable Residential Property Improvement		200,000	200,000
Funds renovations that upgrade vital building systems and sustain the economic life of a structure.			
Multifamily Residential Programs			
Affordable Multifamily Housing Development	TBD	TBD	TBD
Annual incentive up to 15-years for developers to renovate/construct new affordable housing in CRA.			
Single Family Residential Programs	116,247	852,139	968,386
Affordable Single-Family Homeownership		727,139	727,139
Provides CRA funding to support affordable homeownership for income-eligible households.			
Single-Family Façade Improvement Grant	45,000	125,000	170,000
Funds income-eligible owner-occupants to upgrade and refresh the exterior of their properties.			
“Paint Your Heart Out”	71,247		71,247
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 \$200,000 funding for the developer incentive program.

Exhibit 1

FY 2020 Budget Allocations

South St. Petersburg CRA Redevelopment Trust Fund

Table 4. Business and Commercial Development Budget

	FY18/19 Uncommitted/ Unallocated	FY 2020 TIF Revenue & Prior Years Redistributed	Total Resources
Sources	125,000	1,076,069	1,201,069
FY20 TIF Revenue & Prior Year Redistributed		1,076,069	1,076,069
Business and Commercial Development	125,000		125,000
Uses	125,000	1,076,069	1,201,069
Property Acquisition and Site Preparation		200,000	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 from future budget.			
FY17 CRA Grant Bonuses			
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	200,000
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			
Funds clean-up of two City-owned vacant residential lots.			
Commercial Matching Grant Program		531,631	531,631
Funds Commercial Site Improvement and Commercial Building Interior and Tenant Improvement grant programs. ²			
Commercial Revitalization Program		244,438	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 1

FY 2020 Budget Allocations

South St. Petersburg CRA Redevelopment Trust Fund

Table 5. CRA Communications, Evaluation and Operations

	FY18/19 Uncommitted/ Unallocated	FY 2020 TIF Revenue & Prior Years Redistributed	Total Resources
Sources	45,471	128,684	174,155
FY20 TIF Revenue & Prior Year Redistributed		128,684	128,684
CRA Communications, Evaluations and Operations	45,471		45,471
Uses	45,471	128,684	174,155
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.	6,297	5,000	11,297
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.	39,174	20,000	59,174
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.			