Using Tax Increment Financing to Fund Private Sector Development

A Compilation of Florida CRA Programs

Prepared by
Planning and Economic Development Department
City of St. Petersburg
PO Box 2842
St. Petersburg, Fl 33731

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1. Winter Park - Business Façade Matching Grant Program

The Business Façade Matching Grant Program was adopted to improve the aesthetic appearance of buildings in the boundaries of the Community Redevelopment Agency (CRA) Area. The program provides a financial incentive of up to 25 percent of a qualifying project cost, or $20,000 (whichever is less), for both property and business owners to re-invest in their buildings. Since 2007, the Business Façade Matching Grant Program has assisted nearly 50 Winter Park businesses.

Application Guidelines & CRA Map

2. Dania Beach – Façade Grant Program

The CRA Façade Grant Program is an incentive available to businesses located in the CRA for aesthetic improvements to the exterior of a commercial building and site. Painting of the building, installation of awnings, new doors/windows, landscaping, and brick pavers are typical improvements covered by the Façade Grant Program. All applications will be scored based on the following criteria and in the event that multiple completed applications are received within a 30 day window, the highest scoring applications shall prevail. The CRA may provide a grant of up to $20,000 with a 20% match from the business.

- Location- 40 Points
- Use of sustainable materials- 20 Points
- In Business longer than three (3) years- 20 Points
- Other renovations and business improvements outside of CRA incentives - 20 points

3. Tallahassee – Commercial Façade Improvement Program

Eligible applicants can receive grant funding through the Commercial Façade Improvement Program for up to $50,000 on a one-to-one match with equal owner/tenant funding for façade improvements on commercial structures located within either the Frenchtown/Southside Community Redevelopment Area or the portion of the Downtown Community Redevelopment Area constituting the pilot program boundary. The grants are treated as five-year, zero interest, deferred loans that are automatically forgiven in monthly installments over the five-year (60 months) period. Grants are awarded on a first-come, first-served basis.

Guidelines & Application for the Commercial Façade Improvement Program (PDF)
4. Pompano Beach – CRA Commercial Façade Program

The Commercial Façade Program encourages business owners to enhance their existing business sites through exterior improvements. This includes most exterior elements from windows, doors, paint, signage, design elements, etc. The CRA provides 80% of project costs up to a maximum contribution of $20,000 per property address.

Facade Improvement Program Procedures

5. Deland – Façade Improvement and Sign Programs

The Façade Grant Program is designed to assist businesses in rehabilitating store fronts. This program is available to commercial properties within the downtown TIF district. Matching grants are available to property owners or businesses for refurbishing facades. Eligible projects may receive Grant Awards of up to 50% of total project cost as a reimbursement for expenditures with no single grant exceeding $2,500. The grant program will be administered by the Main Street Deland Association.

Facade Grant Program Application

6. Hallandale Beach – Façade and Sign Grant Program

The Façade and Signage Grant match program is intended to assist commercial property owners with limited financial assistance to achieve the desired aesthetic appeal, according to City Code’s and Design Guidelines. All commercial property and business owner’s within the Hallandale Beach CRA qualify. This is a grant/match program, which the applicant pays a portion of the improvements and the CRA pays a portion. The amount of the match will be 1:1 with a maximum grant contribution of $2,500 per business.

Eligible grant expenses include Grate/Security Bar Removal; Exterior paint and pressure cleaning; Removal /Replacement of incompatible exterior fixtures; Removal of extraneous elements; Door /window replacement or repair; Signage; Lighting; Parking improvements; and Security equipment. Businesses in the Fashion Row Art District will receive $10,000 (no match required) towards all eligible expenses.

Facade Improvement Program

7. Fort Lauderdale – Façade Program

The City’s Façade Program will grant funding for 75% of a project totaling up to $10,000 or less, for a maximum CRA grant of $7,500. For projects within the CRA’s targeted redevelopment areas on Sistrunk Boulevard, the maximum contribution may be
increased to $20,000 with a 20% match from the business. Façade improvements include landscaping, the installation of new lighting, exterior painting and any other approved exterior improvement.

Façade Program Overview
Façade Program Application

8. Daytona Beach – Landscape Improvement Grant

The purpose of the **Landscape Improvement Grant Program** is to provide incentives in the form of matching grants to encourage the improvement of landscapes along major thoroughfares within the City of Daytona Beach Community Redevelopment Areas. The intent of the program is to improve the landscape appearance of major thoroughfares within the redevelopment areas. The program assists commercial property owners with costs related to improving landscape areas in the front yard and scenic setbacks. Any commercial property along major thoroughfares or major corridors in Daytona Beach Community Redevelopment Areas is eligible to apply for assistance.

Eligible visible improvements within front yards or scenic setbacks include professional landscape designs and installation; installation of irrigation system and irrigation meter; plant material and mulch, hardscape plazas; decorative walls, fencing and planters.

Projects are funded up to 50% of the total project cost with no single grant exceeding $15,000. Improvements made using 100% Florida friendly plants from Floridayards.org plant list may receive awards up to 75% of the total project cost with no single grant exceeding $15,000. Grant reimbursements are made over three years and are subject to maintenance of landscape improvements.

Landscape Improvement Grant

9. Daytona Beach – Business Facade Grant

The purpose of the **Business Façade Grant Program** is to provide incentives in the form of matching grants to encourage the retention and relocation of business to targeted areas within the City of Daytona Beach Community Redevelopment Areas. The program is intended to assist retail merchants and restaurants with costs related to signage, awnings and exterior improvements to buildings.

In general, the intent of the guidelines is to restrict funding to visible improvements of the exterior façade for commercial buildings. The following exterior improvements are eligible, but not limited to installation or rehabilitation of doors or windows; signage for new or existing business; repainting that is consistent with approved color scheme; and installation or replacement of fabric awnings.
Commercial Façade, Site Improvement and Paint Programs

The projects will be funded with available funds from the applicable Redevelopment Trust Fund based on the following limits:

- Existing targeted businesses may receive awards of up to 50% of the total project cost with no single grant exceeding $2,500.
- New, expanded or relocated targeted businesses (see attached list) may receive awards of up to 75% of the total project cost with no single grant exceeding $6,000.

Business Facade Grant Program
Business Facade Grant Program Application

10. Hollywood – Property Improvement Program

The Property Improvement Program (PIP) is an incentive grant program for owners and tenants buildings located in the Hollywood CRA districts. It provides a 50% reimbursement grant up to $50,000 for comprehensive fixed capital improvements to the exterior of the property. The intent of this program is to encourage property and business owners to restore, renovate or improve their property, thereby improving the area’s physical characteristics and enhancing the visual quality and attractiveness of the environment, leading to increased occupancy and property values.

Most properties located within the CRA districts are eligible for the PIP grant. These include

- Commercial properties
- Multi-Family properties and Condominiums (only work on exterior)
- Single Family properties that are rented

Property Improvement Program

11. Gainesville – Façade Improvement Incentive Program

The Façade Improvement Incentive Program is a matching grant that reimburses up to 50% of pre-approved functional and aesthetic improvements made to commercial building facades with a maximum reimbursement of up to $5,000 to $50,000 depending on the CRA area in which the project is located. The Façade Grant Program is a competitive, matching grant program that is designed to encourage reinvestment in building facades of businesses located on highly visible target corridors within the CRA redevelopment areas. Applicants must commit to expending (at a minimum) a cash match equal to the grants funds sought in the application.

Gainesville CRA Incentives
12. **Orlando – Downtown Façade and Building Stabilization Program**

The Downtown Façade & Building Stabilization Program can provide grants valued between $5,000 and $40,000 for improvements to buildings made within the Downtown Orlando CRA. Building appearance plays an important role in creating the image of Downtown. Funding for building façade and/or building stabilization improvements made to properties will encourage reuse of vacant or underutilized properties, improve appearance, and support the long-term viability of Downtown Orlando. Over time, the taxable valuation of the improved properties will increase, thus increasing the amount of funds available to revitalize Downtown Orlando.

Buildings must be located within the Downtown CRA. Downtown Façade and Building Stabilization Program Grants shall only be awarded for properties that contribute to the CRA through the payment of ad valorem taxes.

[Facade and Building Stabilization Program](#)

13. **Tampa – Façade Grant Program**

The Façade Grant Program provides a 50 percent match of project costs, up to $50,000 for retail or targeted commercial uses in a participating CRA. Funding can be used for exterior renovation, restoration and rehabilitation as well as landscaping improvements.

[Facade Grant Program](#)

14. **Bradenton – Downtown Façade Grant Program**

The primary objective of the Façade Grant Program is to encourage rehabilitation and preservation of significant commercial buildings by offering financial and technical assistance for façade restoration. The financial portion of the grant program will fund up to 50% of the actual cost of the eligible façade improvements with an amount of NOT-TO-EXCEED $10,000.

[Building and Site Enhancement Grants](#)

15. **Dade City – CRA Façade Improvement Grant**

The Building Exteriors Grant is a program created by the City of Dade City and funded through the Community Redevelopment Agency using money generated through a special taxing district. Property owners and merchants (with property owner approval) can qualify for up to $7,500 in reimbursement for renovations and improvements to the exteriors of buildings within the CRA district. Eligible applicants can receive up to
$5,000 for any building exterior project and an additional $2,500 for side and rear improvements only.

Improvements such as awnings, signage, trim work, molding and painting will be considered for grant funding. Work must be for the building exterior, which includes front, side and rear exteriors, No grant money may be used for general repair or structural work to meet codes to occupy the building.

16. Palmetto – Commercial Façade Enhancement Grant

The CRA has approved the Commercial Façade Enhancement Grant to provide assistance to owners of commercial property located in the CRA district to fund a portion of the cost for non-structural aesthetic improvements to a building’s exterior that are readily seen from public streets, sidewalks, and/or parking lots. The program is not intended to fund new construction or routine maintenance and repairs of the structure. The program does not apply to improvements to property used primarily for residential use, nor is it allowable under the Florida Constitution to provide public funds to aid religious organizations.

Grant amounts shall not exceed Fifty Thousand Dollars ($50,000.00) or one-half (1/2) of the improvement cost, whichever is less, and shall require an affirmative vote of a majority of a quorum of the CRA Board. Buildings that are partially in the CRA District are eligible for funding on the portion that is within the CRA District.

If applicable, eligibility and procedural requirements of the Commercial Facade Enhancement Grant Program are met, the CRA will reimburse 75% of the cost of the installation of security measures approved through a CPTED inspection by the Palmetto Police Department, up to a maximum of $10,000.00. CPTED Provision grants awarded will be included in the Commercial facade Enhancement Grant Program maximum limit of $50,000.00 and only one CPTED grant will be considered per owner. Three quotes will be required for the costs of materials and installation of CPTED measures being considered for reimbursement. Permitting fees will not be reimbursed by the CRA.


17. Boynton Beach – Commercial Façade Improvement Grant

The purpose of Commercial Facade Improvement Grant Program is to encourage commercial property owners to upgrade their properties by improving the external appearance of their businesses. Commercial properties within the CRA may qualify for up to $15,000 of CRA funding with a 50 percent match for approved exterior
Commercial Façade, Site Improvement and Paint Programs

improvements. The grant is a matching, reimbursable grant providing commercial property owners/tenants with a more visually appealing property. Eligible improvements include:

- Painting
- Shutters
- Awnings/ canopies
- Decorative exterior façade improvements
- Exterior doors and windows
- Landscaping around building
- Irrigation
- Parking lot repaving, resealing, restriping
- Exterior lighting
- Patio deck connecting to the building
- Exterior wall repairs stucco, brick or wood repairs and replacement
- ADA improvements
- Signage
- Fencing excluding chain link, barbed wire and wood panels
- Demolition of structure and sodding of vacant property

Commercial Project Grant

18. Lakeland - Façade Improvement Matching Grants

The Façade Improvement Program offers dollar-for-dollar matching grants to property owners to be used towards eligible exterior improvements to properties within the CRA district. Maximum grant amount is $15,000. Grants are available on a first-come, first-served basis.

Facade Improvement Matching Grants

19. Fort Walton Beach – Façade Grant Program

The Façade Grant Program is an incentive program available to property owners located within the boundaries of the Community Redevelopment Area (CRA) for aesthetic improvements to the exterior of existing commercial buildings. The purpose of the program is to contribute to the overall goal of eliminating blight in the CRA by enhancing the appearance and condition of commercial structures in the City. The program is intended to encourage additional private investment and to provide an attractive environment for business activity and growth
The Matching Façade Grant Program is a 50/50 matching grant program that provides grants up to $40,000 for approved building façade improvements. All grant awards are subject to application approval and availability of funds.

**Fort Walton Beach Facade Grant Program**

20. **North Miami Beach – Façade Improvement Grant Program**

The Façade Improvement Grant Program allows qualified owners of businesses in the CRA to apply for grant assistance that will pay for up to 50% of the total cost of improvements up to $25,000. The CRA Façade Program will give preference to businesses along NE 163rd Street from NE 8th Avenue to Biscayne Boulevard and north to NE 171st Street.

**2014 Facade Improvement Grant Program (REVISED)**

21. **Homestead – Commercial Enhancement Grants**

Commercial Enhancement Grant funds are for the improvement or rehabilitation of the interior/exterior of existing qualified commercial buildings and for businesses relocation and expansion within the city's CRA district, including but not limited to the removal of architectural barriers for access by handicapped person. Grant funds may not be used for new construction.

- Commercial Facade Improvement - work ranging from $1.00 to $12,000 will be awarded funding at a 75% match, with the CRA providing 75% of the funds as a reimbursement and the applicant(s) providing 25% matching funds towards the cost of work. Rehabilitations ranging from $12,001 to $25,000 will be awarded funding at a 50% match.

**Commercial Enhancement Grants**

22. **Hollywood – Paint only Program**

The Paint Only Program (POP) is an incentive grant program for owners and tenants buildings located in the Hollywood CRA districts. It provides a 50% reimbursement grant up to $10,000 for cleaning, patching and painting of the building exterior when done by a licensed contractor. The intent of this program is to encourage property and business owners improve their property, thereby improving the area’s physical characteristics and enhancing the visual quality and attractiveness of the environment, leading to increased occupancy and property values.
Commercial Façade, Site Improvement and Paint Programs

Any property located in the Hollywood CRA districts is eligible for the POP grant, including commercial properties, multi-family properties, condominiums, and single family properties. The POP grant covers cleaning, patching and painting when done by a licensed contractor. No other work is eligible to receive POP funding.

23. Tallahassee – Downtown Commercial Painting Program

The Commercial Painting Grant Program provides up to $5,000 in grant funds for the exterior painting of commercial properties within selected portions of each community redevelopment area.

Guidelines & Application for the Commercial Painting Grant Program (PDF)

24. Panama City – Commercial Paint Voucher Program

Vouchers are awarded for paint and materials needed to perform exterior paint improvements to commercial properties in an amount not to exceed $900 per applicant. Matching funding is not required for this grant program. Please make sure you follow the attached instruction sheet for this program.

25. Daytona Beach – Historic Commercial Façade Grants

The purpose of the Historic Building Preservation Program is to provide incentives in the form of matching grants to encourage the renovation and rehabilitation of historic buildings, based on the Secretary of the Interior’s Standards, in the City of Daytona Beach Community Redevelopment Areas. Any buildings (residential or commercial) individually listed on the City of Daytona Beach Local Historic Register, or a contributing structure to a designated Local Historic District within any of the City of Daytona Beach Community Redevelopment Areas, are eligible to apply for assistance. Eligible projects may receive awards of up to 25% of the total project cost with no single grant exceeding $75,000.

The intent of the guidelines is to restrict funding to visible improvements to the exterior façade of the historic structure or to assist with improvements to the building to ensure its economic viability by meeting applicable building codes. These include

- Improvements to the exterior of the building façade,
- Improvements to meet ADA requirements (commercial buildings only).
- Improvements to meet the requirements for NFPA (commercial buildings only).
- Improvements to meet the requirements for the National Electrical Code.
- General building maintenance is not eligible under this program.

Historic Preservation Program Description
26. **Kissimmee – Commercial Matching Revitalization Grant**

   The primary objective of the **Matching Revitalization Grant** is to encourage revitalization and preservation of commercial buildings by offering limited financial and technical assistance. The goal is to stimulate reinvestment in the CRA Overlay District, to preserve and renew the traditional retail business district and establish the downtown as a center for convenient pedestrian-oriented commercial activities. Each structure is eligible to receive up to $5,000 in eligible expenses.

   [Kissimmee Matching Grant Application]

27. **Port St. Joe – Downtown Façade Grant**

   The CRA developed the **Façade Grant Program** to fund improvements to preserve the historic aspects, enhance the inherent charm, improve the aesthetics, attract more shoppers, and increase revenue. Since its inception in 2008, the façade grant program has awarded more than $400,000 to 52 businesses.

   [Facade Grant Guidelines]

28. **Tallahassee – Historic Property Grant and Loan Program**

   The **Historic Property Grant and Loan Program** is available for eligible historic structures listed on the National Register of Historic Places or on the Local Register of Historic Places. Eligible historic properties must also be subject to the Historic Preservation Overlay as provided for in Section 10.4D of the city of Tallahassee Zoning, Site Plan Review, and Subdivision Regulations.

   Funds may be used for stabilization for the purpose of restoration/rehabilitation of historic structures; structural repairs; facade restoration/rehabilitation; compliance with codes and health/safety requirements; and other construction activity that will result in a "total project" restoration/rehabilitation.

   Grant funds can be used for the cost difference between a non-historic repair and a historic repair. For example, if the cost of repairing wooden historic windows is $5,000 and it costs $2,000 to replace the wooden historic windows with vinyl windows, the city may approve a grant for the difference in cost ($3,000) to assist in maintaining the historic appearance of the home. When restoring historic homes materials used should be of a historic nature.

   [Historic Property Grant Program]
1. **Lake Worth – Commercial Tenant Improvement Grant**

   The purpose of the **Commercial Tenant Improvement Grant** is to assist new and existing businesses who are willing to improve the buildings they occupy thereby attracting the needed mix of retail, commercial and office uses in the City. The grant provides 80% of the cost of constructing the interior of a business (up to $10,000). Eligible applicants can receive reimbursement for items such as HVAC, security systems, plumbing, drywall and electrical work. This program is intended to meet the financial gap that exists between the tenant and the owner. Additional incentives are available if Green Building techniques are utilized.

   [Brochure](#)

2. **Homestead – Commercial Enhancement Grants (both ex. & int.)**

   **Commercial Enhancement Grant** funds are for the improvement or rehabilitation of the interior/exterior of existing qualified commercial buildings and for businesses relocation and expansion within the city's CRA district, including but not limited to the removal of architectural barriers for access by handicapped person. Grant funds may not be used for new construction.

   - Commercial Interior Build-Out - work ranging from $1.00 to $5,000 will be awarded funding at a 75% match, with the CRA providing 75% of the funds as a reimbursement and the applicant(s) providing 25% matching funds towards the cost of work. Rehabilitation ranging from $5,001 to $10,000 will be awarded funding at a 50% match.

   [Commercial Enhancement Grants](#)

3. **North Miami – Commercial Rehabilitation Grant (both ex. & int.)**

   The **Commercial Rehabilitation Grant** provides up to 50% of the total cost for exterior/interior improvements to the owners of eligible commercial buildings in an amount not to exceed **$80,000**.

   [North Miami CRA](#)

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4. **North Miami Beach – Interior Improvement Grant**

   The **Interior Improvement Grant Program** provides a supplement of up to the lesser of 50% of the property owner’s Tenant Improvement (T.I.) allowance or $10 per square foot of T.I. assistance, up to a maximum of $25,000.

5. **Boynton Beach – Commercial Interior Build-out Assistance**

   The **Commercial Interior Build-out Assistance Program** is designed to help encourage the establishment of new and the expansion of existing businesses within the Boynton Beach CRA district by assisting with the costs associated with the interior build-out of a commercial project. The maximum Grant is $22,500 and the applicant must create three jobs for maximum funding and match 50 percent of CRA Funding.

   The Commercial Interior Build-Out Assistance Program offers financial assistance in the form of a reimbursable, matching (50%) grant to the landlord or business owner for eligible expenses associated with the construction or renovation of the interior of a commercial space. Items eligible for funding under the program are:

   - Interior walls
   - Interior plumbing
   - Interior electrical system including lighting
   - HVAC system
   - Flooring
   - Hood & fire suppression systems

6. **Dania Beach – Merchant Assistance Incentive**

   The **Merchant Assistance Incentive Program** (Program) is designed to assist merchants in increasing sales through design, merchandising and marketing techniques. The Program is available only to restaurants or retail businesses located within the Dania Beach CRA (the Agency).

   The incentive, which goes up to $15,000, is limited to the following activities; re-design (such as reconfiguring the floor-plan and improving flow, replacing flooring and lighting and adding paint or decorative wall coverings) and re-merchandise an occupied space (such as reorganizing merchandise through the use of improved display cabinets or other display systems and reconfiguring the flow of displayed items based on best practices),
advise restaurant/retail operators in advertising, marketing, promotion, sales and service techniques and other related tools, and to stimulate sales and improve profitability for business retention purposes.

7. **West Palm Beach – Merchant Assistance Program**

The **Merchant Assistance Program** is available to restaurant and retail businesses that have been located in Northwood Village for three (3) years or more. The CRA will provide a grant of up to $15,000 per business inclusive of a consultant’s time for training and for minor aesthetic improvements to the interior of a business.

8. **Tallahassee – Downtown Retail Incentives Loan Program**

The **Downtown Retail Incentives Loan** program provides eligible applicants with up to $50,000 in low-interest loans with a term of not more than 10 years. The funds may be used by the applicant for owner/tenant improvements, the purchase and installation of equipment, and exterior features such as signage.

9. **Daytona Beach – Leasehold Improvement Grant Program**

The purpose of the **Leasehold Improvement Grant Program** is to provide incentives in the form of matching grants, for costs related to improving interior spaces, to encourage the relocation of businesses to targeted areas within the City of Daytona Beach Community Redevelopment Areas. The intent of the program is to increase the occupancy rates of commercial buildings within the redevelopment areas.

In general, the intent of the guidelines is to restrict funding to visible spaces within businesses, such as public reception areas or customer service areas. The following interior improvements, but not limit to, are eligible:

1. Fixed improvements to interior spaces.
2. Interior painting
3. Flooring (tile, carpet or wood)
4. Ceiling improvements (including drop – ceiling systems)
5. Additional lighting
6. Storefront lighting
7. Installation of kitchen equipment for restaurants.
Existing targeted businesses may receive awards of up to 50% of the total project cost with no single grant exceeding $2,500. New, expanded or relocated targeted businesses (see attached list) may receive awards of up to 75% of the total project cost with no single grant exceeding $6,000. No applicant may receive more than $6,000 over the entire life of the project. Properties with multiple tenant space may apply for funding based on individual tenant spaces. There is a two year limit between tenants.

Leasehold Improvement Program

10. Boynton Beach – Commercial Rent Reimbursement Program

The Commercial Rent Reimbursement Program is designed to help facilitate the establishment of new businesses and aid in the expansion of existing businesses within the Boynton Beach Community Redevelopment Agency (the “CRA”) district. The program is designed to provide financial assistance to new and existing businesses in the form of rent reimbursement intended to help businesses during the critical first year of operation in order to effectively promote new businesses within the CRA thereby remedying and preventing conditions which lead to slum and blight.

The Commercial Rent Reimbursement Program offers financial assistance in the form of quarterly rent reimbursement. The time period of eligibility for assistance is up to six months from the issuance of the City of Boynton Beach Business tax receipt. The maximum grant award is for $7,200 in the first year, with the condition that the applicant enters into a multi-year lease and creates a minimum of two jobs.

CRA Grants

11. Daytona Beach – Lease Subsidy Grant Program

The purpose of the Lease Subsidy Grant Program is to provide incentives in the form of matching grants to encourage the relocation of businesses to targeted areas within the City of Daytona Beach Community Redevelopment Areas. The intent of the program is to increase the occupancy rates of commercial buildings with the redevelopment areas. The program assists retail merchants, restaurants, and professional offices with costs related to leasing buildings within the redevelopment areas.

Eligible projects may receive awards of up to one (1) year rent for a minimum two year lease with no single grant exceeding $6,000. Rental subsidies may be approved for one-third of the business’s monthly rent, up to a maximum of $500/month. Subsidy payments will be paid in monthly installments for a maximum of twelve (12) consecutive months during the first 18 months of a business’s operation. The total subsidy amount will not exceed $6,000 per business. Properties with multiple tenant space may apply
for funding based on individual tenant spaces. There is a two year limit between tenants. An individual business may receive the funding one time.

Lease Subsidy Grant

12. **New Smyrna Beach – Independent Business Move-in Program**

The **Independent Business Move-In Program** provides a partial rent payment every month. There has been one applicant under the program amendment and a facility called “The HUB” opened in a sizable commercial space in the downtown area that had been vacant for over a year. The HUB has leases with over 50 artists who display their work in the facility. Some of the artists also have rental work space and visitors can view art being created, or attend concerts or classes on the premises.

New Smyrna Beach CRA Annual Report

13. **Sanford – UCF Business Incubator Rent Subsidy**

The UCF Sanford Incubator was opened on September 18, 2009, and is the sixth of the award winning UCF Incubators, designed for mentoring and start-up assistance of emerging technology companies. In the agreement negotiated with UCF, the Sanford CRA agreed to subsidize the rent and other operational costs of the Incubator in recognition of the positive benefit the facility would have to the community development of downtown Sanford. Within three months of its opening the facility was at full capacity. The June 2011 Sanford UCF Incubator status report showed the participating incubator businesses have created 21 jobs since entering the program and have combined annual revenues of $1.25 Million.

Sanford CRA Annual Report
1. Gainesville – High Wage Job Incentive

The **High-Wage Job Incentive Program** offers a grant payment to companies that create or relocate a minimum of five high-wage jobs within a CRA district. The grant is paid out over a two year period after the employees have been hired or relocated. The maximum total award is $50,000.

[Gainesville CRA Programs](#)

2. Tampa Downtown – Food Related Services Program Incentive

The Tampa **Food Related Services Program** offers up to $15,000 in dollar-for-dollar matching funds to assist in establishing food-related businesses in eligible properties within the CRA. Matching funds are a grant that can be used to offset the cost of eligible lease-hold improvements necessary to establish and operate a food service or restaurant business.

[Food-Related Services Incentive Program](#)

3. Tampa Channelside - Neighborhood Amenity Incentives

The **Neighborhood Amenity Incentives** program assists in the attraction of amenities to the Channel District CRA, and offers a reimbursement of fees (up to $10,000) paid to the City of Tampa relating to the construction of facilities to provide the amenities listed below. The reimbursement would include monies spent on building permit fees, water meters, water connection fees and inspection fees.

Qualifying neighborhood amenities include restaurants, dry cleaners, florists, banks/credit unions, grocery store, drug store, performing arts, art gallery, and other uses as may be considered

[Channel District CRA Neighborhood Amenity Incentive Program](#)

4. Lakeland – Food Related Services Incentive Program

The **Food Related Services Incentive Program** offers up to $15,000 in dollar-for-dollar matching funds to assist in establishing food-related businesses in eligible properties within the CRA. Matching funds are a grant that can be used to offset the cost of eligible lease-hold improvements necessary to establish and operate a food service or restaurant business.

[Food-Related Services Incentive Program](#)
5. **Hollywood - Hotel Improvement Program**

The Hotel Improvement Program (HIP) is an incentive grant program for owners and tenants of hotels/motels, inns, or bed and breakfasts located in the Hollywood CRA districts. It provides a 33% reimbursement grant up to $250,000 or 20% of the assessed value, whichever is lower, for comprehensive fixed capital improvements to both the interior and exterior of the property. As a part of receiving this grant, the property must become certified as a Superior Small Lodging (SSL) or a AAA Diamond Rated property.

6. **Tallahassee – Downtown Retail Incentives Loan Program**

The Downtown Retail Incentives Loan Program provides eligible applicants with up to $50,000 in low-interest loans with a term of not more than 10 years. The funds may be used by the applicant for owner/tenant improvements, the purchase and installation of equipment, and exterior features such as signage.

7. **Delray Beach – Real Estate Development Partnership**

The Real Estate Development Partnership offers developers and businesses intending to construct Class-A office space in the CRA District an equity contribution from the CRA equal to approximately 10% of the project cost, to be paid back to the CRA after the project becomes profitable.

8. **Delray Beach - Development Infrastructure Assistance Program**

Private for-profit organizations through the Development Infrastructure Assistance Program may be reimbursed for up to 50% of the cost of eligible site improvements for a construction or renovation project that includes office space. The grant is not to exceed 50% of the projected TIFs generated by the project over a 10-year period.

9. **South Miami – Start-up Business and Community Service Program**

The Start-Up Business & Community Service Program is a comprehensive building rehabilitation process for a formerly “blighted” unsafe structure. Following construction
completion, new office space was provided to eligible start-up businesses and non-for-profit community service providers at governmental established rental rates. The program both assists in providing economic development opportunities as well as providing vital community services and related amenities.

The Start-Up Business & Community Service Program

10. Deland – Retail Grant Program

The City of Deland has created a Retail Grant program that is designed to assist property owners to retain existing retail business or convert office/service occupancy to retail occupancy. The program is available to commercial properties within the downtown TIF district. Eligible projects may receive grant awards of up to 50 percent of total project cost as a reimbursement for expenditures with no single grant exceeding $2,500.

Retail Grant Program

11. Deland - Upper Floor Rehabilitation Grant

The Upper Floor Rehabilitation Grant is designed to assist downtown property owners to rehab upper floors which are often unused in Downtown Deland. Projects may receive a grant award of up to 50% of total project cost as a reimbursement for expenditure with no grant exceeding $5,000.

Upper Floor Rehab Grant Application

12. Deland - Underutilized Building Rehabilitation Grant

The Underutilized Building Rehabilitation Grant is available to businesses that will provide retail, commercial, service industry, warehouse or other service to the community. No applicant may receive more than one year or $60,000 over the entire life of the project and in no event shall the total grant award exceed 25% of the total project costs. Priority is given to those projects with at least a 50% match, which can be cash or in-kind. (Note: This may not only be TIF funded because it can apply to buildings outside the TIF district.)

Underutilized Building Grant

13. Daytona Beach – Upper Floor Residential Program

The purpose of the Upper Floor Residential Program is to provide incentives in the form of matching grants to encourage the conversion of upper floors of existing commercial structures to multiple residential units in the Downtown Redevelopment Area. The
development of additional residential units in Downtown is encouraged to support the
development of a mixed use environment. The following improvements are eligible:

- Costs related to build-out for residential units; including but not limit to
electrical, plumbing, HV/AC systems, and walls and structural elements
- Improvements to meet the requirements for the American Disabilities Act.
- Improvements to meet the requirements for the National Fire Prevention Act.

Eligible projects may receive awards of up to $7,500 per unit developed with no single
grant exceeding $75,000. No property may receive more than $75,000 over the entire
life of the project. Grants may be applied for one time.

Upper Floor Residential Program

14. Lakeland – Downtown Design Assistance

The Downtown Design Assistance Program is intended to give current or potential
property owners/developers, or prospective business owners, access to professional
technical assistance regarding site development and building and fire code compliance
for existing properties within Downtown Lakeland. A particular emphasis of this
program is to bring existing second and third floor spaces back to occupancy. Other
qualified projects will include those that convert ground floor spaces to retail or service
uses. The maximum grant is $3,500 per project.

Downtown Design Assistance

15. West Palm Beach – Relocation and Development Assistance

The CRA may assist with Relocation and Development Assistance of certain uses to
allow for a more desirable or upgraded use. This program provides the incentives
necessary for redevelopment including tenant relocation, acquisition, buildout and
rehabilitation or renovation of existing properties. No grant amount.

West Palm Beach Incentives

16. Delray Beach – Relocation and Development Incentive Program

Existing companies that relocate to the CRA District and bring a minimum of twenty-five
(25) qualifying jobs may qualify for a Relocation and Development Incentive Grant
equal to 20% of their eligible relocation expenses, up to $50,000. The grant is paid in
one lump sum, within 90 days of the relocation after the jobs are in place.
17. **Gainesville – Company Relocation Incentive Program**

The **Company Relocation Incentive Program** is designed to assist technology companies with specialized equipment by addressing the costs of relocating into one of the CRA districts. The program will offer eligible companies up to a 50% match on eligible relocation costs up to a maximum award of $50,000.

[Gainesville Company Relocation Incentive Program](#)

18. **Panama City – Commercial Business Recruitment**

The **Commercial Business Recruitment** matching grant encourages a new and varied mix of businesses in CRA districts by offering limited financial and technical assistance. Each CRA is expected to have identified businesses targeted for recruitment either through a market study or through a prioritization process undertaken by CAC. Eligible expenses include exterior renovations or new construction, demolition, signage, electrical work related to exterior features, landscaping, parking, screening, permits and impact fees and design assistance. No information on program amounts or process.

[Panama City CRA](#)

19. **Homestead – Business Relocation and Expansion Program**

The **Business Relocation and Expansion Program** is a onetime grant and will be awarded funding at a 75% match, with the CRA providing 75% of the funds as a reimbursement and the applicant(s) providing 25% matching funds towards the cost of work. No grant limit or process identified.

[Commercial Enhancement Grants](#)

20. **Fort Lauderdale – Business Relocation and Assistance**

The **Business Relocation and Incentive Program** is designed to facilitate difficult redevelopment projects. The CRA can facilitate acquisition, rehabilitation and relocation through grants and other forms of assistance. The program allows the CRA to work with existing businesses and those who wish to locate to the area in order to achieve a critical mass of desirable businesses. Financial assistance is available for tenant relocation, for the securing of new tenants or for property owners who wish to make their properties more desirable for lease or rent.

[Business Relocation and Incentive Program Overview](#)
[Business Relocation and Incentive Program Criteria](#)
[Business Relocation and Incentive Program Application](#)
21. Pompano Beach – Relocation and Development Assistance Program

The Relocation and Development Incentive Program allows the CRA to cover moving expenses or other items associated with attracting targeted tenants to the area, or relocating an existing tenant. Each project is considered separately since conditions vary from project to project.

Relocation Incentive Grant
1. Pompano Beach – Strategic Investment Program

The Strategic Investment Program (SIP), which uses a formula that considers the amount of tax increment generated from each project, is for rehabilitation or renovation of properties, tenant improvements, etc. Payment is made on a reimbursement basis. The maximum grant amount for the East is $50,000 and the maximum grant amount in the Northwest is $150,000.

2. Pompano Beach – Real Estate Development Accelerator

The Real Estate Development Accelerator (REDA) is for all major projects that are (usually) ground up development projects. The minimum amount of investment must be $5 million in construction. This is a TIF program whereby the incentive funds come from the development itself based on the new tax created from the new development.

3. Dania Beach – Strategic Investment Program

Dania Beach CRA Strategic Investment Program (SIP) is for projects up to $5,000,000. The intent of the CRA is to improve the economic conditions of Dania Beach in general, but more particularly impact the residents, employees and property and business owners within the CRA by encouraging development opportunities that expand the tax base, create jobs, enhance the urban design and add to the quality of life. The maximum amount allotted under this program is $50,000. The intent of the SIP is to:

- Serve as a catalyst to stimulate private investment.
- Reduce or eliminate financial gaps in development projects.
- Support the development of new economic generator activities in mixed-use environments/facilities.
- Generate leasing activity for retail, office and restaurant as well as residential uses.
- Encourage quality design and secure key anchor tenants to enhance the marketability of adjacent properties.

4. Gainesville – Transformation Projects Incentive Program

The Transformation Projects Incentive Program encourages major new transformational redevelopment projects within the CRA by allowing a portion of the
tax increment generated by the project to be paid to the developer. A percentage of the increment is paid annually as the increment is generated by the completed project.

http://www.gainesvillecra.com/CRAEconomicDevelopmentPrograms.pdf

5. **Lakeland – Downtown TIF Reimbursement Incentive Program**

Qualified applicants will be eligible to receive tax increment reimbursement on a sliding scale for a maximum of ten years. The renovation/improvement must be at least 50% of the then current assessed value of the property and must bring the property into compliance with all building codes. The applicant must apply for consideration prior to receiving a building permit for construction.

   Tax Increment Financing

6. **Lakeland – Midtown Gateway Incentive Pilot Program**

The **Mid Town Gateway Incentive Pilot Program** is intended to incentivize large commercial property owners, who have the greatest potential for high quality employment for our residents, to make significant investments in the expansion or upgrade of real property in order to improve the appearance of our entrances and to stimulate additional redevelopment activity.

   Mid Town Gateway Incentive Pilot Program

7. **Delray Beach – Real Estate Development Partnership**

The **Real Estate Development Partnership** offers developers and businesses intending to construct Class-A office space in the CRA District an equity contribution from the CRA equal to approximately 10% of the project cost, to be paid back to the CRA after the project becomes profitable.

   Real Estate Development Partnership Program (REDP)

8. **Delray Beach - Development Infrastructure Assistance Program**

Private for-profit organizations through the **Development Infrastructure Assistance Program** may be reimbursed for up to 50% of the cost of eligible site improvements for a construction or renovation project that includes office space. The grant is not to exceed 50% of the projected TIFs generated by the project over a 10-year period.

   Development Infrastructure Assistance Program (DIA)
1. **Dania Beach – Economic Lending Partnership**

The City of Dania Beach Economic Lenders Partnership (D.B.E.L.P.) Financial Consortium is a group comprised of representatives from the City of Dania Beach’s Department of Business & Economic Development and area banks and other non-conventional financial institutions who have joined forces to streamline access to capital to local businesses.

The business owner can submit just one loan application to the D.B.E.L.P. Financial Consortium to be reviewed by representatives of several financial institutions, instead of submitting a separate business loan application to each financial institution. This process ensures that (1) the business owner has the opportunity to have the application reviewed by several financial institutions at one time; (2) the business owner’s credit score is not negatively impacted by various financial institutions pulling credit reports prior to approval or denial and (3) the business owner will have access to business resources if needed to strengthen the loan application for a future submittal if the loan application is denied by all Consortium members.

Business owners interested in acquiring a loan from DBELP must complete and submit a loan application to the Financial Consortium. The deadline for loan applications is the 15th of each month when loans will be reviewed by the Financial Consortium Board. Supporting documents, personal credit history and other pertinent information should be sent into the City of Dania Beach Department of Economic Development. Loan applications can be downloaded below.

[Download Program Information]

2. **Bradenton DDA & CCRA - Suncoast Capital**

In 2010, the CCRA supported the creation of Suncoast Capital which is a non-profit 501(c)3 organization to provide small business development, asset development, and assistance on capital projects. Suncoast Community Capital (SCC)'s mission is to empower people to achieve economic independence and transform their lives through entrepreneurship and financial asset building.

The DDA contributes approximately $20,000 for this program.

[http://www.suncoastcc.com/]
Bradenton Central CRA
Downtown Bradenton
3. **Winter Park – Microloan Program**

The CRA has teamed up with Bank First’s Socially Responsible Lending program to offer a **Microloan Program** to small businesses within the CRA. These loans meet the needs of smaller businesses that don’t require large loans to make expansions to their business. These loans are offered at attractive rates and amounts can range from $5,000 – $39,999. Interested applicants may fill out the application below and contact the CRA at the information provided. Start-up or new businesses may be referred to organizations such as the Disney Entrepreneurship Center to obtain additional aid in crafting a business plan prior to being sent to Bank First. All applicants will have to obtain loan approval from Bank First to receive funds.

[Winter Park Microloan Program](#)

4. **Pompano Beach – Microenterprise Business Loan Fund**

The NW Pompano Beach CRA **Microenterprise Business Loan Fund Program** is a dream come true for individuals and business owners in need of training, technical assistance and capital to start and grow their businesses. Working in the Northwest community since 2006, over 5,000 business persons have attended business workshops and received assistance with vendor certifications, loans, legal requirements, marketing and much more! As of April 2014, 68 loans totaling $1,094,500 million have been made to start or enhance micro/small businesses.

[Microenterprise Business Loan Fund](#)

5. **Sanford – CRA Rehab Loan Subsidy**

No detail provided.

[CRA Rehab Loan Subsidy Grant Application](#)

6. **West Palm Beach – Capital Improvement Grant Program**

The **Capital Improvement Grant Program** is calculated on 50% of the “interest only” portion on the principle amount of a loan obtained for rehabilitation or renovation of a project located in a designated area. Loans from participating lenders are based on prime rate with no points or closing costs are charged. The maximum principal loan amount allowed and obtained is $350,000.

[West Palm Beach Incentives](#)
7. **Pompano Beach – Capital Improvement Grant Program**

This Capital Improvement Grant Program is an “interest only” program works in conjunction with the lenders and provides 50% of the interest on a loan amortized over a five year period. The maximum loan amount the incentive will apply against is $350,000. The interest payment amount is intended to reduce the upfront costs of renovation to buildings.

[Capital Improvement Grant Program](#)

8. **Fort Lauderdale- Low Interest Loan Program**

Through the Low-Interest Loan Program the CRA may subsidize 50% of the interest only, on the principal amount of loans obtained for major rehabilitation or reconstruction projects located within the CRA district in the priority areas. The loans are based on prime rate and no points or closing costs are charged. The maximum loan amount is $350,000.

[Low-Interest Loan Program Overview](#)
[Low-Interest Loan Application](#)

9. **Gainesville – Capital Access Program**

The Capital Access Program (CAP) helps reduce the 10% equity requirements of a borrower with an SBA 504 loan structure. The typical SBA 504 loan structure is:

- 50% Primary Bank Lender
- 40% SBA-approved Lender
- 10% Borrower Equity

Borrowers may borrow a maximum of 50% or $35,000 (whichever is less) to help reduce the 10% borrower equity requirement.

[Gainesville CRA Programs](#)

10. **Delray Beach – Loan Interest Subsidy Program**

The CRA will pay the first five years of interest charges on a loan for businesses located in the CRA District, up to $50,000 in targeted areas, and up to $25,000 elsewhere throughout the District.

[Loan Interest Subsidy Program (LIS)](#)
11. **Tallahassee – Retail Incentives Program**

The *Downtown Retail Incentives Loan Program* provides eligible applicants with up to $50,000 in low-interest loans with a term of not more than 10 years. The funds may be used by the applicant for owner/tenant improvements, the purchase and installation of equipment, and exterior features such as signage.

[Tallahassee CRA Annual Report](#)

12. **Gainesville – Redevelopment Incentive Program**

The *Redevelopment Incentive Program* reduces the cost of development by offering reimbursement for various charges and public infrastructure improvements associated with new development. Reimbursement payments are derived from the increase in taxes generated by the completed project. Applicants must show that the project would not be feasible without receiving the incentive.

[Gainesville CRA Incentives](#)

13. **Fort Walton Beach – Development Assistance Program**

The *Development Assistance Program* offers development fee assistance to businesses to encourage the revitalization of the CRA. All awards are subject to application approval and availability of funds. Funding requests equal to or greater than $20,000 will require City Council approval. Three categories that are eligible for development fee assistance include: new businesses, expansion of existing businesses, and the change of use in existing buildings. Development fees eligible through this program include, but are not limited to Building Permit & Inspection Fees, Water & Sewer Connection Fees, Water & Sewer Impact Fees and Planning & Zoning Fees (directly related to the project).

Eligible projects include multi-family housing, commercial, light manufacturing/industrial, technology and service industries. Prioritization of projects will be based on number of jobs created by the project, among other economic development objectives and community impacts.

[Development Assistance Program](http://fwb.org/wp-content/uploads/2013/01/development-assistance-application.pdf)

14. **Kissimmee – Water and Sewer Impact Fee Assistance Program**

The *Water and Sewer Impact Fee Assistance Program* encourages revitalization and preservation of commercial buildings by offering limited financial and technical assistance. The goals are to stimulate reinvestment in the downtown area, to preserve...
and renew the traditional retail business district and establish the downtown as a center for convenient pedestrian-oriented commercial activities.

Preference is given to commercial uses identified in the market study. 50% of impact fees will be paid by the assistance program at the front end of the project. The remainder of the impact fees would be paid by the business owner over a 5 year period in annual interest free payments. A Grant Agreement with the CRA shall be executed. If the business still exists at the end of 5 years, and the owner’s portion has been paid, the grant is forgiven and total value of impact fee stays with the building. If the business closes within 5 years, only that portion of impact fee paid by the owner stays with the building, the grant portion returns to the City.

Click here to download the Water and Sewer Impact Fees Assistance Grant Program Application.

15. **Lakeland – Core Improvement Area Impact Fee Reduction Program**

The **Core Improvement Area** allows for the exemption of all County and City impact fees, excluding water and wastewater. The "Core" includes all designated Historic Districts, the Downtown Community Redevelopment Area, and some portions of the Mid Town Community Redevelopment Area including the Medical District.

[Read More...](#)

16. **Tampa – Neighborhood Amenities Program**

The **Neighborhood Amenity Incentives** program assists in the attraction of amenities to the Channel District CRA, and offers a reimbursement of fees (up to $10,000) paid to the City of Tampa relating to the construction of facilities to provide the amenities listed below. The reimbursement would include monies spent on building permit fees, water meters, water connection fees and inspection fees.

Qualifying neighborhood amenities include restaurants, dry cleaners, florists, banks/credit unions, grocery store, drug store, performing arts, art gallery, and other uses as may be considered.

[Channel District CRA Neighborhood Amenity Incentive Program](#)
1. **Fort Lauderdale – Minority Business Development Agency**

Under the **Minority Business Development Agency** program, the Fort Lauderdale CRA has assisted 46 businesses to develop business plans and loan packages, which have resulted in from $50 to $250,000 in new financing. A bi-monthly Lunch & Learn Series is also offered. An internship program assists small businesses in the program implement recommendations following an MBDA Needs Assessment. The program is having an economic impact because of the increased employment opportunities that are created when a new business opens. The funding for the plans comes from the CRA.

2. **Orlando – Minority/Women Business Assistance**

The **Minority/Women Entrepreneur Business Assistance (MEBA) Program** is a small business assistance program that was established to retain existing minority-owned businesses located within the Target Area, and to attract new minority-owned businesses to this area. The MEBA Program can provide qualified new and existing businesses (retail and services) within the Target Area with both non-monetary and financial assistance for business start-up or retention/relocation expenses, purchase of capital equipment; capital improvements and marketing support.

3. **Homestead – We Count!**

CRA funds were used to promote the preservation and growth of Latino owned small businesses in Downtown Homestead, the integration of Latino immigrants, and the celebration of immigrant cultures and contributions to the community.

4. **Pompano Beach – CRA Job Placement Center (Business Resource Center)**

The **CRA Business Resource Center** is a one-stop facility providing a multitude of services for job-seeking residents and potential/existing business owners. It is an integral part of the CRA’s community improvement programs for the redevelopment area. The newly renovated center is the operational hub for three programs: the Microenterprise Business Loan Fund, Business Incubator, and Job Placement Center. With the interior build-out of the center complete, there is a dedicated location for these community programs that provide services to increase investment within the district, stimulate new business activity, educate entrepreneurs and find jobs for residents in the redevelopment area.
5. **Miami – SEOPWA CRA Training Institutes**

The CRA continues to provide job training to residents within the Redevelopment Area in the hospitality industry. On October 24, 2013 the Board of Commissioners, approved a $300,000 grant for the continued operation of the Hospitality Institute Job Training and Job Placement Program. The Hospitality Institute, managed and operated by Miami Dade College provides job and soft skill training to residents within the Redevelopment Area seeking employment in the hospitality industry. Each quarter, participants embark in a three-day training program focused on enhanced customer service skills, employment in the hospitality industry, financial literacy, life skills, resume writing, successful interviewing and proper attire. At the completion of each training program a job fair is held for new and existing graduates.

**Southeast Overtown CRA**

6. **Bradenton – Career Edge Funders Collaborative of Sarasota and Manatee**

The Central CRA helped to create **CareerEdge Funders Collaborative of Manatee & Sarasota**, a bicounty workforce, funders collaborative. CareerEdge is one of 30 collaboratives, funded by the National Fund for Workforce Solutions, and it is the only site led by a public entity. CareerEdge prepares residents and employers for high-growth jobs by funding trainings that facilitate work readiness and career laddering. This workforce model increases capacity of the CCRA to leverage additional funding to meet its master plan goals of business attraction and business development. The Bradenton DDA annual provides about $40,000 to the Funders Collaborative.

**Career Funders**

7. **South Miami – Community Center Facility Renovation**

The South Miami CRA funded improvements to the Gibson Bethel Community Center Computer Lab. These vital improvements significantly improved a severely antiquated After School Lab while providing a valuable community resource for both SMCRA and City of South Miami residents.

8. **Tallahassee – Urban League/NAACP Facility upgrades**

Tallahassee Branch of the NAACP - Renovation of the Historic Franklin Building: $150,000. In December 2010 the CRA approved $200,000 in grant funds to the Tallahassee Branch of the NAACP (NAACP) to assist in the renovation of the historic Franklin Building at 719 West Brevard Street. The CRA and NAACP entered into a development agreement in August 2012. The CRA grant funds were matched with
private funds raised by the NAACP to help renovate the Franklin Building to serve as the local NAACP headquarters, establish a NAACP Civil Rights Museum and provide community meeting space. An initial grant payment of $50,000 was made in FY 2012 upon execution of the agreement. The $150,000 in remaining grants funds paid in FY 2013 during the renovations, which began in March and were completed in May.

Tallahassee Urban League Building: $69,669. In September 2012, the CRA approved $70,914 in grant funds to assist the Tallahassee Urban League with a major renovation of their building on Old Bainbridge Road. The CRA-funded improvements included the installation of a metal roof covering the glass dome, upgrades to the HVAC system, stucco removal/repair, installation of new windows and one entrance door, and exterior painting. The renovations began in February 2013 and were completed by June at a cost of $69,669 to the CRA.

9. Miami – Black Archives Historic Lyric Theater Renovation

The Black Archives Historic Lyric Theater Welcome Center Complex, located at 819 NW 2nd Avenue is owned and operated by the Black Archives, History and Research Foundation of South Florida, Inc. The Lyric Theater is currently undergoing an expansive renovation that will include the Black Archives’ offices and its Archives, additional office space, multi-purpose rooms, dance studios and a new state-of-the-art theater. As a complement to the expansion, the Board of Commissioners authorized a grant on July 25, 2013 in the amount of $66,000 for the installation of visual equipment at the Lyric Theater necessary for film screening and other related activities. The Lyric Theater is expected to open in April 2014. Once completed, the new center will be available for performance arts shows, art exhibitions, youth and educational programming, presentations and archival research.

10. Homestead – Various Non-Profit Organizations

The CRA offers assistance to nonprofit organizations that offer services within the CRA area. Six percent (6%) of new CRA revenues was used to assist Not-for-Profit organizations that service CRA residents. A committee was appointed to review and examine the applications. After the review process, the Committee made recommendations to the Board to award the funds. Below is a list of organizations that participated in the program and the amounts that were awarded in FY 2012 - 2013:

<table>
<thead>
<tr>
<th>Organization</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art South</td>
<td>$20,000.00</td>
</tr>
<tr>
<td>Fresh Start Family Services</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>Greater Miami Youth for Christ</td>
<td>$35,000.00</td>
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<tr>
<td>Homestead Main Street</td>
<td>$35,000.00</td>
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<tr>
<td>Le Jardin Community Center</td>
<td>$20,000.00</td>
</tr>
<tr>
<td>South Dade Weed and Seed</td>
<td>$20,000.00</td>
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</tbody>
</table>
ArtSouth - CRA funds contributed to continue and expand ArtSouth’s Mission to enhance neighborhood growth through the cultivation of the arts, promoting the relationship between the arts and community revitalization. These funds supported the youth educational programs, guest artist lecture series, ArtSouth’s monthly Second Saturday open-house, traveling fine arts shows, the rare permanent art collection, drumming circles, multi-ethnic arts festival, holiday events, films, musical/dance ensemble shows, traveling theater performances, children’s concert series, special commemorative affairs and exhibition/collection events, community theater, live stage performance and various media outreach promotions in surrounding cultural arts facilities.

Fresh Start Florida, Inc. - CRA funds were used to create a "drop-in" center that engages at-risk youth leading to reduced drop-out rates and increased college/career preparedness. Fresh Start currently receives an average of 25 referrals per month from local high schools, churches and families. Youth ages 15-21 may come to the drop-in center when they are not in school. At the Center, youth can access the computer lab to complete homework assignments, attend virtual school, conduct job searches, complete resumes, and research colleges and universities.

Greater Miami Youth for Christ - CRA funds were used to support day camps during the summer that provided lunch, daily fun activities, a special week of performing arts camp, a football league with a neighborhood tournament, two (2) week-long camping trips, and weekly local service projects for teens in the community. Also, it funded the after school and evening programs for at risk, low-income teenagers in the southwest community of Homestead.

Homestead Main Street - Homestead Main Street is a community leader in the preservation, restoration and economic development of the Historic Downtown core. The requested funds were used to assist the efforts to engage the community in the Historic Downtown District, and attract new businesses that will assist in the revitalization efforts.

Le Jardin Community Center CRA funds were used to continue providing exceptional service and adequate recreational environment for children in the community by replacing a worn-out playground in their facility located at 107 SW 8th Street.

South Dade Weed and Seed CRA funds were used to implement a Mentoring Program for young men and young women in the 6th through 12th grades, specifically aimed at the youth who live or attend school within the CRA area. The program seeks to foster academic success and personal responsibility to approximately 20 female and 20 male youth.
We Count! CRA funds were used to promote the preservation and growth of Latino owned small businesses in Downtown Homestead, the integration of Latino immigrants, and the celebration of immigrant cultures and contributions to the community.

11. **Miami – Summer Youth Training Institute/Homeless Assistance/Film Life Center**

In January 2013, the CRA provided a $300,000 grant to Film Life Inc., for the operation and programming of the Miami Film Life Center and Film Institute Job Training Program (“MFLC”) in Historic Overtown. The MFLC is located at the historic Chapman House, and provides film training programs and networking opportunities to residents within the Redevelopment Area. The MFLC also serves as an employment resource center for qualified film professionals seeking opportunities in South Florida.

The CRA supports career development programs through the Summer Youth Training Institute that improve career decision-making skills, promote interviewing skills and other job related skills. On June 24, 2013, the Board of Commissioners approved a grant in an amount not to exceed $155,000 to Urgent, Inc. for the 2013 Summer Youth Training Institute. The 6-week summer training program provided approximately 40 youth in the Redevelopment Area with training and work experience in one of the four concentrations: Film, Arts, Culture and Entrepreneurship. Throughout the program, youth received internships which exposed them to useful work experience and the opportunity to learn new skills in the aforementioned concentrations.

12. **Winter Park – Community Center & Summer Youth Enrichment Programming**

The CRA established the **Summer Youth Enrichment Program (SYEP)** to provide teenage CRA residents with enriching summer experiences to help introduce them to the business world, further their sense of responsibility, provide an educational experience, and expose them to new life experiences. Which in turn, leads to improved character and understanding of the world around them. Since 2006, over 70 high school students have participated in the SYEP.

[Student Guidelines](#)
[Student Application](#)

13. **Pompano Beach – CRA Business Resource Center**

The **CRA Business Resource Center** is a one-stop facility providing a multitude of services for job-seeking residents and potential/existing business owners. It is an integral part of the CRA’s community improvement programs for the redevelopment
area. The newly renovated center is the operational hub for three programs: the Microenterprise Business Loan Fund, Business Incubator, and Job Placement Center. With the interior build-out of the center complete, there is a dedicated location for these community programs that provide services to increase investment within the district, stimulate new business activity, educate entrepreneurs and find jobs for residents in the redevelopment area.

14. **South Miami – Various Scholarship Funds**

The South Miami CRA funds two Scholarship funds – Summary Scholarship Program and James Bowman Scholarship Fund. The latter will be awarded on an annual basis to eligible South Miami CRA resident students. The total funding available for the 2014-2015 Academic Year is $10,000. Awards shall be made at the discretion of the SMCRA Board to students exhibiting a strong desire for self improvement through education.

- **James Bowman Scholarship Fund**
- **Summer Scholarship Program**

15. **Tallahassee - Film Society/Frenchtown Heritage Marketplace/Artigras Festival**

Promotional/Special Events Grant Program: $33,090. This program was established in FY 2010 and provides grants of up to $5,000 to not-for-profit organizations who sponsor promotional or special events in the GFS District that promote the goals and objectives of the GFS Community Redevelopment Plan. The CRA committed $35,000 to this program in FY 2013. During the fiscal year, nine events received a total of $33,090 in grant funds.
1. Hallandale – Paint Vouchers/Storm Shutter Rebate

The HBCRA offers **Paint Vouchers** up to $500. The HBCRA offers up to a $1,500 rebate for **Storm Shutters** on a first-come, first-ready, first-served basis, based on funding availability to homeowners wishing to place storm shutters or impact windows on their property to help protect the home during a natural disaster.

Owner occupied residential properties excluding trailer parks, are eligible for participation in this program. The maximum benefit under this program is a $1,500 rebate/grant. The property owner is responsible for any costs exceeding the maximum $1,500 rebate benefit.

Installation of shutters and/or hurricane impact windows must be completed and approved by the Building Division within 60 days of application acceptance. Permit application must be approved before submitting a shutter application.

2. Panama City – Residential Paint Voucher Program

Vouchers are awarded for paint and materials needed to perform exterior paint improvements to residential properties in an amount not to exceed $900 per applicant. Match funding is not required for this grant program. Please make sure you follow the attached instruction sheet for this program.

3. Daytona Beach – Historic Residential Façade Grants

The purpose of the **Historic Building Preservation Program** is to provide incentives in the form of matching grants to encourage the renovation and rehabilitation of historic buildings, based on the Secretary of the Interior’s Standards, in the City of Daytona Beach Community Redevelopment Areas.

Any buildings (residential or commercial) individually listed on the City of Daytona Beach Local Historic Register, or a contributing structure to a designated Local Historic District within any of the City of Daytona Beach Community Redevelopment Areas, are eligible to apply for assistance. Eligible projects may receive awards of up to 50% of the total project cost with no single grant exceeding $15,000.

In general, the intent of the guidelines is to restrict funding to visible improvements to the exterior façade of the historic structure or to assist with improvements to the
Improvements to the exterior of the building façade,
• Improvements to meet the requirements for the American Disabilities Act (commercial buildings only).
• Improvements to meet the requirements for the National Fire Prevention Act (commercial buildings only).
• Improvements to meet the requirements for the National Electrical Code.
• General building maintenance is not eligible under this program.

Historic Preservation Program Description

4. Daytona Beach – Residential Façade Grant Program

The Residential Façade Grant Program provides assistance for improving the appearance and encouraging investment in single-family homes in zoned single-family redevelopment areas. Homesteaded single family homeowners in the Downtown, Main Street, and Midtown Redevelopment Areas are eligible, provided the following is met:

• Applicant must be the owner of a single-family residential property with a homestead exemption or proposing to convert a residential property to qualify for a homestead exemption.
• The single-family home must be a permitted use in its zoning district.
• Chain link fence cannot be in the front yard of the home (rear yard is acceptable). Grant funds can be used to remove or replace the chain link fences with picket fences.

The following eligible projects may receive grant awards:

• Existing home-owner residential may receive grants of up to 50% of the total project cost with no single grant exceeding $5,000.
• Existing non-homesteaded single family home (rental) planned for conversion to homeowner occupied may receive grants of up to 75% of the total project cost with no single grant exceeding $5,000.
• Existing multi-family residential planned for conversion to homeowner occupied, single family residential may receive grants of up to 75% of the total project cost with no single grant exceeding $10,000.
• Existing home-owner residential in the Midtown Redevelopment Area may receive grants of up to 100% of the total project cost with no single grant exceeding $5,000.
5. **Hollywood – Property Improvement Program**

The **Property Improvement Program (PIP)** is an incentive grant program for owners and tenants buildings located in the Hollywood CRA districts. It provides a 50% reimbursement grant up to $50,000 for **comprehensive** fixed capital improvements to the exterior of the property. The intent of this program is to encourage property and business owners to restore, renovate or improve their property, thereby improving the area’s physical characteristics and enhancing the visual quality and attractiveness of the environment, leading to increased occupancy and property values.

Eligible Properties include Commercial properties (either building owners or business owners with landlord approval); Multi-Family properties; Condominiums (work on exterior or common areas only); and Single Family properties that are rented. (Those that are homesteaded are ineligible.

The PIP grant may include any fixed improvements to the exterior of the property. Minor interior work may be included as part of a comprehensive exterior renovation.

**Property Improvement Program**

6. **Kissimmee – Matching Residential Grant for Facades**

The purpose of the **Matching Residential Grant for Facades** program is to restore, improve or create historic architectural features to facades of residential structures within the Community Redevelopment Overlay District. The program exists to enhance the residential structures without compromising the historic character of the neighborhoods.

Any residential property owner within the CRA Overlay District can apply. Funds shall be allocated on a first-come-first-serve basis. Only one grant shall be awarded per residential structure. Grant funds awarded require a matching dollar-for-dollar expenditure by the owner. Funds will be matched up to $1,500 for facades. Where practical, all building facades shall be restored to the original period design.

**Matching Residential Grant Program for Facades**

7. **Kissimmee - Residential Consulting Services Grant**

The **Consulting Services Program** can be utilized for general contractors, structural engineers, architects, and design consultants. Any residential property owner within the CRA Overlay District can apply. The house must be an owner-occupied residence for five years following grant approval. Funds shall be allocated on a first-come-first-serve basis. Only one grant shall be awarded per residential structure. The CRA will pay up to $500/floor of the residential structure. Professional services include, but are not limited
8. Orlando – Single Family/Duplex Residential Building Program

Buildings used for Single-family and duplex residential purposes and located within the Uptown, Eola, and Central Business District Planning Areas of the CRA shall be eligible for up to $5,000 or 50%, whichever is less, of the cost of façade improvements. Single-family and duplex residential buildings located within the Parramore Heritage Planning Area of the CRA shall be eligible for up to $10,000 or 50%, whichever is less, of the cost of building stabilization improvements, or a combination of building stabilization and façade improvements. Projects that propose only façade improvements shall be eligible for funding for up to $5,000 or 50%, whichever is less, of the cost of the improvements.

Orlando Facade Grant Programs

9. Lake Worth – CRA Residential Beautification Grant

The Residential Beautification Grant offers resident living in the CRA district up to $10,000 in matching funds for the repair of certain exterior residential fixtures as well as the beautification of exterior portions of an owner occupied property.

Residential Beautification Grant Terms and Conditions
1. **Lake Worth - Home Repair Grant**

   The **Home Repair Grant** provides funds to low-income residents living in the CRA district to correct interior items that are an immediate and necessary concern to a home owner. Residents can apply for up to $15,000 to improve the safety of the structure or to correct potential code violations.

   [Home Repair Grant Terms and Conditions](#)

2. **Winter Park – Housing Rehabilitation Program**

   The **Housing Rehabilitation Program** is a forgivable, zero-interest loan program to qualified homeowners to improve the health and safety of city residents, correct hazardous and substandard conditions, improve disabled access, conserve energy, and make upgrades to structural systems.

   This program is designed to bring the eligible homeowner’s dwelling into compliance with applicable, locally adopted housing and rehabilitation standards to help reduce ongoing and future maintenance costs, promote energy efficiency, and preserve decent affordable owner-occupied housing.

   [Resident Information](#)  
   [Contractor Information](#)

3. **Palmetto – Residential Rehabilitation Program**

   The **Residential Rehabilitation Program** identifies certain owner-occupied properties within the CRA with numerous maintenance code violations and an owner that has an inability to fund necessary remediation. The Agency, through a partnership with Manatee County’s Habitat for Humanity (HFH) may attempt to remediate the specified code violations. The maximum total cost per residence is $30,000.

   [Palmetto Residential Rehabilitation Program](#)

4. **Hallandale Beach – First Time Homebuyer’s Program**

   The City of Hallandale Beach CRA assists **First Time Homebuyers** with the down payment and/or closing for the purchase of a first home. An individual who has never owned a home or has not owned a home for at least three (3) years is considered a first time homebuyer and is therefore eligible.

   Under the First Time Homebuyers program, the Hallandale Beach CRA provides up to $50,000 in assistance to be used towards a down payment and or closing costs. The
applicant is required to provide a minimum of $2,000 towards the down payment. The assistance will become a second mortgage and take the form of a 0% forgivable loan for a ten-year period. HBCRA assistance will be subordinate only to a mortgage on the same property from the primary lender.

**Neighborhood Improvements Program**

### 5. Homestead – Emergency Home Repair/Residential Façade Improvement and Residential Landscaping Grant

The **Emergency Home Repair, Residential Facade, and Residential Landscaping Improvement Grant Programs** were developed to provide low and moderate income, single-family residents with the financial assistance needed to make necessary improvements to their homes, to increase their livability and life span.

- **Emergency Home Repair** provides funding for emergency repairs. This section of the program assists homeowners with necessary repairs and property improvements to make a safe, secure, and sanitary home.

- **Residential Façade Improvement** provides funding for the improvements of the exterior of the property. This section of the program stabilizes the community by assisting homeowners with improvements that create sense of pride, as well as preserving the value of home equity.

This grant does not require matching funds or repayment*. This program is limited to one (1) per resident for the life of the grant program. The maximum amount of assistance per house is $15,000, inclusive of all costs. Applicant **MUST** occupy residence for a minimum of five (5) years after receiving grant, in order not to be obligated to reimburse the CRA.

**2014 Housing Rehabilitation Program**
1. **West Palm Beach – Housing Investment Program**

Developers of new construction of for-sale/for rent residential projects investing up to $5 million may be eligible for development assistance through the **Housing Investment Program (HIP)**. Based on a formula, projects may qualify for a $5,000 per unit incentive. An additional $5,000 incentive may be provided for each affordable unit set aside with a maximum number of units not to exceed 25% of the overall project.

2. **Deland – Downtown Residential Incentive Grant**

The **Residential Incentive Grant** is designed to assist property owners in creating new residential units. The program is available to commercial properties within the Downtown TIF district. These grants can be building conversions or new construction. Eligible projects may receive grant awards of up to 50 percent of total project cost as a reimbursement for expenditures with no single grant exceeding $5,000.

3. **Fort Lauderdale – Housing Investment Program**

The **Housing Investment Program** is available to private sector owners, developers, institutions or civic organizations wishing to undertake a large-scale residential project in the Midtown or Flagler Heights area. Developers of residential projects investing up to $5 million may be eligible for the incentive. For sale units, followed by rental units, both with affordable components will be given preference.

4. **Dania Beach – Housing Investment Program**

The Dania Beach CRA, through its **Housing Investment Program**, will collaborate with private sector property owners, developers, institutions or civic organizations to expand the residential investment opportunities that meet the implementation goals and objectives of the CRA Plan. This is for projects up to $5,000,000. The specific calculations for HIP funds include: $5,000 for each unit or 5% of actual hard construction and land costs, whichever is higher and an additional $5,000 per unit for each unit set aside as affordable households with the total number not to exceed 25% of units within project.
The intent of this CRA program is to promote the residential development of a variety of housing types that address the needs of a mix of household income levels. The Objectives are to:

- Serve as a catalyst to stimulate residential investment.
- Reduce or eliminate financial gaps not addressed through conventional financing.
- Encourage quality residential design.
- Create identifiable, residential neighborhoods for a mix of household incomes.
- Effectively monitor the fiscal impact of the program.

5. **Panama City – Residential Revitalization Program**

The **Residential Revitalization Program** awards are 50% matching reimbursement grants. All disbursements of grant funds are made following the completion and final inspection of the improvement project. Funding availability shall be announced each year following approval of CRA fiscal budgets. There are three levels in which projects may be funded, subject the annual funding budget allocation, as mentioned above.

- **Level 1:** 50% matching reimbursement grant with a maximum of $5,000.
- **Level 2:** 50% matching reimbursement grant with a maximum of $10,000 (subject to yearly funding allocation and recommendation by CRA Advisory Committee for increased funding for the project).
- **Level 3:** 50% matching reimbursement grant with a maximum greater than $10,000 (subject to yearly funding allocation, recommendation by CRA Board approval for increased funding for the project).

Match funding for the Residential Revitalization Program is strongly encouraged to be leveraged through private sector, not-for-profit programs or “sweat equity” grants:

6. **Lakeland – Model Block Homebuyer Downpayment Assistance**

The **Model Block Homebuyer Program** offers downpayment and closing cost assistance for homebuyers in target neighborhoods. Buyers of single-family residences will be eligible for up to $35,000 in zero interest loan assistance that can be used either as downpayment assistance or funding for repairs. No income qualifications.
1. **Kissimmee – Live Where You Work Incentive Program**

The **Live Where You Work Incentive Program** grants $10,000 to eligible employees of employers located within the CRA Overlay District. This is allocated on a first-come-first-serve basis to be used towards the purchase of a home. It is also intended to improve the owner-occupancy rate in the Community Redevelopment Agency area and encourage a walkable community.

[Live Where You Work Incentive Program Information and Application]

2. **Kissimmee – Teacher Housing Assistance Program**

In conjunction with grant funds from the Foundation for Education the **Teacher Housing Assistance Program** will grant $3,000 in matching funds to eligible teachers in the CRA Overlay District on a first-come-first-serve basis to be used towards the purchase of a home. It is also intended to improve the owner-occupancy rate in the Community Redevelopment Agency area and encourage long-standing commitments from educators.

[Teacher Housing Assistance Program Information and Application]

3. **Kissimmee – Owner Occupancy Incentive Program**

The **Owner Occupancy Incentive Program** is intended to increase homeowner occupancy in the Community Redevelopment Area in order to provide economic support to the downtown businesses. It is designed to attract new residents to targeted areas within the Community Redevelopment district. There will be no income limitations placed on the granting of these funds. Persons currently residing in and claiming homestead exemption in the CRA district are not eligible for this program. The incentive ranges between $10,000 and $20,000 depending on the whether the property is being converted from nonresidential/renter-occupied or not.

[Downtown Owner Occupancy Incentive]

4. **Deland – Residential Incentive Grant**

The **Residential Incentive Grant** is designed to assist property owners in creating new residential units. The program is available to commercial properties within the Downtown TIF district. These grants can be building conversions or new construction. Eligible projects may receive grant awards of up to 50 percent of total project cost as a reimbursement for expenditures with no single grant exceeding $5,000. Only one grant may be used for a specific project.

[Residential Incentive Grant]
5. **Deland - Upper Floor Rehabilitation Grant**

The **Upper Floor Rehabilitation Grant** is designed to assist downtown property owners to rehab upper floors which are often unused in Downtown Deland. Projects may receive a grant award of up to 50% of total project cost as a reimbursement for expenditure with no grant exceeding $5,000.

[Upper Floor Rehab Grant Application]

6. **Daytona Beach – Upper Floor Residential Program**

The purpose of the **Upper Floor Residential Program** is to provide incentives in the form of matching grants to encourage the conversion of upper floors of existing commercial structures to multiple residential units in the Downtown Redevelopment Area. The development of additional residential units in Downtown is encouraged to support the development of a mixed use environment. The following improvements are eligible:

- Costs related to build-out for residential units; including but not limit to electrical, plumbing, HV/AC systems, and walls and structural elements
- Improvements to meet the requirements for the American Disabilities Act.
- Improvements to meet the requirements for the National Fire Prevention Act.

Eligible projects may receive awards of up to $7,500 per unit developed with no single grant exceeding $75,000. No property may receive more than $75,000 over the entire life of the project. Grants may be applied for one time.

[Upper Floor Residential Program]