

**PROPOSED  
RESOLUTION NO. \_\_\_\_\_**

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**A RESOLUTION AMENDING THE URBAN CORE COMMUNITY REDEVELOPMENT PLAN; PROVIDING THAT ALL COMMUNITY REDEVELOPMENT ACTIVITIES FINANCED BY TAX INCREMENT REVENUES IN THE URBAN CORE COMMUNITY REDEVELOPMENT AREA SHALL BE COMPLETED BY DECEMBER 31, 2043; ADOPTING ADDITIONAL PRIORITY ELEMENTS OF THE URBAN CORE COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR ADDITIONAL SPECIFICITY OF AFFORDABLE HOUSING ELEMENTS; PROVIDING FOR PLANNING AND DESIGN SERVICES RELATED TO AFFORDABLE HOUSING SOLUTIONS; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE CITY OF PENSACOLA, FLORIDA:**

**SECTION 1. FINDINGS.** It is hereby ascertained, determined and declared as follows:

A. The City Council of the City of Pensacola (the "City Council") is authorized by Chapter 163, Part III, Florida Statutes (the "Redevelopment Act") to exercise the community redevelopment powers set forth therein to eliminate, remedy and prevent conditions of slum and blight.

B. In accordance with the Redevelopment Act, the City Council adopted Resolution No. 55-80 which created the Pensacola Community Redevelopment Agency (the "Agency").

C. On September 25, 1980, the City Council adopted Resolution No. 54-80, which designated the boundaries of the Urban Core Community Redevelopment Area (the "Urban Core") and found and determined such area to be a blighted area in need of redevelopment, which finding and determination was reaffirmed in Resolution No. 65-81, adopted by the City Council on October 22, 1981.

D. On March 27, 1984, the City Council adopted Resolution No. 15-84 which approved a community redevelopment plan for the Urban Core.

E. On April 6, 1989, the City Council adopted Resolution No. 19-89, which approved a revised community redevelopment plan for the Urban Core and identified the redevelopment activities to be undertaken therein, which plan has been subsequently amended.

F. On January 14, 2010, the City Council adopted Resolution No. 02-10, which repealed the community redevelopment plan dating from 1989, as amended, and adopted the Urban Core Community Redevelopment Plan dated 2010.

G. On March 8, 1984, the City Council adopted Ordinance No. 13-84 (the "Trust Fund Ordinance") which established the Urban Core Redevelopment Trust Fund and provided for the funding thereof in accordance with the authority of section 163.387 of the Redevelopment Act.

H. The Trust Fund Ordinance provided for annual funding of the Urban Core Redevelopment Trust Fund for the duration of any community redevelopment project undertaken pursuant to the Redevelopment Act.

I. In accordance with Section 163.387(2)(a) of the Redevelopment Act, annual funding of the Urban Core Redevelopment Trust Fund shall be appropriated for up to 60 years after the fiscal year in which the plan was initially approved or adopted.

J. The Agency has recommended amending the Urban Core Community Redevelopment Plan to provide that all redevelopment activity financed by tax increment revenues in the Redevelopment Area be completed by December 31, 2043, which is 60 years after the fiscal year in which the community redevelopment plan was initially adopted, and to adopt additional priority elements to provide for additional specificity of affordable housing elements and planning and design services related to affordable housing solutions.

K. The City and Agency have given published notice of a public hearing to consider such amendment of the Urban Core Community Redevelopment Plan 2010 as required by section 163.361(2) of the Redevelopment Act. The City and Agency have also provided mailed notice and a written report of the proposed amendments to affected taxing authorities, in the manner required by sections 163.346 and 163.361(3)(a) of the Redevelopment Act.

L. A public hearing has been duly held for the purpose of receiving comments from interested parties and such comments, if any, have been heard and considered.

M. The Pensacola Planning Board has determined that the amendment to the Redevelopment Plan contemplated herein conforms to the comprehensive plan for the development of the City as a whole.

**SECTION 2. AMENDMENT OF REDEVELOPMENT PLAN.** The Redevelopment Plan, a copy of which is attached hereto as Appendix A and incorporated herein, is hereby amended to provide the time certain for completion of all redevelopment activities financed by "increment revenues" in the Urban Core (as such term is defined in section 163.340(22) of the

Redevelopment Act) and to adopt additional priority elements attached hereto as Appendix B and incorporated herein.

**SECTION 3. RATIFICATION AND CONFIRMATION.** Except as amended hereunder, all prior ordinances, resolutions and actions by the City Council regarding the establishment and creation of the Agency, the Urban Core Community Redevelopment Plan, and the Urban Core Redevelopment Trust Fund, including but not limited to findings of blight and necessity associated therewith, are hereby ratified and confirmed.

**SECTION 4. SEVERABILITY.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 5. EFFECTIVE DATE.** This ordinance shall take effect on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: \_\_\_\_\_

Approved: \_\_\_\_\_

President of City Council

Attest:

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City Clerk

APPENDIX A

**URBAN CORE COMMUNITY REDEVELOPMENT PLAN (2010)**

(On file in the Office of the Community Redevelopment Agency)

APPENDIX B

REDEVELOPMENT PLAN AMENDMENTS

CAPITAL PROJECTS

The Urban Core Redevelopment Area Plan, 2010 identifies capital projects which may be financed by tax increment revenues throughout the CRA area through the next thirty years December 31, 2043. While timing and execution will depend on funding availability, The Plan sets priorities to be initiated in the first five years. This section discusses capital projects by category. See the next section for recommended priorities and cost estimates.

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CAPITAL PLAN & PRIORITIES

The CRA Redevelopment Plan is anticipated to be completed in 30 years by December 31, 2043 and should be flexible to respond to market conditions, funding sources and community priorities. However, the Plan recommends the following projects as priorities that could help stimulate redevelopment and accelerate growth in the short term.:

- Community Maritime Park
- ECUA Facility Relocation
- Pensacola Baywalk
- Government Street Affordable/Workforce Housing including Donelson Street Extension and Corrine Jones Park
- ECUA Redevelopment including ECUA/CRA partnership agreement, rezoning/design guidelines and master plan
- Tanyard Neighborhood Zoning Study
- Main Street/Bayfront Parkway Intervention
- S. Spring Street Road Diet
- Two-way Conversion N. Spring Street and N. Baylen Street
- Bay Ferry
- I-110 Retrofit Phase I

The CRA Redevelopment Plan identifies the following capital projects as priorities that should begin within the first five years following adoption of the Plan.

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## CRA PROGRAMS AND ACTIVITIES

In addition to specific capital projects identified in The Plan the CRA will be empowered to provide and may fund services and programs to further carry out the themes and principles of the Plan. Close coordination, cooperation and communication with other public and semi-public agencies is critical for the CRA to be most efficient with its redevelopment efforts. The CRA will seek the aid and cooperation of other agencies and will attempt to coordinate the Plan with activities of each agency in order to achieve the purpose of the redevelopment in the highest public interests. These programs are intended to encourage and promote private enterprise within the CRA, and may be financed by tax increment revenues throughout the Urban Core Redevelopment Area through December 31, 2043.

*Urban Core Redevelopment Plan (2010), Volume 2, Page 34*

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**Residential Rehabilitation**- The appearance and integrity of residential neighborhoods within the redevelopment area is critical to its success. Accordingly, the CRA may provide grants or loan interest subsidies, or a combination thereof, to residential property owners, condominium owners, and condominium associations for the rehabilitation of their properties. These funds can be used for a broad range of permanent (fixed) improvements including, but not limited to, roof repair, landscaping, painting, parking and driveway upgrades, and sewer hook-ups.

*Urban Core Redevelopment Plan (2010), Volume 2, Page 37*

**Additional Priority Element:** Additional Specificity of Affordable Housing Elements

The CRA will employ a Residential Property Improvement Program to address residential rehabilitation within the Urban Core Redevelopment Area. The program will be administered within targeted districts of the Urban Core Redevelopment Area to encourage and support blight removal, affordable housing and neighborhood revitalization. The program will predominately fund exterior improvements with additional structural and interior repairs subject to fund availability. Eligible properties will receive a zero percent (0%) deferred payment loan secured by a lien or mortgage. Funding amounts and program guidelines will be subject to approval by the CRA.

Due to the substantial need for residential rehabilitation to provide for affordable housing, this program will be administered from time to time over the course of the term of the CRA as funding is available.

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**Infill & New Housing** - Land assemblage ~~is one of the most important~~ a key means to provide assistance ~~provided to private developers, particularly those that are planning larger scale in the~~ development of affordable housing. The CRA ~~should~~ shall identify vacant lots within the redevelopment area for the development of new housing. The Agency shall recruit developers and builders to fulfill this goal. The CRA will be empowered to give grants to low and moderate income homebuyers, such or developers and builders to reduce the costs of developing the new housing structures. The CRA will prepare and adopt guidelines for determining eligibility and the amount of the incentive payment or discount.

**Additional Priority Element:** Additional Specificity of Affordable Housing Elements

The CRA will employ an Affordable Housing Infill Program to address infill and new housing within the Urban Core Redevelopment Area. The program will be administered within targeted districts of the Urban Core Redevelopment Area to encourage and support blight removal, affordable housing and neighborhood revitalization. The program will provide site acquisition, clearance and infrastructure preparation to incentivize the redevelopment of affordable residential properties. Acquired and improved sites will be made available to home buyers or developers/builders and will serve as a write-down for new infill construction. The program will target low to moderate income homebuyers, and will be offered in combination with available down payment and closing cost assistance programs, as available.

Due to the substantial need for residential infill to provide for affordable housing and support land assemblage, this program will be administered from time to time over the course of the term of the Urban Core Redevelopment Area as funding is available.

**Administration and Professional Consulting Services**

The CRA is empowered to fund all operational, management and administrative activities of the Agency including, but not limited to employees' salaries and benefits, equipment, supplies, software and vehicles. The CRA is empowered to hire private consultants for expert and temporary services to carry out the Plan.

**Additional Priority Element:** Planning and Design Services Related to Affordable Housing Solutions

To ensure that redevelopment projects and activities, and other related initiatives support the availability of affordable housing within the Urban Core Redevelopment Area, the periodic assessment of housing and economic conditions, City and CRA plans, land development regulations, and housing-related policies and programs is warranted to inform the implementation of affordable housing solutions. Identified solutions may address land development planning, housing design, CRA and/or City plans and policies, projects and programming, or similar areas impacting the sustainability and availability of affordable housing within the Urban Core Redevelopment Area. The CRA is empowered to secure planning and design services related to the identification of strategic affordable housing solutions.

Due to changing market and community conditions over time, this activity will be employed from time to time over the course of the term of the CRA, as needs arise and funding is available.

Appendix – Statutory Requirements and Action

Element	Reference
(10) Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years	<del>FY 2040</del> <u>December 31, 2043</u>

after the fiscal year in which the plan is approved, adopted or amended pursuant to s. 163.361(1).	
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*Urban Core Redevelopment Plan (2010), Volume 1 Appendix, Page v*