



City of Pensacola

City Council Workshop

Agenda - Final

Wednesday, December 4, 2019, 10:00 AM

Hagler-Mason Conference Room,
2nd Floor

10:00 AM to 12:00 PM Joint Meeting of the City Council, Mayor, and Escambia County
Board of County Commissioners

CALL TO ORDER

SELECTION OF CHAIR

DETERMINATION OF PUBLIC INPUT

DISCUSSION OF...

1. [19-00525](#) JOINT WORKSHOP OF THE PENSACOLA CITY COUNCIL, MAYOR,
AND ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

Sponsors: Jewel Cannada-Wynn

Attachments: [RESTORE Act Multi-Year Implementation Plan - Draft Amendment 1](#)
[Pensacola - Housing Task Force Proposal](#)

ADJOURNMENT

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 435-1606 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 19-00525

City Council Workshop

12/4/2019

DISCUSSION ITEM

FROM: City Council President Jewel Cannada-Wynn

SUBJECT:

JOINT WORKSHOP OF THE PENSACOLA CITY COUNCIL, MAYOR, AND ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

SUMMARY:

The Pensacola City Council and Escambia County Board of County Commissioners will discuss the following two (2) items:

- Affordable Housing
- RESTORE ACT Multi-Year Implementation Plan - Draft Amendment 1

PRIOR ACTION:

None

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

- 1) RESTORE Act Multi-Year Implementation Plan - Draft Amendment 1
- 2) Pensacola - Housing Task Force Proposal

PRESENTATION: Yes



RESTORE ACT MULTI-YEAR IMPLEMENTATION PLAN

Draft Amendment 1

November 18, 2019

**ESCAMBIA COUNTY
BOARD OF COUNTY COMMISSIONERS**



**District 1: Commissioner
Jeff Bergosh**



**District 2: Commissioner
Doug Underhill**



**District 3: Commissioner
Lumon J. May, Chairman**



**District 4: Commissioner
Robert Bender**



**District 5: Commissioner
Steven Barry, Vice-Chair**

STAFF

Janice P. Gilley, County Administrator
Taylor "Chips" Kirschenfeld, Director, Natural Resources Management Department
Matt Posner, RESTORE Program Manager, Natural Resources Management Department

Multi-Year Implementation Plan Amendment 1

Executive Summary

On September 7, 2017, the Escambia County Board of County Commissioners approved the 2016-17 Escambia County RESTORE Direct Component (Pot 1) Multi-Year Implementation Plan (MYIP) and authorized staff to submit the MYIP to the U.S. Department of Treasury for approval after conducting the required 45-day public comment period per RESTORE Act requirements. The U.S. Department of Treasury approved the MYIP on October 20, 2017, finding the MYIP to be complete and conforming to the RESTORE Act regulations. The 2016-17 MYIP includes ten projects selected by the Escambia County Board of County Commissioners.

In July 2019, the Board of County Commissioners directed staff to begin developing Amendment 1 to the MYIP. Escambia County's MYIP Amendment 1 includes revisions to three projects included in the approved MYIP and eight new projects.

MYIP Amendment 1 is necessary to satisfy the requirements of the RESTORE Act regulations and the U.S. Department of Treasury's rules as it relates to the proposed revisions to SOAR with RESTORE's project description. County staff will conduct the required 45-day public comment period to obtain broad-based participation from the public. After reasonable consideration of public comment and final approval by the Board of County Commissioners, the County will submit MYIP Amendment 1 to the U.S. Department of Treasury for approval.

MYIP Amendment 1 does not propose any alternations, additions, or deletions to any other projects identified in the 2016-17 MYIP.

For additional information regarding Escambia County's RESTORE Program or MYIP, please visit myescambia.com/restore.

PROJECT	POT 1 CYCLE 1 ALLOCATION	AMENDMENT 1 ALLOCATION
SOAR with RESTORE	\$900,000	<i>No Change</i>
Perdido Key Multi-Use Path	\$960,000	\$3,540,000
Eleven Mile Creek Regional Stormwater Ponds	\$268,800	\$1,000,000
Pensacola International Airport MRO Campus Expansion	\$1,524,000	<i>Replaces OLF8 Master Plan</i>
Perdido Bay Boat Ramp		\$2,500,000
Beulah Master Plan		\$300,000
Brownsville Community Center Renovation		\$300,000
CRA Community Center		\$500,000
CRA Economic Development Program		\$1,500,000
Little Sabine Bay Restoration Program		\$2,000,000
Town of Century Wastewater Improvements		\$500,000
	Total:	\$12,140,000



SOAR with RESTORE Workforce Development Program

AWARD AMOUNT

\$900,000

LEVERAGE AMOUNT

N/A

PURPOSE

Workforce Development Program

DURATION

3 Years

ELIGIBLE ACTIVITY

Workforce Development

MEASURE OF SUCCESS

75 graduates per year

PRIMARY BENEFITS

Fills workforce development gap in Escambia County by establishing a workforce development program targeting Escambia County workforce eligible residents.

The RESTORE Act, signed into law in 2012, directs 80% of civil penalties received as a result of the 2010 Deepwater Horizon Gulf of Mexico oil spill be deposited in the Gulf Coast Restoration Trust Fund. Escambia County will receive approximately \$70 million through 2031 from the RESTORE Act Direct Component (Pot 1) allocation. For more information on the County's RESTORE Program, please visit myescambia.com/RESTORE.

The SOAR with RESTORE Workforce Development Program is one of ten projects identified in Escambia County's initial Multi-Year Implementation Plan (MYIP). The MYIP SOAR with RESTORE project description identified three specific training programs – cybersecurity, environmental hazard remediation, and re-entry. SOAR with RESTORE was initially proposed by a group of non-profit and for-profit organizations in 2015 and was later revised by the County to be consistent with the RESTORE Act and Escambia County's mission. Since that time, demand occupation training needs have changed in Escambia County and across Northwest Florida. Staff has revised the project scope in order to provide the greatest flexibility to meet demand occupation training needs, specifically those in the construction trades. There are no budgetary revisions proposed with this amendment.

SOAR with RESTORE Workforce Development Program will establish a new workforce development program, managed by Escambia County, for demand occupation training needs in Escambia County and Northwest Florida. The program will provide no-cost demand occupation training and certification to Escambia County workforce eligible residents. Demand occupation training needs are regionally specific and fluctuate based on market conditions. The Florida Department of Economic Opportunity (DEO) releases an annual Workforce Statistics Report, which highlights regionally specific workforce demand data. As such, specific training programs will be identified in the Direct Component Application Form based on the Florida DEO's Regional Demand Occupation List.

The RESTORE Act's legislative history explains that workforce development "is intended to include non-profit, university, and community college-based workforce, career and technical training programs. This would also include the identification of projects, research, programs and partnerships with federal, state and local workforce agencies, industry and local stakeholders from economically and socially disadvantaged communities." S. Rep. No. 112-100, at 8 (2011). This list of activities, while not exclusive, describes the kinds of activities that are eligible for funding. The Program may specifically focus on construction trade training the initial year of operation. The program will avoid program and training redundancy by coordinating with existing workforce development programs to ensure graduates have the greatest opportunities to secure regional employment.





PERDIDO KEY MULTI-USE PATH

AWARD AMOUNT

\$4.5 million

LEVERAGE AMOUNT

\$1.6 million — FDOT

PURPOSE

Construction

DURATION

2 Years

ELIGIBLE ACTIVITY

Infrastructure benefiting the economy

MEASURE OF SUCCESS

PKMUP East Segment Completed

PRIMARY BENEFITS

Fills multimodal transportation need on Perdido Key as identified in the 2016 Perdido Key Master Plan.

The Perdido Key Multi-Use Path (PKMUP) is one of ten projects identified in Escambia County’s initial Multi-Year Implementation Plan (MYIP). The MYIP PKMUP project description indicated Direct Component funding would be utilized to fund construction of approximately one mile of the east segment of the Perdido Key Multi-Use Path. The project scope has been expanded to complete construction of the entire east segment of the project, from the western boundary of Perdido Key State Park to River Road, at a length of approximately 4.3 miles. Direct Component fund contributions will increase in the amount of \$3.54 million as a result of the project scope enhancements.

Direct Component funding will complete construction of the east segment of the Perdido Key Multi-Use Path from the western boundary of Perdido Key State Park to River Road for a length of approximately 4.3 miles. When complete, the multi-use path will extend approximately 6.2 miles from the Alabama-Florida state line eastward through Perdido Key State Park to River Road. The design includes a eight foot wide paved path along the north side of Perdido Key Drive, State Road-292.

Perdido Key is experiencing pressure on the confined transportation network. This project will allow for alternative means of transportation, such as walking or biking, to move people along Perdido Key and increase access to local businesses. Identified as a priority in the Perdido Key Master Plan, the path will establish connectivity throughout Perdido Key. Project design has been funded by the Shared Use Non-motorized (SUN) Trail Grant, Florida Department of Transportation (FDOT), and the Florida-Alabama Transportation Planning Organization (TPO) Bicycle and Pedestrian Program. Construction of the west segment has been programmed for fiscal year 2020 by SUN Trail, FDOT, and the TPO. Funding for this project will be used for the construction of the east segment of the path. The Perdido Key Multi-Use Path is the number one recommended Florida-Alabama TPO Bike/Pedestrian project. Design and Permitting will be completed by the Florida Department of Transportation.



The RESTORE Act, signed into law in 2012, directs 80% of civil penalties received as a result of the 2010 Deepwater Horizon Gulf of Mexico oil spill be deposited in the Gulf Coast Restoration Trust Fund. Escambia County will receive approximately \$70 million through 2031 from the RESTORE Act Direct Component (Pot 1) allocation. For more information on the County’s RESTORE Program, please visit myescambia.com/RESTORE.



ELEVEN MILE CREEK REGIONAL STORMWATER PONDS

AWARD AMOUNT

\$500,000 (Design/Permitting)

\$500,000 (Land Acquisition)

LEVERAGE AMOUNT

N/A

PURPOSE

Land acquisition, design, and permitting

DURATION

3 Years

ELIGIBLE ACTIVITY

Land acquisition and planning assistance to eventually construct infrastructure that benefits the economy and environment.

MEASURE OF SUCCESS

Land acquisition for stormwater pond siting; 100% design and permits for stormwater ponds

PRIMARY BENEFITS

Will acquire property, design, and permit one or more stormwater ponds in the Eleven Mile Creek basin for stormwater attenuation and treatment.

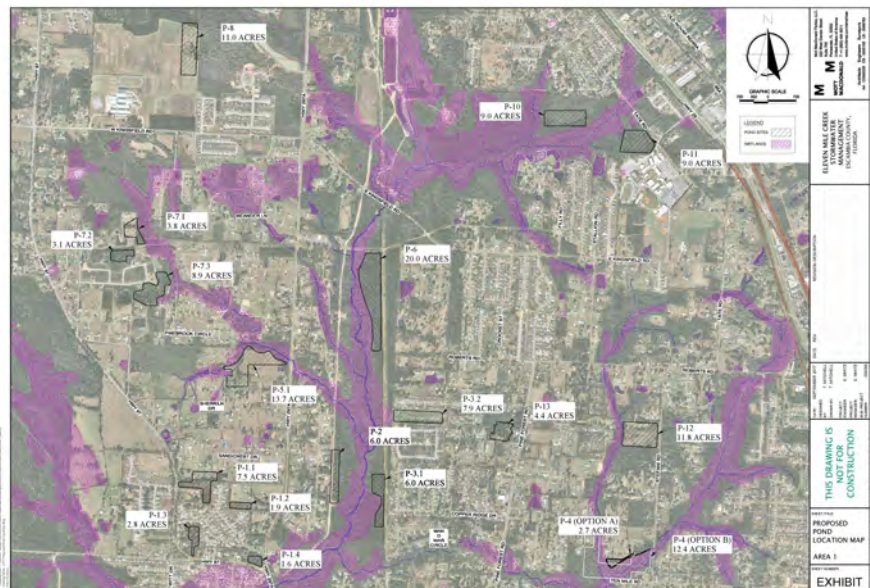
The RESTORE Act, signed into law in 2012, directs 80% of civil penalties received as a result of the 2010 Deepwater Horizon Gulf of Mexico oil spill be deposited in the Gulf Coast Restoration Trust Fund. Escambia County will receive approximately \$70 million through 2031 from the RESTORE Act Direct Component (Pot 1) allocation. For more information on the County's RESTORE Program, please visit myescambia.com/RESTORE.

The Eleven Mile Creek Regional Stormwater Ponds project was one of ten projects included in the initial MYIP, which budgeted \$268,800 for planning, design, and permitting for two stormwater ponds in the Eleven Mile Creek basin. The MYIP Amendment increases the project scope of work and budget to fund land acquisition for pond siting (\$500,000) and design and permitting (\$500,000) for additional stormwater ponds in the Eleven Mile Creek basin.

Direct Component funds will be utilized to acquire one or more parcels in the Eleven Mile Creek basin for future stormwater pond siting. The Eleven Mile Creek Due Diligence Report completed in 2017 identified 14 possible pond sites in the basin. The Report will be utilized as initial guidance in prioritizing acquisition needs. If the sites identified in the Report are no longer available or viable, staff will identify alternative available sites in the basin that attain the same goals.

The Eleven Mile Creek Regional Stormwater Ponds project will design and permit one or more new stormwater ponds in the Eleven Mile Creek basin which will provide stormwater attenuation, improve water quality, and have a direct positive impact on coastal areas of Escambia County in the Eleven Mile Creek watershed and downstream impact on Perdido Bay. Construction of new stormwater ponds will directly improve water quality, reduce downstream flooding, and reduce the amount of sedimentation and pollutants entering Eleven Mile Creek and Perdido Bay.

In 2017, the County's consultant, Mott MacDonald, completed the Eleven Mile Creek Due Diligence Report to identify and prioritize viable pond sites in the watershed. Stormwater attenuation is needed to protect the surrounding and downstream infrastructure. Eleven Mile Creek is a 303(d) listed impaired waterbody. Total Maximum Daily Loads (TMDLs) exist for fecal coliform bacteria, low dissolved oxygen, excess nutrients, elevated biological oxygen demand, and unionized ammonia. Stormwater attenuation and treatment will improve coastal flood protection and water quality.





PENSACOLA INTERNATIONAL AIRPORT MRO CAMPUS EXPANSION

AWARD AMOUNT

\$1,524,000

LEVERAGE AMOUNT

\$66 million — Triumph

\$35 million — ST Engineering

\$45 million — FDOT

\$15 million — City of Pensacola

\$13.7 million — County

PURPOSE

Construction

DURATION

2 Years

ELIGIBLE ACTIVITY

Infrastructure benefiting the economy

MEASURE OF SUCCESS

Construction and occupancy of the Pensacola International Airport MRO Campus.

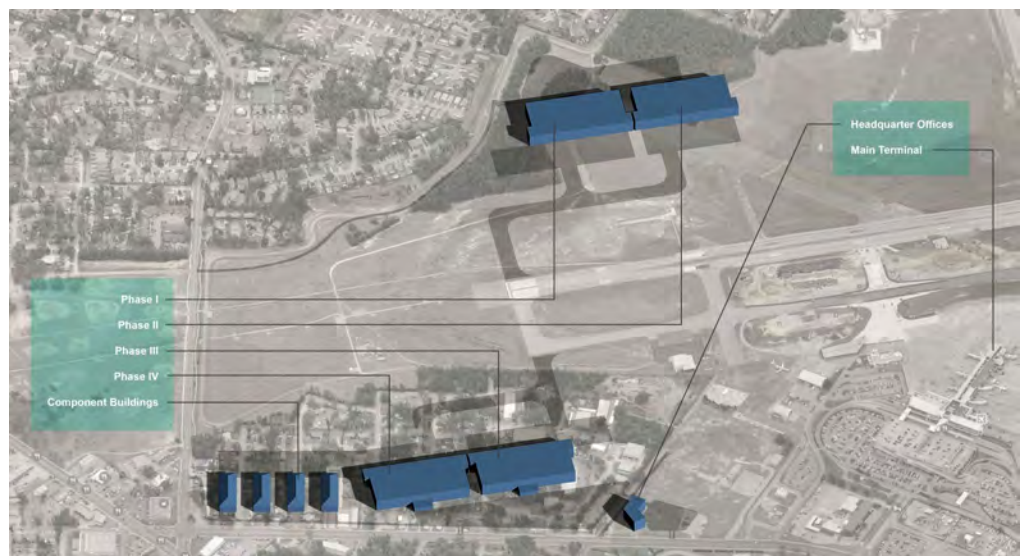
PRIMARY BENEFITS

Expansion of the MRO campus will provide infrastructure and facilities necessary for aviation sector job growth.

The RESTORE Act, signed into law in 2012, directs 80% of civil penalties received as a result of the 2010 Deepwater Horizon Gulf of Mexico oil spill be deposited in the Gulf Coast Restoration Trust Fund. Escambia County will receive approximately \$70 million through 2031 from the RESTORE Act Direct Component (Pot 1) allocation. For more information on the County's RESTORE Program, please visit myescambia.com/RESTORE.

This project will expand the Aviation Maintenance, Repair, and Overhaul (MRO) campus located on the grounds of Pensacola International Airport, owned by the City of Pensacola. Pensacola International Airport currently leases the existing \$46 million, 173,000 square foot MRO facility to ST Engineering Aerospace, employing nearly 400 people. Expansion of the MRO campus includes the construction of three additional hangars, office building, support facilities, taxiways, ramps, etc. and the commitment by ST Engineering to create 1,325 direct new, high paying jobs. Direct Component funds are included as part of Escambia County's \$15 million financial commitment to the project. Direct Component funds will be utilized in 2023/2024 for the final phase of the MRO campus expansion to support aviation sector job growth.

As part of the Aerospace targeted industry, this project enhances aerospace industry presence in Pensacola creating at least 1,325 direct new, high paying jobs in Northwest Florida. The expansion of the MRO campus would provide the targeted aerospace industry growth by expanding current infrastructure for additional MRO development sites. This expansion will provide an additional 573,000 square feet of MRO Hangar space on 53 acres of existing airport property providing the infrastructure and facilities necessary for aviation sector job growth.





PERDIDO BAY BOAT RAMP

AWARD AMOUNT

\$2.5 million

LEVERAGE AMOUNT

\$500,000 — FDEP

PURPOSE

Construction

DURATION

2 Years

ELIGIBLE ACTIVITY

Infrastructure benefiting the economy

MEASURE OF SUCCESS

Construction and opening of the Perdido Bay Boat Ramp.

PRIMARY BENEFITS

Construction will provide enhanced public waterway access to Perdido Bay.

The RESTORE Act, signed into law in 2012, directs 80% of civil penalties received as a result of the 2010 Deepwater Horizon Gulf of Mexico oil spill be deposited in the Gulf Coast Restoration Trust Fund. Escambia County will receive approximately \$70 million through 2031 from the RESTORE Act Direct Component (Pot 1) allocation. For more information on the County's RESTORE Program, please visit myescambia.com/RESTORE.

The Florida Fish and Wildlife Conservation Commission awarded a cost-share grant to Escambia County for design, engineering, and environmental permitting associated with the Perdido Bay Boat Ramp project. In 2019, the Natural Resource Damage Assessment (NRDA) Florida Trustee Implementation Group (TIG) awarded \$500,000 to fund construction of the entrance roadway, parking, and camping shelters. Escambia County will utilize Direct Component funds to construct a publicly accessible boat ramp, paddle-craft launch, and associated dredging and infrastructure on an approximately 39+ acre County-owned parcel off Lillian Highway on Herron Bayou and Perdido Bay. Design and permitting is currently in progress.

In 2007, Escambia County directed the Escambia County Marine Advisory Committee (MAC) to conduct a search and identify suitable waterfront properties for acquisition for public waterway access. The MAC conducted monthly public meetings and identified Perdido River and Perdido Bay as the waterways in greatest need for public access. Only three small boat ramps (one of which is owned by Escambia County) existed along the approximately 50-mile Perdido River/Bay shoreline. The MAC investigated more than 130 properties and recommended the 39+ acre Lillian Highway parcel on Herron Bayou and Perdido Bay as their preferred site for a boat ramp, paddle-craft launch, and other water-dependent recreation activities. The site was previously permitted as a residential subdivision, and Escambia County purchased the property in 2012. Direct Component funding will supplement NRDA Florida TIG funding for construction of the boat ramp, dredging, and associated infrastructure.





BEULAH MASTER PLAN

AWARD AMOUNT

\$300,000

LEVERAGE AMOUNT

N/A

PURPOSE

Master planning

DURATION

2 Years

ELIGIBLE ACTIVITY

Planning Assistance

MEASURE OF SUCCESS

Implementation of the Beulah Master Plan and/or zoning overlay district.

PRIMARY BENEFITS

Growth management for the preservation of natural resources while allowing for economic development.

The RESTORE Act, signed into law in 2012, directs 80% of civil penalties received as a result of the 2010 Deepwater Horizon Gulf of Mexico oil spill be deposited in the Gulf Coast Restoration Trust Fund. Escambia County will receive approximately \$70 million through 2031 from the RESTORE Act Direct Component (Pot 1) allocation. For more information on the County's RESTORE Program, please visit myescambia.com/RESTORE.

Escambia County will procure the services of an urban/land-use planning firm to develop a master plan for approximately 30,000 acres in the Beulah community of Escambia County. The master plan will be based on the University of West Florida HAAS Center Citizen Survey, an existing conditions analysis, technical analysis, and on stakeholder engagement and community participation.

The Beulah Master Plan will establish a vision for allowing for the continued growth in the area while preserving the quality of life and sense of place enjoyed by the current residents. The final deliverable will be a master plan and/or zoning overlay district and implementation plan, dependent on the technical guidance provided by the procured consultant and concurrence provided by Escambia County Developmental Services staff.

The Beulah community has experienced extensive growth resulting from improved economic conditions and the expansion of Navy Federal Credit Union's Beulah campus, which is expected to employ over 10,000 people by 2022. Subdivision development orders in Beulah have increased exponentially, with 7,000 residences permitted for development since 2010. Beulah does not currently have a master plan nor zoning overlay district to effectively plan or manage growth. Development of the Beulah Master Plan will balance the highest and best land uses of the subject area with the needs of the County, region, and the Beulah community in creating a plan for sustaining growth while preserving the character of the community.





BROWNSVILLE COMMERCIAL INCUBATOR & COMMUNITY CENTER RENOVATION

AWARD AMOUNT

\$350,000

LEVERAGE AMOUNT

N/A

PURPOSE

Design & Construction

DURATION

2 Years

ELIGIBLE ACTIVITY

Infrastructure benefitting the economy

MEASURE OF SUCCESS

Economic development in Brownsville CRA.

PRIMARY BENEFITS

Project will provide incubator retail space and renovate the Brownsville Community Center to serve as the community hub for the revitalization of the Brownsville community.

The RESTORE Act, signed into law in 2012, directs 80% of civil penalties received as a result of the 2010 Deepwater Horizon Gulf of Mexico oil spill be deposited in the Gulf Coast Restoration Trust Fund. Escambia County will receive approximately \$70 million through 2031 from the RESTORE Act Direct Component (Pot 1) allocation. For more information on the County's RESTORE Program, please visit myescambia.com/RESTORE.

The Project will renovate the interior and exterior of the Brownsville Community Center to better serve the Brownsville community. Project will also construct an incubator retail space on County owned vacant lots immediately adjacent to the Community Center. Project is modeled after a Charleston, SC project implemented under former Mayor Joe Riley. Project will enhance economic development and recognize Brownsville Community Center as the community hub for the revitalization of the Brownsville community.

The specific and primary purpose for which the Community Redevelopment Agency is formed is to revitalize and enhance the quality of life within the CRA areas by encouraging private sector reinvestment, promoting economic development and providing public sector enhancements. The CRA administers plans for nine designated redevelopment districts.

Under Florida Law, Escambia County has established a Finding of Necessity for each designated Redevelopment District identifying pervasive conditions of blight which may include the presence of substandard or inadequate structures, a shortage of affordable housing and/or inadequate infrastructure, amongst other conditions.

To remedy these conditions, Escambia County Community Redevelopment Agency provides services and support to enhance the quality of life within Escambia County's designated redevelopment districts by encouraging private sector investment, promoting economic development and providing public sector enhancements within these areas.





COMMUNITY REDEVELOPMENT AREA COMMUNITY CENTER

AWARD AMOUNT

\$500,000

LEVERAGE AMOUNT

N/A

PURPOSE

Design & Permitting

DURATION

2 Years

ELIGIBLE ACTIVITY

Planning Assistance

MEASURE OF SUCCESS

Completion of Design

PRIMARY BENEFITS

Project will design a new community center in a Community Redevelopment Area.

This project will fund planning, design, and permitting of a new community center in one of Escambia County's Community Redevelopment Areas (CRA). Project features will include a multi-purpose indoor facility and outdoor rubber track to serve the emerging sports tourism market. Exact location will be determined based on proximity to the needs of the community, but will likely be located in the Palafox CRA.

The specific and primary purpose for which the Community Redevelopment Agency is formed is to revitalize and enhance the quality of life within the CRA areas by encouraging private sector reinvestment, promoting economic development and providing public sector enhancements. The CRA administers plans for nine designated redevelopment districts.

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To remedy these conditions, Escambia County Community Redevelopment Agency provides services and support to enhance the quality of life within Escambia County's designated redevelopment districts by encouraging private sector investment, promoting economic development and providing public sector enhancements within these areas.



The RESTORE Act, signed into law in 2012, directs 80% of civil penalties received as a result of the 2010 Deepwater Horizon Gulf of Mexico oil spill be deposited in the Gulf Coast Restoration Trust Fund. Escambia County will receive approximately \$70 million through 2031 from the RESTORE Act Direct Component (Pot 1) allocation. For more information on the County's RESTORE Program, please visit



CRA INFRASTRUCTURE ECONOMIC DEVELOPMENT PROGRAM

AWARD AMOUNT

\$1.5 million

LEVERAGE AMOUNT

N/A

PURPOSE

Design & Construction

DURATION

3 Years

ELIGIBLE ACTIVITY

Infrastructure benefitting the economy

MEASURE OF SUCCESS

Implementation of complete streets to revitalize targeted Community Redevelopment Areas.

PRIMARY BENEFITS

Project will target Community Redevelopment Areas for infrastructure improvements to stimulate redevelopment in economically depressed and blighted areas by instituting complete street concepts.

The RESTORE Act, signed into law in 2012, directs 80% of civil penalties received as a result of the 2010 Deepwater Horizon Gulf of Mexico oil spill be deposited in the Gulf Coast Restoration Trust Fund. Escambia County will receive approximately \$70 million through 2031 from the RESTORE Act Direct Component (Pot 1) allocation. For more information on the County's RESTORE Program, please visit myescambia.com/RESTORE.

The project will target a neighborhood collector street in either the Brownsville, Palafox, Englewood, Oakfield, or Ensley Community Redevelopment Area (CRA) for implementing complete street concepts, including street lighting, sidewalks, bike lanes, and incorporation of green infrastructure for stormwater management. The project will also target and implement lighting and sidewalk improvements to fill critical infrastructure gaps.

Complete streets help create livable communities by improving or redeveloping the public realm to support multi-modal transportation to support improvements to equity, safety, and public health. This project will support redevelopment and economic development in Escambia County's pockets of poverty.

The specific and primary purpose for which the Community Redevelopment Agency is formed is to revitalize and enhance the quality of life within the CRA areas by encouraging private sector reinvestment, promoting economic development and providing public sector enhancements. The CRA administers plans for nine designated redevelopment districts.

Under Florida Law, Escambia County has established a Finding of Necessity for each designated Redevelopment District identifying pervasive conditions of blight which may include the presence of substandard or inadequate structures, a shortage of affordable housing and/or inadequate infrastructure, amongst other conditions.

To remedy these conditions, Escambia County Community Redevelopment Agency provides services and support to enhance the quality of life within Escambia County's designated redevelopment districts by encouraging private sector investment, promoting economic development and providing public sector enhancements within these areas.





LITTLE SABINE BAY RESTORATION PROGRAM

AWARD AMOUNT

\$2 million

LEVERAGE AMOUNT

N/A

PURPOSE

Design/Permitting/Implementation

DURATION

2 Years

ELIGIBLE ACTIVITY

Planning assistance and restoration and protection of natural resources in the Gulf Coast Region

MEASURE OF SUCCESS

Preservation and restoration of submerged aquatic vegetation in Little Sabine Bay.

PRIMARY BENEFITS

Project will improve water quality and submerged aquatic vegetation habitat in Little Sabine Bay through a multi-tiered restoration/preservation approach.

The RESTORE Act, signed into law in 2012, directs 80% of civil penalties received as a result of the 2010 Deepwater Horizon Gulf of Mexico oil spill be deposited in the Gulf Coast Restoration Trust Fund. Escambia County will receive approximately \$70 million through 2031 from the RESTORE Act Direct Component (Pot 1) allocation. For more information on the County's RESTORE Program, please visit myescambia.com/RESTORE.

This project will fund planning, design, permitting, and implementation of a multi-tiered restoration approach to improve both water quality and submerged aquatic vegetation habitat in Little Sabine Bay. Little Sabine Bay is a waterbody that has historically been impacted by untreated stormwater runoff, mismanagement of vessel holding tanks, oily bilge discharges, prop-scarring of submerged aquatic vegetation, and lack of water circulation because of a narrow restricted inlet. This proposed suite of water quality and habitat improvement projects will:

- 1 — provide new stormwater treatment for the runoff from large asphalt parking lots;
- 2 — upgrade the existing water circulation pumping system to increase dissolved oxygen;
- 3 — reduce prop-scarring and damage to submerged aquatic vegetation habitat with signage and buoys;
- 4 — install a vessel holding tank and bilge pump-out system to reduce fecal coliform bacteria levels and oily discharges;
- 5 — install vessel anchorage moorings to reduce resuspension of sediment and damage to benthic habitat caused by frequent anchoring; and
- 6 — remediate areas of contaminated sediment and muck.

Phase I includes planning, design, and permitting of the restoration program. A Best Available Science review will be conducted as part of the Phase I due diligence. Phase II includes the implementation and construction of the identified restoration strategies.





TOWN OF CENTURY WASTEWATER IMPROVEMENTS

AWARD AMOUNT

\$500,000

LEVERAGE AMOUNT

N/A

PURPOSE

Design & Permitting

DURATION

2 Years

ELIGIBLE ACTIVITY

Planning Assistance

MEASURE OF SUCCESS

100% Design and Permits

PRIMARY BENEFITS

Will design and permit wastewater treatment and collection system improvements necessary for compliance with Florida Department of Environmental Protection standards.

The RESTORE Act, signed into law in 2012, directs 80% of civil penalties received as a result of the 2010 Deepwater Horizon Gulf of Mexico oil spill be deposited in the Gulf Coast Restoration Trust Fund. Escambia County will receive approximately \$70 million through 2031 from the RESTORE Act Direct Component (Pot 1) allocation. For more information on the County's RESTORE Program, please visit myescambia.com/RESTORE.

The Town of Century is located in northeastern Escambia County. The wastewater treatment and collection system has fallen into disrepair as the Town has struggled financially for the last decade to keep pace with maintenance and replacement activities. Direct Component funds will be utilized to fund planning, design, and permitting associated with wastewater treatment and collection system improvements, including lift station, treatment plant, and piping repairs and replacements.

The Town's water and wastewater utility comprises critical infrastructure. The utility provides essential services for the community—safe drinking water and treated wastewater. Proper provision of these services protects the public health and the environment. The Florida Department of Environmental Protection (FDEP) has strict requirements for the proper operation and maintenance of the utility system, and the Town is responsible for meeting these requirements. Funding design and permitting of wastewater treatment and collection system improvements will allow the Town to work with FDEP to secure funding to implement the improvements from the State's Revolving Loan Fund as a rural, disadvantaged community.





*Delivering Results for
Affordable Housing.*

Florida Housing Coalition

1367 E. Lafayette Street
Suite C, Tallahassee, FL 32301

Phone | 850.878.4219

Website | FLhousing.org

TO: **City of Pensacola**
Marcie Whitaker, Housing Administrator
420 W. Chase St.
Pensacola, FL 32502
Office: 850-858-0323
Email: mwhitaker@cityofpensacola.com

FROM: **Florida Housing Coalition**
Jaimie Ross, President & CEO
1367 E Lafayette Street, Suite C
Tallahassee, FL 32301
Mobile : 850.212.0587
Email: ross@flhousing.org

RE: **City of Pensacola Housing Task Force**

DATE: September 23, 2019

Ms. Whitaker:

The Florida Housing Coalition (the Coalition) is pleased to submit this proposal to the City of Pensacola (Client) to serve as the technical consultant to the City as it forms a Housing Task Force to conduct a citywide housing needs assessment and formulate a comprehensive approach to address those needs.

The Coalition is a statewide nonprofit with over 30 years of experience. We are recognized as Florida's foremost authority on affordable housing training and technical assistance, serving as the state of Florida's sole source provider of training and technical assistance under the Catalyst Program at FHFC and sole source provider under the homeless training program at DEO. We also provide consulting services to local governments in the areas of ending homelessness, affordable housing development and preservation, nonprofit development and capacity building, community land trusts, and Consolidated Planning and fair housing planning for HUD entitlement jurisdictions.

The Coalition's approach to this project involves utilizing our team of experts that have vast experience ensuring that persons from all backgrounds - ranging from persons experiencing homeless to those in need of moderate-income workforce housing, have access to quality housing. Our professional staff is comprised of experts in growth management, land use laws, housing laws and policies, affordable housing development and finance, fair housing, and homelessness.

The Coalition team is committed to completing top quality deliverables on time and on budget. The Coalition is highly respected in the affordable housing field and we pride ourselves on having never missed a project deadline. We have deep experience completing the proposed deliverables and have a long and successful history of partnering with local government partners to develop effective, meaningful, and evidence-based housing tools.

We are excited to be a part of this initiative and believe the City will find that we are uniquely qualified to serve as a trusted partner on this important project. Thank you for this opportunity.

For questions specific to this proposal, please do not hesitate to contact me at (850) 212-0587. We look forward to exceeding your expectations on this project.

Sincerely,



Jaimie Ross, President & CEO
Florida Housing Coalition



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Project Description & Deliverables

The Florida Housing Coalition proposes to serve as Technical Consultant to the City of Pensacola as it forms its Housing Task Force in early 2020. The Coalition's approach to the work will begin with an analysis of all relevant housing data for the City of Pensacola. This analysis will include a survey of the City's land use planning documents and its current housing policies and programs to identify any potential barriers to affordable housing development. The Coalition will use these analyses to craft a framework for the Housing Task Force to utilize as it creates a plan to improve the City's affordable housing stock.

The Coalition will assist the Housing Task Force with education on affordable housing tools and assist in convening the Task Force's sessions.

Our proposed Work Plan includes four (4) main components. Individual components may be added to or removed from the Work Plan at the Client's request.

1. PREPARATION AND RESEARCH. The Florida Housing Coalition team will hold a kickoff meeting with Client representatives to discuss the scope and timeline of the project. In preparation for the Task Force meetings, Coalition staff will work with Client to become familiar with the issues to be addressed by the Task Force, and will review relevant affordable housing planning documents.

Coalition staff will hold a 90 minute webinar on the basics of affordable housing available to Task Force members, and will be available to answer questions and provide information for Task Force members in advance of the first Task Force session. The webinar will be recorded so that Task Force members have access at their convenience.

2. PREPARATION AND FACILITATION OF TASK FORCE SESSIONS. Coalition staff will work with the Client to schedule each of the four in-person Task Force sessions (2 hours each). In advance of each session, Coalition staff will research issues to be discussed and will prepare materials for Task Force members, including handouts and PowerPoint presentations. At the first Task Force session, Coalition staff will discuss common affordable housing concepts and terminology, and will ensure that all Task Force members have a common understanding of the concepts and terms discussed.

The content of the Task Force sessions will address the broad issues and goals as identified by the Client in coordination with Coalition. However, in the interest of maintaining the Task Force's focus on overarching affordable housing issues, discussion of specific affordable housing development or rehabilitation projects will be kept limited. Between Task Force sessions, Coalition staff will assist Client as needed to follow up on issues raised in each session.

After each Task Force session, Coalition staff will hold a 2-hour telephonic debrief with Client representatives to discuss the progress of the previous meeting and prepare for the next meeting. Client representatives will identify issues that should be addressed at the next Task Force session, if applicable, and will raise any concerns about the trajectory of the previous Task Force

discussion. The Coalition strongly believes that the Task Force sessions will be most productive and focused if Coalition staff and Client representatives communicate (debrief) after each session.

3. AFFORDABLE HOUSING PLAN PREPARATION. Coalition staff will compile the Task Force recommendations into a written Affordable Housing Plan for Pensacola. This Plan will include the results of the Coalition’s analysis of the City’s housing policies and relevant housing data, a set of recommendations based on best practices for housing policies and tools/strategies to increase and preserve affordable housing, and an implementation plan/timeline. Client representatives and Task Force members will have an opportunity to review and comment on a draft of the Plan before it is finalized by the Coalition for Client approval.

This Plan will make recommendations and offer guidelines for an approach to affordable housing/redevelopment that: a) maximizes coordination and collaboration of government entities and the private sector, both for profit and nonprofit; 2) emphasizes robust and effective land use planning and design, both for the residents of the housing and the community at large; 3) embraces innovative housing solutions to improve and increase the continuum of housing stock needed to help end homelessness and provide housing opportunities for the income eligible populations, targeting resources based upon the analysis that results from this Task Force work.

4. PRESENTATION OF HOUSING PLAN: Coalition staff, at Client’s request, will assist City staff with presentation of the Housing Plan to the Council at a meeting in late August, 2020. Coalition staff will be on-site to answer questions from the Council members, if any.

Relevant Experience

The Coalition’s technical expertise and local knowledge of affordable housing issues across the state is unparalleled. Our consultants will be lending their expertise to the completion of the project and will be part of our Consultant Team. The primary team consists of members that will be direct contacts to the City of Pensacola. The primary team includes: Jaimie Ross, President and CEO of the Coalition; Kody Glazer, Legal Director; and Michael Chaney and Blaise Denton, Technical Advisors.

Affordable Housing Experience

The Coalition is the premier provider of training and technical assistance on affordable housing and related issues in Florida. We help our local government partners to leverage their resources, apply the most effective strategies to meet local need, and improve the quality and availability of affordable housing in their jurisdiction. We take great pride in excelling. We are a mission driven organization; and when we are providing consulting services for local governments our mission is to help that local government achieve its goals. The Coalition has a strong reputation for superior quality consulting and technical assistance and the Coalition Team is proficient in all areas related to this proposal.

Annually, the Coalition publishes the *Home Matters for Florida* report which provides an overview of affordable housing needs for low- and moderate-income Floridians as evidenced by the rate of housing cost burden and homelessness. The statewide Home Matters report also highlights the benefits of affordable housing on the economy as well as the health and education benefits to low-income Florida households. The Coalition has also developed local Home Matters reports modeled on the statewide report for several jurisdictions including Palm Beach County, Sarasota County, Escambia County, St. John's County, and most recently, the City of Jacksonville.

The research and data collection that the Coalition conducts for the Home Matters Report as well as our experience in working with jurisdictions to identify the best strategies to address the unique housing needs in their communities has led to the Coalition conducting housing forums in numerous localities. The purpose of these housing forums is to educate elected officials, local government staff, housing providers, and other stakeholders about affordable housing needs and strategies to overcome the barriers to the development and preservation of affordable housing. The housing forums the Coalition facilitates are one-day sessions that are tailored to each community and where residents and interested parties have an opportunity to share their experiences and hear about potential solutions to the affordable housing crisis including inclusionary zoning, surplus land policies, accessory dwelling units, and community land trusts.

Other recent projects completed by the Coalition that are similar in nature to this proposed project include, the Sarasota County Blueprint for Workforce Housing – an Action Plan for the County and City of Sarasota which included a detailed listing of immediately actionable and long-term strategies based on thorough review and analysis of existing planning documents, land development regulations, current housing data, and stakeholder interviews. The Coalition also recently completed the Manatee County Community Land Trust Feasibility Study – an assessment to determine the applicability and feasibility of a community land trust in Manatee County focusing on an analysis of housing need, a report on the history of CLTs and the value of this strategy for permanent affordability, and a review of options and costs associated with establishing a CLT.

The Consultant Team



Michael Chaney is a Technical Advisor for the Florida Housing Coalition. He has 21 years of experience providing technical assistance to local government, nonprofit housing professionals, and consumers throughout Florida. Chaney offers training and technical assistance to the advisors implementing Florida's Hardest Hit foreclosure prevention program. He also serves as a trainer for the Coalition's Housing Workshops, where his focus includes monitoring

Michael Chaney
TECHNICAL ADVISOR

nonprofit sponsors, enhancing rehabilitation strategies, and general housing program administration. Michael is certified by NeighborWorks for both Homebuyer Counseling and Foreclosure Prevention and served as a NeighborWorks instructor for Florida-based 5-day certification trainings for housing counselors. He has written several articles for the Coalition's journal on topics related to foreclosure prevention, SHIP and housing for people with disabilities. Mr. Chaney holds a Bachelor's degree from Loyola University in New Orleans and a Masters of Social Work Administration from Florida State University, where he has served as an adjunct faculty member of the housing department.



Blaise Denton
TECHNICAL ADVISOR

Blaise Denton is a Technical Advisor for the Florida Housing Coalition. He has years of experience working with state and local government focusing on affordable housing, transportation-oriented development, historic preservation, and special populations issues. Prior to joining the Coalition, Blaise worked as a training and policy specialist at the Florida Department of Elder Affairs, where he designed E-Learning courses used to train hundreds of adult day care administrators, created budgeting systems to help manage over two million federal grant dollars, and provided planning and policy services. He has facilitated stakeholder meetings while researching transportation-oriented development and community safety issues in Tallahassee, Orlando, and nationally. Previously he has worked with the Florida Main Street Program, where he provided local communities with access to research, marketing, and ArcGIS services. Blaise specializes in ArcGIS, land use planning and practices, community stakeholder engagement, technical writing, and training services across the spectrum of the Coalition's work. Blaise holds a Master's Degree in Urban and Regional Planning and a dual Bachelors in Literature and Religion from Florida State University.



Kody Glazer is the Legal Director of the Florida Housing Coalition. He graduated Magna Cum Laude from the Florida State University College of Law and has experience with local and state governmental affairs, fair housing, land use, and environmental law. Prior to joining the Coalition, Kody clerked for the National Fair Housing Alliance in Washington D.C. where he gained valuable insight into federal funding mechanisms and discrimination laws that affect affordable housing and opportunity. Kody has also clerked for the Leon County Attorney's Office and Hopping Green & Sams P.A. where he specialized in land use and environmental law focusing on the land development process of various local governments and

Kody Glazer
LEGAL DIRECTOR

other processes that affect the makeup of the human environment. Kody was a member of the Florida State University Law Review, the Journal of Land Use & Environmental Law, and in 2019, was chosen to represent the FSU College of Law as an outstanding law student by the City, County and Local Government Section of the Florida Bar.



Jaimie Ross
PRESIDENT & CEO

Jaimie Ross is the President and CEO of the Florida Housing Coalition. Jaimie has more than 30 years of affordable housing expertise as a land use, real estate, and public interest lawyer. In 1991, she initiated the broad-based coalition that successfully advocated the passage of the William E. Sadowski Affordable Housing Act, providing a dedicated revenue source for affordable housing in Florida. Jaimie continues to facilitate the Sadowski Coalition to ensure funding for Florida's state and local housing programs. Her work includes all forms of legislative and administrative advocacy and education related to the planning and financing of affordable housing. Jaimie is a frequent keynote speaker within Florida and nationally and has authored numerous articles on the planning and financing of affordable housing and smart growth tools for producing and preserving affordable housing. With funding from the Rockefeller Foundation, she conducted the primary research that led to the production of best practices for inclusionary housing programs and the founding of the Florida Community Land Trust Institute in January 2000. She is the past chair of the Affordable Housing Committee for the Florida Bar. Nationally, Jaimie serves on the Executive Committee of the Grounded Solutions Network Board. She is a nationally recognized expert in avoiding and overcoming Not in My Back Yard (NIMBY) opposition to affordable housing.

Project Timeframe and Compensation

The dates in the timeline shown will be modified as appropriate prior to contract execution between the Florida Housing Coalition and the Client.

Task	Tentative Completion Dates	Cost
Kickoff meeting, document review	1/15/2020	\$4,000
Produce and present 90-minute Webinar for Taskforce	1/30/2020	\$1,500
Preparation and facilitation of four (4) Task Force sessions; includes four (4) pre-and post-session debriefs with Client	8/1/2020	\$18,000
Draft and deliver Affordable Housing Plan (including layout; client will provide printing)	8/1/2020	\$ 6,000
Presentation of Housing Plan to City Council	9/1/2020	\$3,000
Total		\$32,500

The time for completion of the project is anticipated to be 10 months from the date of contract. The final timeline will be determined at project kickoff.

In the event the City determines additional services are needed, the Coalition will provide those services at a rate of \$150.00 per hour.



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