



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Agenda - Final

Urban Core Redevelopment Board

Tuesday, January 24, 2023

3:30 PM

Hagler Mason Conference Room, 2nd Floor

Members of the public may attend the meeting in person.

Members of the public may also attend and participate via live stream or phone. Live meeting video: cityofpensacola.com/428/Live-Meeting-Video.
Public input form here: www.cityofpensacola.com/UCRBInput.

CALL TO ORDER

DETERMINATION OF QUORUM

ELECTION OF OFFICERS

APPROVAL OF MINUTES

1. [23-00082](#) UCRB MEETING MINUTES - 07/26/22 & 10/25/22

Attachments: [UCRB MEETING MINUTES 7/26/22 & 10/25/22](#)

OLD BUSINESS

NEW BUSINESS

2. [23-00049](#) FY2024 PROJECT PRIORITIES

Recommendation: That the Urban Core Redevelopment Board (UCRB) identify project priorities for project development and/or implementation within the Urban Core Redevelopment Area for fiscal year 2024.

Attachments: [UCRB Project Updates Jan 2023](#)
[CRA Program Manager UC Report 1.24.2023](#)
[Residential Property Improvement Guidelines](#)
[Residential Resiliency Program Guidelines](#)
[Rent and Income Limits](#)
[Commercial Property Improvement Program Guidelines](#)
[DIB UCRD FY2023-24 Plan](#)

REPORTS AND ANNOUNCEMENTS

BOARD MEMBER COMMENTS**OPEN FORUM****ADJOURNMENT**

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 850-436-5640 (or TDD 435-1666) for further information. Requests 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 #: 23-00082

Urban Core Redevelopment Board

1/24/2023

SUBJECT:

UCRB MEETING MINUTES - 07/26/22 & 10/25/22



City of Pensacola

URBAN CORE REDEVELOPMENT BOARD

DRAFT

Meeting Minutes

July 26, 2022,

2:36 P. M.

Hagler Mason Conference Rm.

The Urban Core Redevelopment Board (UCRB) meeting was called to order by Chairperson Satterwhite at 2:36 P.M

CALL TO ORDER

UCRB MEMBERS PRESENT: Gregory Dziadon, Melanie Nichols, Marilynn Wiggins, Christopher Satterwhite, James Hlubek, Spencer Leeper

UCRB MEMBERS ABSENT: Teniade Broughton, Blake Foster, Nester Taylor, Kelly Wieczorek

The public attended the meeting via live stream or phone only. Public participation was available as follows:

To watch the meeting live visit: cityofpensacola.com/428/Live-Meeting-Video.

To provide input:

- For Public Forum, for items not on the agenda: Citizens may submit an online form here: www.cityofpensacola.com/UCRBInput **beginning at 12:00 P.M. until 2:30 P.M. only** to indicate they wish to speak during Public Forum **and include a phone number. Staff will call the person** at the appropriate time so the citizen can directly address the UCRB using a telephone held up to a microphone.
- For agenda items: Citizens may submit an online form here: www.cityofpensacola.com/UCRBInput, **beginning at 12:00 P.M., until that agenda item has been voted upon or public comment has been closed by the Chair** to indicate they wish to speak to a specific item on the agenda **and include a phone number. Staff will call the person** at the appropriate time so the citizen can directly address the UCRB using a telephone held up to a microphone. **Any form received after an agenda item has been voted upon or public comment has been closed will not be considered.**

DETERMINATION OF QUORUM

A quorum was present.

APPROVAL OF MINUTES

1. [22-00777 UCRB MINUTES FOR 04/26/2022](#)

A motion was made by UCRB Member Melanie Nichols, seconded by UCRB Member Gregory Dziadon.

The motion carried by the following vote:

Yes: 6	Gregory Dziadon, Melanie Nichols, Marilyn Wiggins, Christopher Satterwhite, James Hlubek, Spencer Leeper
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No: 0	None
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OLD BUSINESS

None.

NEW BUSINESS

None.

REPORTS AND ANNOUNCEMENTS

2. [22-00771 PROJECT UPDATES](#)

Recommendation: That the Board receive updates on projects identified under its' recommended project list and implementation plan.

CRA Manager Helen Gibson provided project updates. CRA Program Manager Hilary Halford gave an update on the Residential Property Improvement and Commercial Façade Programs. Christine Crespo, City Affordable Housing Manager gave an update on the affordable housing initiative. Staff responded accordingly to questions.

BOARD MEMBER COMMENTS

None.

OPEN FORUM

None.

ADJOURNMENT

APPROVED _____

3:09 P.M.



City of Pensacola

URBAN CORE REDEVELOPMENT BOARD

Meeting Minutes

October 25, 2022,

2:33 P.M.

Hagler Mason Conference Room

The Urban Core Redevelopment Board (UCRB) meeting was called to order by Chairperson Satterwhite at 2:33 P.M.

CALL TO ORDER

UCRB MEMBERS PRESENT: Melanie Nichols, Christopher Satterwhite, James Hlubek, Blake Foster, Teniade Broughton (2:48p.m. Via Teams)

UCRB MEMBERS ABSENT: Kelly Wieczorek, Marilynn Wiggins, Gregory Dziadon, Spencer Leeper

The public attended the meeting via live stream or phone only. Public participation was available as follows:

To watch the meeting live visit: cityofpensacola.com/428/Live-Meeting-Video.

To provide input:

- For Public Forum, for items not on the agenda: Citizens may submit an online form here: www.cityofpensacola.com/UCRBInput **beginning at 12:00 P.M. until 2:30 P.M. only** to indicate they wish to speak during Public Forum **and include a phone number. Staff will call the person** at the appropriate time so the citizen can directly address the UCRB using a telephone held up to a microphone.
- For agenda items: Citizens may submit an online form here: www.cityofpensacola.com/UCRBInput, **beginning at 12:00 P.M., until that agenda item has been voted upon or public comment has been closed by the Chair** to indicate they wish to speak to a specific item on the agenda **and include a phone number. Staff will call the person** at the appropriate time so the citizen can directly address the UCRB using a telephone held up to a microphone. **Any form received after an agenda item has been voted upon or public comment has been closed will not be considered.**

DETERMINATION OF QUORUM

A quorum was not present.

APPROVAL OF MINUTES

1. [22-01048 UCRB MINUTES 7/26/2022](#)

Item was postponed until the next meeting, due to lack of a quorum.

OLD BUSINESS

None.

NEW BUSINESS

2. [22-01051 FY2024 PROJECT PRIORITIES](#)

Recommendation: That the Urban Core Redevelopment Board (UCRB) identify project priorities for project development and/or implementation within the Urban Core Redevelopment Area for fiscal year 2024.

Action was postponed until the next meeting, due to lack of a quorum.

Asst. CRA Manager Victoria D'Angelo provided project item updates and responded accordingly to questions. Deputy City Administrator David Forte, CRA Program Manager Hilary Halford, and City Affordable Housing Manager Christine Crespo all spoke to the item and answered questions accordingly.

REPORTS AND ANNOUNCEMENTS

None.

BOARD MEMBER COMMENTS

None.

OPEN FORUM

None.

ADJOURNMENT

APPROVED _____

3:27 P.M.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00049

Urban Core Redevelopment Board

1/24/2023

ACTION ITEM

SPONSOR: Christopher Satterwhite, Chairperson

SUBJECT:

FY2024 PROJECT PRIORITIES

RECOMMENDATION:

That the Urban Core Redevelopment Board (UCRB) identify project priorities for project development and/or implementation within the Urban Core Redevelopment Area for fiscal year 2024.

SUMMARY:

On February 27, 2020, City Council established the Urban Core Redevelopment Board (UCRB) to provide for the ongoing involvement of stakeholder groups in the Urban Core community redevelopment area. The principal duty of the UCRB is to make recommendations regarding implementation of the Urban Core Community Redevelopment Plan.

On July 21, 2020, the Urban Core Redevelopment Board (UCRB) recommended a project list and implementation plan for the Urban Core Redevelopment Area, which was subsequently amended.

Since budget preparation for the upcoming fiscal year (FY2024) will begin in January, it is appropriate for the UCRB to define its project priorities for the FY2024 fiscal year during its January meeting. Project priorities will be considered for incorporation into the FY2024 CRA Work Plan and any applicable/appropriate budgets

STAFF CONTACT:

Victoria D'Angelo, CRA Assistant Manager

ATTACHMENTS:

- 1) UCRB Project Updates Jan 2023
- 2) CRA Program Manager UC Report 1.24.2023
- 3) Residential Property Improvement Program Guidelines

4) Residential Resiliency Program Guidelines

5) Rent and Income Limits

6) Commercial Property Improvement Program Guidelines

7) DIB UCRB FY2023-24 PLAN

URBAN CORE PROJECT LIST AND IMPLEMENTATION PLAN

1/24/2023

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
Community Policing	Urban Core	Implementation of community policing strategies within the Urban Core CRA through the City of Pensacola Police Department (PPD).	Thru FY2028	On-going	The officers will provide an update.	Eric Randall, PPD Chief, Victoria D'Angelo, Assistant CRA Manager	UCRB recommended inclusion in project list.
West Main Street Corridor Management	Urban Core / Westside	Corridor management of West Main Street from Clubbs to Barrancas.	Thru FY2028	Planning/Pre-Design	The RFQ for Design has been advertised and closed November 18th. Two firms submitted packets and the selection committee is currently reviewing. The selection committee is meeting January 19th to review and rank the firms.	Caitlin Cerame, Transportation Planner	UCRB recommended inclusion in project list.
Two Way Conversion MLK/Alcaniz & Davis	Urban Core / Eastside	Two-way conversion of MLK Blvd/Alcaniz St & Davis Hwy from I-110 interstate to Wright St. <i>Project managed by the Florida Department of Transportation in coordination with the City of Pensacola and Escambia County.</i>	Thru FY2028	Planning/Pre-Design	This project is currently ranked #25 on the FL-AL TPO project priorities. It was not funded this cycle in the FDOT FY24-28 work program	Caitlin Cerame, Transportation Planner	ERB & UCRB recommended inclusion in project list.
Residential Property Improvement Program	Urban Core / Eastside / Westside	Improvements for residential properties under CRA Residential Property Improvement Program within City's adopted CRA districts. Program is available for owner occupied, long term rental and vacant homes. More information available on the City website: www.cityofpensacola.com/CRAPrograms	Thru FY2028	On-going	See attached report. Hilary Halford, Program Manager will provide an update.	Hilary Halford, CRA Program Manager	ERB, UCRB & WRB recommended inclusion in project list.
Residential Resiliency Program	Urban Core / Eastside / Westside	Improvements to residential property under CRA Residential Resiliency Program within the City's designated Urban Core, Westside and Eastside community redevelopment areas to repair storm- damaged structures and secure at-risk property against future hazards caused by natural disasters. Typical improvements include emergency roof repair and replacement, hazardous tree removal and trimming, emergency electrical, plumbing or structural repairs, and mechanical equipment (i.e.) HVAC repairs and, in high flood hazard zones, elevation. Forgivable loan program.	Thru FY2028	On-going	See attached report. Hilary Halford, Program Manager will provide an update.	Hilary Halford, CRA Program Manager	ERB, UCRB & WRB recommended inclusion in project list.
CRA Commercial Façade Improvement Program	Urban Core/ Westside	Improvements for non-residential properties under CRA Commercial Façade Improvement Program. Available for improvements visible from the right of way and limited roofing, parking and structural. Primary target area historic Belmont DeVilliers Commercial Core, secondary target area (limited to culturally significant and historic properties only) includes priority areas within greater Belmont DeVilliers neighborhood, immediately adjoining commercial core.	Thru FY2028	On-going	See attached report. Hilary Halford, Program Manager will provide an update.	Hilary Halford, CRA Program Manager	UCRB & WRB recommended inclusion in project list.
Affordable Housing Initiatives	Urban Core / Westside/Eastside	Affordable housing initiatives within the Urban Core, Westside and Eastside areas as identified in the redevelopment plans and in support of the City's overarching 500 homes in 5 Years Initiative. Projects may include rehabilitation programs and affordable, workforce, mixed use, and mixed income projects and strategies.	Thru FY2028	On-going	Christine Crespo, Affordable Housing Manager, will provide an update.	Marcie Whitacker, Housing Director; Christine Crespo, Affordable Housing Manager	ERB, UCRB & WRB recommended inclusion in project list.
Reus Streetscape Revitalization	Urban Core	Streetscape and corridor improvements including sidewalk, decorative elements, ADA, curb-cut, lighting, street trees/landscape, and crosswalk improvements along Reus Street from Cervantes to Main. Phase II to include segment of Reus Street from Garden to Cervantes.	Thru FY2022	Phase1 Complete	-	-	UCRB recommended inclusion in project list.

URBAN CORE PROJECT LIST AND IMPLEMENTATION PLAN

1/24/2023

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
DeVilliers Streetscape Revitalization	Urban Core	Streetscape and corridor improvements including sidewalk, decorative elements, ADA, curb-cut, lighting, street trees/landscape, and crosswalk improvements along DeVilliers Street from Cervantes to Main. Project to be constructed in phases - Phase I to include segment of DeVilliers from Main to Garden. Phase II to include segment of DeVilliers from Garden to Cervantes.	Thru FY2021	Complete	-	-	UCRB recommended inclusion in project list.
"A" Streetscape Revitalization	Urban Core / Westside	Streetscape and corridor improvements including sidewalk, decorative elements, ADA, curb-cut, lighting, street trees/landscape, crosswalk, and bicycle improvements along "A" Street from Cervantes to Main.	Thru FY2023	Design Modification	Phase 1 was placed out to bid. The bid received was substantially over the engineers estimate and so the bid was rejected. Scope will be modified to include improvements from curb to curb and removal of trees previously identified (conflicts with infrastructure/dead) due to budget constraints.	Brad Hinote, City Engineer; Chris Mauldin, Engineering Construction Manager	UCRB & WRB recommended inclusion in project list.
Garden Street (Median) Landscape Improvements	Urban Core	Landscape improvements within the Garden Street median from Alcaniz to "A" Street. Improvements supported by FDOT Landscape Beautification Grant.	Thru FY2022	Complete	-	-	UCRB recommended inclusion in project list.
"Hashtag" Streetscape / Continuous Waterfront Trail System (Phases 1-3)	Urban Core	Streetscape and corridor improvements along Main Street, Cedar Street, Palafox Street and Jefferson Street. Project anticipated to be completed in phases - Main Street from Baylen Street to Alcaniz Street (Phase 1); Cedar Street from Alcaniz Street to Community Maritime Park (Phase 2); and Palafox Street and Jefferson Street from Intendencia Street to waterfront (Phase 3 - subject to additional funding availability).	Thru FY2028	Phase 1 - Design Modification	No bids have yet been received for phase 1. Scope for Phase 1 (Main Street) will be modified to include improvements from curb to curb.	Brad Hinote, City Engineer; Chris Mauldin, Engineering Construction Manager	UCRB recommended inclusion in project list.
Bruce Beach Park Improvements (Phases 1 and 2)	Urban Core	Park improvements to Bruce Beach Natural Area guided by the Urban Core Community Redevelopment Plan and the Waterfront Framework Plan developed by SCAPE.	Thru FY2024	Phase 1 -Construction; Phase 2 - Design	Bid has been awarded and construction has commenced. Phase 2 design underway, 60% plans anticipated early 2023.	Brad Hinote, City Engineer; Victoria D'Angelo, Assistant CRA Manager	UCRB recommended inclusion in project list.
"East Garden District" Jefferson Street Road Diet/Streetscape	Urban Core	Construction of streetscape and corridor improvements along Jefferson Street, east of Garden Street within the East Garden District.	Thru FY2023	Substantially complete	-	-	UCRB recommended inclusion in project list.
Community Maritime Park Day Marina	Urban Core	Floating day-use marina to be located along southwest segment of Community Maritime Park.	Thru FY2023	Construction	Bid awarded May 2022. Project is moving along on schedule. Due to weather and material delays the substantial completion date is expected to be May 2023.	Rick Bates, Building Construction & Facilities Manager; Allyson Wise, Asst. Project Manager Public Works	UCRB recommended inclusion in project list.
Sidewalk Improvements	Urban Core	Sidewalk improvements including repairs and connectivity guided by the redevelopment plans and the City's recent sidewalk ADA accessibility study.	Thru FY2024	On-going	-	Brad Hinote, City Engineer; Chris Mauldin, Engineering Construction Manager	UCRB recommended inclusion in project list.

URBAN CORE PROJECT LIST AND IMPLEMENTATION PLAN

1/24/2023

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
Hollice T. Williams Urban Greenway & Skate Park	Urban Core / Eastside	Storm water, park (including skate park) and greenway improvements beneath the I-110 interstate overpass along Hayne Street from Wright Street to Jordan Street. <i>Design and permitted funded by Escambia County RESTORE grant, and managed by Escambia County in coordination with the City of Pensacola. Design to consider the 2010 Hollice T. Williams Urban Greenway Framework Plan concepts .</i>	Thru FY2028	Design (Park); Construction (Skate Park)	Design for park complete. Funding is being sought. FDOT has tentatively programmed funding for multi-use path improvements in its work plan. Bid for skate park awarded May 2022, construction underway. Project is moving along on schedule. Due to weather and material delays the substantial completion date is expected to be May 2023.	Skate Park: Rick Bates, Building Construction & Facilities Manager; Allyson Wise, Asst. Project Manager Public Works Greenway: Escambia County - Terri Berry, Interim RESTORE Program Manager, City - Brad Hinote, City Engineer, Caitlin Cerame, Transportation Planner	ERB & UCRB recommended inclusion in project list.
Downtown Improvement District Initiatives	Urban Core	As provided in DIB Tentative Work Plan.	Thru FY2025	On-going	-	Walker Wilson, DIB Executive Director	UCRB recommended inclusion in project list.

**City Of Pensacola Community Redevelopment Agency
Urban Core
Programs Status Report
January 2023**

RESIDENTIAL PPROPERTY IMPROVEMENT (RPIP)

The Residential Property Improvement Program (RPIP) is designed to support the preservation and creation of affordable housing, preservation and enhancement of traditional neighborhood character, blight elimination and prevention, and preservation enhancement of the tax base in accordance with the public purposes authorized under Florida Statutes. (For full details of the program guidelines and current Area Median Income limits please see attached.)

TOTAL PROJECTS ON LIST: 9

Projects currently under contract with work in progress: 5

Projects ready for Invitations to Bid: 0

Projects invited for full application: 0

Projects with Scopes of Work pending from Inspector: 0

Projects out to bid: 0

Pre-eligibility applications approved with inspections pending: 3

Pre-eligibility applicants have been approved but on hold per applicant request: 1

Information requested (no pre-eligibility applications yet received): 2

Projects closed in the past quarter: 0

*Projects appropriate for the Resiliency Program are identified through the RPIP pre-eligibility screening process. (Please see attached guidelines for complete program details)

Information requested specifically for the Resiliency Program: 0

COMMERCIAL PROPERTY IMPROVEMENT PROGRAM

The Commercial Property Improvement Program is provided as part of an overall redevelopment program which assists in the elimination of blight within the City's designated Urban Core community redevelopment area. This program is designed to leverage private investment to improve the exterior facades of eligible commercial, historical, and culturally significant buildings and to complement other community revitalization efforts. (For full details please see attached program guidelines)

TOTAL PROJECTS ON THE LIST: 4

Projects Completed/Pending Forgiveness: 1

Pending Invitation to Bid: 2

Pending Completion: 1

Pending Inspection: 0



RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM GUIDELINES

PROGRAM PURPOSE

The Residential Property Improvement Program ("RPIP") is designed to support the preservation and creation of affordable housing, preservation and enhancement of traditional neighborhood character, blight elimination and prevention, and preservation and enhancement of the tax base in accordance with the public purposes authorized under Chapter 163, Part III of the Florida Statutes.

PROPERTY ELIGIBILITY

- Must be located within an eligible target area within a City of Pensacola community redevelopment district, if applicable. Visit www.cityofpensacola.com/CRAPrograms to verify eligible areas.
- Must be used primarily for residential purposes.
- Eligible building types include:
 - Buildings that appear from the street to be an individual single family, a duplex or a single family attached home (such as a townhome) and accessory dwelling units, regardless of number of units.
 - Live-work or mixed-use buildings where the principal use of the building is residential. (ex. home occupation)
- May be occupied by the property owner ("owner-occupied"), long-term rental (12 months or more) or vacant (subject to occupancy terms).

HOUSEHOLD INCOME REQUIREMENTS

Homes assisted through this program support households within an annual income of **120% Area Median Income ("AMI") or less**, adjusted for family size, based on the Florida Housing Finance Corporation's (FHFC) annual income limits for Escambia County, Florida.

Owner Occupied: Households with annual income of 120% AMI or less are eligible.

Rental Property: Long-term rental property (12 months or more) is eligible under this program. Where the household income of the landlord exceeds 120% AMI, he or she shall be responsible to provide a match equal to 30% of the project costs. Rental property must be occupied by a household at or below 120% AMI at the time of application or within 90 days of project completion. Referral to Section 8 can be provided. Rents may not increase more than 3% each year and monthly rent amounts may not exceed the affordability rent limits published annually by the Florida Housing Finance Corporation. The lease must be provided to establish eligibility.

Vacant Property: Vacant property must be occupied within 90 days of project completion or immediately listed for sale upon project closeout and conveyed in accordance with the terms of the affordability period covenants described below.

In instances where property will be sold immediately upon improvement, requirements shall be the same as rental property.

ELIGIBLE IMPROVEMENTS

Eligible improvements include the following:

- Exterior repair and enhancements necessary to restore building appearance, integrity, and character.
- Fencing, lighting and limited landscape and pavement.
- Other improvements necessary to enhance the street face of the property and provide for safe and decent living conditions.

Priority will be given to exterior features that are visible from the public realm.

PROJECT TYPE

Terms for this program are based on the degree of improvement needed, as determined by a program inspector in coordination with the owner, and actual project costs. The project type shall correlate with the affordability period requirements described under “Affordability Period Covenants” below.

- **Moderate Rehabilitation**
Cost Range: Up to \$28,000 Affordability Period: 5 years
Cost Range: \$28,001 - \$40,000 Affordability Period: 7 years
- **Major Rehabilitation**
Cost Range: \$40,001 - \$70,000 Affordability Period: 10 years
- **Substantial Reconstruction**
Cost Range: \$70,001 - \$105,000 Affordability Period: 15 years

* Should an owner wish to remove the affordability period covenants after 5 years of good and faithful compliance with the program, he or she may repay the amount of the program assistance minus a forgiveness benefit of 70% of the actual project costs paid by the program, up to \$28,000. Forgiveness is calculated daily of the 5-year period.

AFFORDABILITY PERIOD COVENANTS

To meet the CRA's goal of increasing and preserving affordable housing within the redevelopment districts, this program will apply covenants, secured by a lien agreement, upon the property during the "affordability period" described under "Rehabilitation Needs" above. The covenants will not require repayment of the assistance amount if the property is retained for affordable housing or transferred to an eligible relative, as defined in the program policy, and the home is not intentionally demolished and/or rebuilt.

If the property is not transferred to an eligible relative during the Affordability Period, and the owner decides to sell the property, the property must either be

- a. Sold to an owner-occupant whose household income is at or below 120% AMI or
- b. Sold to a landlord who will rent the home to a household at or below 120% AMI within 90 days of acquisition.

**City of Pensacola
Community Redevelopment
Agency**
222 W. Main Street, Pensacola FL
32502
www.cityofpensacola.com/cra

Administered By:
Community Redevelopment
Agency
Hilary Halford, Program Manager
(850) 436-5654
hhalford@cityofpensacola.com

Program subject to funding availability and full terms described in the program policy and affiliated agreements.



Residential Resiliency Program Guidelines

The Residential Resiliency Program is designed to support blight removal and prevention by repairing storm-damaged structures or securing at-risk property against future damage caused by natural hazards such as hurricanes and flooding.

The public purposes addressed by the Program are consistent with those authorized by the Community Redevelopment Act Chapter 163 of the Florida Statutes, including the elimination and prevention of blight, revitalization of neighborhoods, the elimination or improvement of the shortage of affordable housing for low or moderate income residents and the preservation or enhancement of the tax base.

ELIGIBLE PROPERTY

Eligible property includes residential owner-occupied property, and residential long-term lease property (12 months or more) rented to tenants with a household income at or below 80% Area Median Income (AMI) for Escambia County, Florida, and located within the City of Pensacola's designated Urban Core, Westside or Eastside community redevelopment area.

FUNDING LIMITS

- **Owner-Occupied Property:** \$15,000(80% AMI or less) / \$7,500 (+80% AMI)
- **Long-Term Lease Property:** \$7,500 (Tenant household income 80% AMI or less)

In emergency response and recovery situations where an immediate threat is posed to safety of the building and its inhabitants and/or an immediate response is necessary to prevent further degradation of the building, household income verification may be waived. However, should household income not be verified, funded improvements shall be limited to the minimum amount of work needed to address the immediate hazard, and funding shall not exceed \$8,000.

All awards subject to funding availability.

ELIGIBLE IMPROVEMENTS Typical eligible

improvements include (but not limited to):

- Emergency roof repair/replacement
- Hazardous tree removal/trimming
- Electrical, plumbing and structural repairs
- At-risk mechanical equipment (i.e. HVAC systems) repair/replacement and/or elevation

Other improvements that remedy storm damage or secure at-risk property against future damage caused by natural hazards may be considered on a case-by-case basis. Subject to inspection by a licensed and insured Contractor or CRA-appointed inspector.

Roofing: Roofing repairs/replacement must be warranted pursuant to inspection by a licensed and insured Contractor or a CRA-appointed inspector.

Hazardous Trees: Trees must have already fallen or be deemed hazardous pursuant to inspection by a licensed and insured Contractor or a CRA-appointed inspector.

Electrical, Plumbing, Structural: Must present a hazard to health and/or property if not repaired, such as a risk for fire, exposure of home to outside elements, or potential for major damage to the home.

At-Risk Mechanical Equipment: Equipment must be at-risk for storm damage or damaged by a recent storm event and attributed to the safety and integrity of the home. Elevation limited to properties located in high flood hazard areas (Zones A and V) as defined by the most recent FEMA flood maps. Visit the Northwest Florida Water Management District website for more information on flood hazard areas: <http://portal.nwfwmdfloodmaps.com/>.

TYPE OF ASSISTANCE:

Assistance is provided as a zero-interest forgivable deferred loan secured by a sub-ordinate lien agreement. The lien period is 1 year for owner-occupied property and 3 years for long-term lease property. The lien is forgiven on a daily basis over the course of the lien period. At expiration of the lien period, the loan is forgiven in full with program compliance.

Eligible program participants shall be eligible to apply for assistance under other residential CRA programs after a period of one (1) year, commencing on the beginning date of the lien period and terminating one (1) year thereafter. However, improvements made under this program shall not be eligible for modification or reconstruction.

Leased Property: Limited to landlords renting to households at or below 80% AMI. Rents must not be increased more than 3% per year during the lien period, and must be certified annually to the Community Redevelopment Agency (CRA).

Transfer of Property: During the lien period, transfer of property shall only be permissible to an eligible heir, as defined by Florida law. In the event of the transfer of property to an heir, such heir shall assume all responsibilities for compliance under the program.

Duplication of Benefits: This program shall not be used to duplicate or supplant benefits received or available from insurance policy payouts, and FEMA assistance programs.

CONTRACTING PROCEDURES:

The property owner shall be responsible for contracting licensed and insured contractors to conduct the improvements according to the following procedures:

Bids shall be solicited on behalf of the property owner, from three (3) or more licensed and insured contractors who are qualified to conduct the improvements. Contractors to be bid shall be selected by the property owner. The project shall be awarded to the lowest and most responsive bidder. **Owner shall not cause work to commence until a program agreement has been executed and the Contactor has been issued a Purchase**

Order.

In emergency response and recovery situations, the contracting procedures above, may be waived at the discretion of the CRA Manager, in accordance with emergency procurement laws. Administration of and contracting under this program may also be facilitated and/or secured by a Partnering Agency or City Department during these events.

Inspection: In instances when a CRA-appointed inspector cannot be provided, a report shall be provided by a licensed and insured contractor, including pictures and written documentation of the conditions warranting improvement.

Payment shall be made by the CRA directly to the Contractor.

PRIORITIZATION: In instances of high program demand and limited funding, program approvals may be prioritized based on the extent of damage and degree of threat to the building and its inhabitants (e.g. a tree that has fallen on or near a structure will receive higher priority than a tree that poses a threat to a property), as well as, household income (households at or below 80% AMI will receive higher priority than households over 80% AMI) and direct impacts caused by major storm events such as hurricanes and floods.

PROCEDURES:

1. Upon submittal of a complete application, including all supporting documentation, the Program Administrator will determine initial eligibility for program participation.
2. Upon a finding of initial eligibility, or in conjunction with the application, the project shall be placed out to bid. Upon receipt of the bids, the project shall then be considered for approval.
3. Upon approval, the Owner shall enter into a work contract with his/her Contractor and execute the Lien Agreement. A Notice to Proceed (NTP) establishing the start date for construction will be issued to the selected Contractor.

Completion must be achieved within 90 days from the established start date unless otherwise authorized by the CRA Manager or his or her representative.

4. The lien will be forgiven in full at the conclusion of the lien period with program compliance.

**City of Pensacola
Community Redevelopment
Agency**
222 W. Main Street, Pensacola FL
32502
www.cityofpensacola.com/cra

Administered By:
Hilary Halford, Program Manager
(850) 436-5654
hhalford@cityofpensacola.com

Program subject to funding availability and full terms described in the program documents.

HUD release: 4/18/2022

Effective: 4/18/2022

**2022 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Alachua County (Gainesville HMFA) Median: 85,600	30%	17,200	19,650	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		430	460	575	752	929	1,106
	50%	28,700	32,800	36,900	40,950	44,250	47,550	50,800	54,100	57,330	60,606	717	768	922	1,065	1,188	1,311
	80%	45,850	52,400	58,950	65,500	70,750	76,000	81,250	86,500	91,728	96,970	1,146	1,228	1,473	1,703	1,900	2,096
	120%	68,880	78,720	88,560	98,280	106,200	114,120	121,920	129,840	137,592	145,454	1,722	1,845	2,214	2,556	2,853	3,147
	140%	80,360	91,840	103,320	114,660	123,900	133,140	142,240	151,480	160,524	169,697	2,009	2,152	2,583	2,982	3,328	3,671
Baker County (Baker County HMFA) Median: 81,200	30%	17,050	19,500	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		426	456	575	752	929	1,106
	50%	28,450	32,500	36,550	40,600	43,850	47,100	50,350	53,600	56,840	60,088	711	761	913	1,055	1,177	1,299
	80%	45,500	52,000	58,500	64,950	70,150	75,350	80,550	85,750	90,944	96,141	1,137	1,218	1,462	1,688	1,883	2,078
	120%	68,280	78,000	87,720	97,440	105,240	113,040	120,840	128,640	136,416	144,211	1,707	1,828	2,193	2,533	2,826	3,118
	140%	79,660	91,000	102,340	113,680	122,780	131,880	140,980	150,080	159,152	168,246	1,991	2,133	2,558	2,955	3,297	3,638
Bay County (Panama City MSA) Median: 78,100	30%	15,800	18,310	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		395	426	575	752	929	1,106
	50%	26,300	30,050	33,800	37,550	40,600	43,600	46,600	49,600	52,570	55,574	657	704	845	976	1,090	1,202
	80%	42,100	48,100	54,100	60,100	64,950	69,750	74,550	79,350	84,112	88,918	1,052	1,127	1,352	1,563	1,743	1,923
	120%	63,120	72,120	81,120	90,120	97,440	104,640	111,840	119,040	126,168	133,378	1,578	1,690	2,028	2,344	2,616	2,886
	140%	73,640	84,140	94,640	105,140	113,680	122,080	130,480	138,880	147,196	155,607	1,841	1,972	2,366	2,735	3,052	3,367
Bradford County Median: 60,600	30%	13,590	18,310	23,030	27,750	32,470	35,250	37,650	40,100	Refer to HUD		339	398	575	752	881	971
	50%	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	42,490	44,918	531	569	683	789	881	971
	80%	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100	67,984	71,869	850	910	1,092	1,262	1,408	1,554
	120%	51,000	58,320	65,640	72,840	78,720	84,600	90,360	96,240	101,976	107,803	1,275	1,366	1,641	1,894	2,115	2,332
	140%	59,500	68,040	76,580	84,980	91,840	98,700	105,420	112,280	118,972	125,770	1,487	1,594	1,914	2,210	2,467	2,721
Brevard County (Palm Bay-Melbourne-Titusville MSA) Median: 82,300	30%	17,050	19,500	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		426	456	575	752	929	1,106
	50%	28,450	32,500	36,550	40,600	43,850	47,100	50,350	53,600	56,840	60,088	711	761	913	1,055	1,177	1,299
	80%	45,500	52,000	58,500	64,950	70,150	75,350	80,550	85,750	90,944	96,141	1,137	1,218	1,462	1,688	1,883	2,078
	120%	68,280	78,000	87,720	97,440	105,240	113,040	120,840	128,640	136,416	144,211	1,707	1,828	2,193	2,533	2,826	3,118
	140%	79,660	91,000	102,340	113,680	122,780	131,880	140,980	150,080	159,152	168,246	1,991	2,133	2,558	2,955	3,297	3,638
Broward County (Fort Lauderdale HMFA) Median: 82,100	30%	19,050	21,800	24,500	27,750	32,470	37,190	41,910	46,630	Refer to HUD		476	510	612	752	929	1,106
	50%	31,750	36,300	40,850	45,350	49,000	52,650	56,250	59,900	63,490	67,118	793	850	1,021	1,179	1,316	1,451
	80%	50,800	58,050	65,300	72,550	78,400	84,200	90,000	95,800	101,584	107,389	1,270	1,360	1,632	1,886	2,105	2,322
	120%	76,200	87,120	98,040	108,840	117,600	126,360	135,000	143,760	152,376	161,083	1,905	2,041	2,451	2,830	3,159	3,484
	140%	88,900	101,640	114,380	126,980	137,200	147,420	157,500	167,720	177,772	187,930	2,222	2,381	2,859	3,302	3,685	4,065

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.

HUD release: 4/18/2022

Effective: 4/18/2022

**2022 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Calhoun County Median: 63,600	30%	13,590	18,310	23,030	27,750	32,470	35,950	38,400	40,900	Refer to HUD		339	398	575	752	898	991
	50%	21,700	24,800	27,900	30,950	33,450	35,950	38,400	40,900	43,330	45,806	542	581	697	805	898	991
	80%	34,650	39,600	44,550	49,500	53,500	57,450	61,400	65,350	69,328	73,290	866	928	1,113	1,287	1,436	1,584
	120%	52,080	59,520	66,960	74,280	80,280	86,280	92,160	98,160	103,992	109,934	1,302	1,395	1,674	1,932	2,157	2,379
	140%	60,760	69,440	78,120	86,660	93,660	100,660	107,520	114,520	121,324	128,257	1,519	1,627	1,953	2,254	2,516	2,775
Charlotte County (Punta Gorda MSA) Median: 76,000	30%	15,250	18,310	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		381	419	575	752	929	1,106
	50%	25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850	50,750	53,650	635	680	816	942	1,051	1,160
	80%	40,600	46,400	52,200	58,000	62,650	67,300	71,950	76,600	81,200	85,840	1,015	1,087	1,305	1,508	1,682	1,856
	120%	60,960	69,600	78,360	87,000	93,960	100,920	107,880	114,840	121,800	128,760	1,524	1,632	1,959	2,262	2,523	2,784
	140%	71,120	81,200	91,420	101,500	109,620	117,740	125,860	133,980	142,100	150,220	1,778	1,904	2,285	2,639	2,943	3,248
Citrus County Median: 68,600	30%	13,590	18,310	23,030	27,750	32,470	35,950	38,400	40,900	Refer to HUD		339	398	575	752	898	991
	50%	21,700	24,800	27,900	30,950	33,450	35,950	38,400	40,900	43,330	45,806	542	581	697	805	898	991
	80%	34,650	39,600	44,550	49,500	53,500	57,450	61,400	65,350	69,328	73,290	866	928	1,113	1,287	1,436	1,584
	120%	52,080	59,520	66,960	74,280	80,280	86,280	92,160	98,160	103,992	109,934	1,302	1,395	1,674	1,932	2,157	2,379
	140%	60,760	69,440	78,120	86,660	93,660	100,660	107,520	114,520	121,324	128,257	1,519	1,627	1,953	2,254	2,516	2,775
Clay County (Jacksonville HMFA) Median: 86,500	30%	17,600	20,100	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		440	471	575	752	929	1,106
	50%	29,300	33,450	37,650	41,800	45,150	48,500	51,850	55,200	58,520	61,864	732	784	941	1,086	1,212	1,338
	80%	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350	93,632	98,982	1,171	1,255	1,506	1,740	1,941	2,141
	120%	70,320	80,280	90,360	100,320	108,360	116,400	124,440	132,480	140,448	148,474	1,758	1,882	2,259	2,608	2,910	3,211
	140%	82,040	93,660	105,420	117,040	126,420	135,800	145,180	154,560	163,856	173,219	2,051	2,196	2,635	3,043	3,395	3,746
Collier County (Naples-Immokalee- Marco Island MSA) Median: 98,600	30%	19,850	22,650	25,500	28,300	32,470	37,190	41,910	46,630	Refer to HUD		496	531	637	759	929	1,106
	50%	33,050	37,750	42,450	47,150	50,950	54,700	58,500	62,250	66,010	69,782	826	885	1,061	1,226	1,367	1,509
	80%	52,850	60,400	67,950	75,450	81,500	87,550	93,600	99,600	105,616	111,651	1,321	1,415	1,698	1,961	2,188	2,415
	120%	79,320	90,600	101,880	113,160	122,280	131,280	140,400	149,400	158,424	167,477	1,983	2,124	2,547	2,943	3,282	3,622
	140%	92,540	105,700	118,860	132,020	142,660	153,160	163,800	174,300	184,828	195,390	2,313	2,478	2,971	3,433	3,829	4,226
Columbia County Median: 65,500	30%	13,800	18,310	23,030	27,750	32,470	37,190	40,650	43,250	Refer to HUD		345	401	575	752	929	1,048
	50%	22,950	26,200	29,500	32,750	35,400	38,000	40,650	43,250	45,850	48,470	573	614	737	851	950	1,048
	80%	36,700	41,950	47,200	52,400	56,600	60,800	65,000	69,200	73,360	77,552	917	983	1,180	1,362	1,520	1,677
	120%	55,080	62,880	70,800	78,600	84,960	91,200	97,560	103,800	110,040	116,328	1,377	1,474	1,770	2,044	2,280	2,517
	140%	64,260	73,360	82,600	91,700	99,120	106,400	113,820	121,100	128,380	135,716	1,606	1,720	2,065	2,385	2,660	2,936

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Effective: 4/18/2022

**2022 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
DeSoto County Median: 46,600	30%	13,590	18,310	23,030	27,750	32,470	35,250	37,650	40,100	Refer to HUD		339	398	575	752	881	971
	50%	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	42,490	44,918	531	569	683	789	881	971
	80%	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100	67,984	71,869	850	910	1,092	1,262	1,408	1,554
	120%	51,000	58,320	65,640	72,840	78,720	84,600	90,360	96,240	101,976	107,803	1,275	1,366	1,641	1,894	2,115	2,332
	140%	59,500	68,040	76,580	84,980	91,840	98,700	105,420	112,280	118,972	125,770	1,487	1,594	1,914	2,210	2,467	2,721
Dixie County Median: 50,400	30%	13,590	18,310	23,030	27,750	32,470	35,250	37,650	40,100	Refer to HUD		339	398	575	752	881	971
	50%	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	42,490	44,918	531	569	683	789	881	971
	80%	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100	67,984	71,869	850	910	1,092	1,262	1,408	1,554
	120%	51,000	58,320	65,640	72,840	78,720	84,600	90,360	96,240	101,976	107,803	1,275	1,366	1,641	1,894	2,115	2,332
	140%	59,500	68,040	76,580	84,980	91,840	98,700	105,420	112,280	118,972	125,770	1,487	1,594	1,914	2,210	2,467	2,721
Duval County (Jacksonville HMFA) Median: 86,500	30%	17,600	20,100	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		440	471	575	752	929	1,106
	50%	29,300	33,450	37,650	41,800	45,150	48,500	51,850	55,200	58,520	61,864	732	784	941	1,086	1,212	1,338
	80%	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350	93,632	98,982	1,171	1,255	1,506	1,740	1,941	2,141
	120%	70,320	80,280	90,360	100,320	108,360	116,400	124,440	132,480	140,448	148,474	1,758	1,882	2,259	2,608	2,910	3,211
	140%	82,040	93,660	105,420	117,040	126,420	135,800	145,180	154,560	163,856	173,219	2,051	2,196	2,635	3,043	3,395	3,746
Escambia County (Pensacola-Ferry Pass-Brent MSA) Median: 79,500	30%	16,250	18,600	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		406	435	575	752	929	1,106
	50%	27,100	30,950	34,800	38,650	41,750	44,850	47,950	51,050	54,110	57,202	677	725	870	1,005	1,121	1,237
	80%	43,300	49,500	55,700	61,850	66,800	71,750	76,700	81,650	86,576	91,523	1,082	1,160	1,392	1,608	1,793	1,979
	120%	65,040	74,280	83,520	92,760	100,200	107,640	115,080	122,520	129,864	137,285	1,626	1,741	2,088	2,412	2,691	2,970
	140%	75,880	86,660	97,440	108,220	116,900	125,580	134,260	142,940	151,508	160,166	1,897	2,031	2,436	2,814	3,139	3,465
Flagler County (Palm Coast HMFA) Median: 74,600	30%	15,700	18,310	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		392	425	575	752	929	1,106
	50%	26,150	29,850	33,600	37,300	40,300	43,300	46,300	49,250	52,220	55,204	653	700	840	970	1,082	1,194
	80%	41,800	47,800	53,750	59,700	64,500	69,300	74,050	78,850	83,552	88,326	1,045	1,120	1,343	1,552	1,732	1,911
	120%	62,760	71,640	80,640	89,520	96,720	103,920	111,120	118,200	125,328	132,490	1,569	1,680	2,016	2,328	2,598	2,866
	140%	73,220	83,580	94,080	104,440	112,840	121,240	129,640	137,900	146,216	154,571	1,830	1,960	2,352	2,716	3,031	3,344
Franklin County Median: 61,800	30%	13,590	18,310	23,030	27,750	32,470	35,850	38,350	40,800	Refer to HUD		339	398	575	752	896	989
	50%	21,650	24,750	27,850	30,900	33,400	35,850	38,350	40,800	43,260	45,732	541	580	696	803	896	989
	80%	34,650	39,600	44,550	49,450	53,450	57,400	61,350	65,300	69,216	73,171	866	928	1,113	1,286	1,435	1,583
	120%	51,960	59,400	66,840	74,160	80,160	86,040	92,040	97,920	103,824	109,757	1,299	1,392	1,671	1,929	2,151	2,374
	140%	60,620	69,300	77,980	86,520	93,520	100,380	107,380	114,240	121,128	128,050	1,515	1,624	1,949	2,250	2,509	2,770

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**2022 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Gadsden County (Tallahassee HMFA) Median: 81,200	30%	17,050	19,500	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		426	456	575	752	929	1,106
	50%	28,450	32,500	36,550	40,600	43,850	47,100	50,350	53,600	56,840	60,088	711	761	913	1,055	1,177	1,299
	80%	45,500	52,000	58,500	64,950	70,150	75,350	80,550	85,750	90,944	96,141	1,137	1,218	1,462	1,688	1,883	2,078
	120%	68,280	78,000	87,720	97,440	105,240	113,040	120,840	128,640	136,416	144,211	1,707	1,828	2,193	2,533	2,826	3,118
	140%	79,660	91,000	102,340	113,680	122,780	131,880	140,980	150,080	159,152	168,246	1,991	2,133	2,558	2,955	3,297	3,638
Gilchrist County (Gainesville HMFA) Median: 85,600	30%	17,200	19,650	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		430	460	575	752	929	1,106
	50%	28,700	32,800	36,900	40,950	44,250	47,550	50,800	54,100	57,330	60,606	717	768	922	1,065	1,188	1,311
	80%	45,850	52,400	58,950	65,500	70,750	76,000	81,250	86,500	91,728	96,970	1,146	1,228	1,473	1,703	1,900	2,096
	120%	68,880	78,720	88,560	98,280	106,200	114,120	121,920	129,840	137,592	145,454	1,722	1,845	2,214	2,556	2,853	3,147
	140%	80,360	91,840	103,320	114,660	123,900	133,140	142,240	151,480	160,524	169,697	2,009	2,152	2,583	2,982	3,328	3,671
Glades County Median: 54,200	30%	13,590	18,310	23,030	27,750	32,470	35,250	37,650	40,100	Refer to HUD		339	398	575	752	881	971
	50%	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	42,490	44,918	531	569	683	789	881	971
	80%	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100	67,984	71,869	850	910	1,092	1,262	1,408	1,554
	120%	51,000	58,320	65,640	72,840	78,720	84,600	90,360	96,240	101,976	107,803	1,275	1,366	1,641	1,894	2,115	2,332
	140%	59,500	68,040	76,580	84,980	91,840	98,700	105,420	112,280	118,972	125,770	1,487	1,594	1,914	2,210	2,467	2,721
Gulf County Median: 61,600	30%	13,590	18,310	23,030	27,750	32,470	35,750	38,200	40,700	Refer to HUD		339	398	575	752	893	986
	50%	21,600	24,650	27,750	30,800	33,300	35,750	38,200	40,700	43,120	45,584	540	578	693	801	893	986
	80%	34,550	39,450	44,400	49,300	53,250	57,200	61,150	65,100	68,992	72,934	863	925	1,110	1,281	1,430	1,578
	120%	51,840	59,160	66,600	73,920	79,920	85,800	91,680	97,680	103,488	109,402	1,296	1,387	1,665	1,923	2,145	2,367
	140%	60,480	69,020	77,700	86,240	93,240	100,100	106,960	113,960	120,736	127,635	1,512	1,618	1,942	2,243	2,502	2,761
Hamilton County Median: 56,400	30%	13,590	18,310	23,030	27,750	32,470	35,250	37,650	40,100	Refer to HUD		339	398	575	752	881	971
	50%	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	42,490	44,918	531	569	683	789	881	971
	80%	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100	67,984	71,869	850	910	1,092	1,262	1,408	1,554
	120%	51,000	58,320	65,640	72,840	78,720	84,600	90,360	96,240	101,976	107,803	1,275	1,366	1,641	1,894	2,115	2,332
	140%	59,500	68,040	76,580	84,980	91,840	98,700	105,420	112,280	118,972	125,770	1,487	1,594	1,914	2,210	2,467	2,721
Hardee County Median: 54,900	30%	13,590	18,310	23,030	27,750	32,470	35,250	37,650	40,100	Refer to HUD		339	398	575	752	881	971
	50%	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	42,490	44,918	531	569	683	789	881	971
	80%	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100	67,984	71,869	850	910	1,092	1,262	1,408	1,554
	120%	51,000	58,320	65,640	72,840	78,720	84,600	90,360	96,240	101,976	107,803	1,275	1,366	1,641	1,894	2,115	2,332
	140%	59,500	68,040	76,580	84,980	91,840	98,700	105,420	112,280	118,972	125,770	1,487	1,594	1,914	2,210	2,467	2,721

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HUD release: 4/18/2022

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**2022 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Hendry County Median: 50,100	30%	13,590	18,310	23,030	27,750	32,470	35,250	37,650	40,100	Refer to HUD		339	398	575	752	881	971
	50%	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	42,490	44,918	531	569	683	789	881	971
	80%	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100	67,984	71,869	850	910	1,092	1,262	1,408	1,554
	120%	51,000	58,320	65,640	72,840	78,720	84,600	90,360	96,240	101,976	107,803	1,275	1,366	1,641	1,894	2,115	2,332
	140%	59,500	68,040	76,580	84,980	91,840	98,700	105,420	112,280	118,972	125,770	1,487	1,594	1,914	2,210	2,467	2,721
Hernando County (Tampa-St.Petersburg- Clearwater MSA) Median: 82,100	30%	17,300	19,750	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		432	463	575	752	929	1,106
	50%	28,750	32,850	36,950	41,050	44,350	47,650	50,950	54,200	57,470	60,754	718	770	923	1,067	1,191	1,314
	80%	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750	91,952	97,206	1,150	1,232	1,478	1,708	1,906	2,103
	120%	69,000	78,840	88,680	98,520	106,440	114,360	122,280	130,080	137,928	145,810	1,725	1,848	2,217	2,562	2,859	3,154
	140%	80,500	91,980	103,460	114,940	124,180	133,420	142,660	151,760	160,916	170,111	2,012	2,156	2,586	2,989	3,335	3,680
Highlands County Median: 63,500	30%	13,590	18,310	23,030	27,750	32,470	35,950	38,400	40,900	Refer to HUD		339	398	575	752	898	991
	50%	21,700	24,800	27,900	30,950	33,450	35,950	38,400	40,900	43,330	45,806	542	581	697	805	898	991
	80%	34,650	39,600	44,550	49,500	53,500	57,450	61,400	65,350	69,328	73,290	866	928	1,113	1,287	1,436	1,584
	120%	52,080	59,520	66,960	74,280	80,280	86,280	92,160	98,160	103,992	109,934	1,302	1,395	1,674	1,932	2,157	2,379
	140%	60,760	69,440	78,120	86,660	93,660	100,660	107,520	114,520	121,324	128,257	1,519	1,627	1,953	2,254	2,516	2,775
Hillsborough County (Tampa-St.Petersburg- Clearwater MSA) Median: 82,100	30%	17,300	19,750	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		432	463	575	752	929	1,106
	50%	28,750	32,850	36,950	41,050	44,350	47,650	50,950	54,200	57,470	60,754	718	770	923	1,067	1,191	1,314
	80%	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750	91,952	97,206	1,150	1,232	1,478	1,708	1,906	2,103
	120%	69,000	78,840	88,680	98,520	106,440	114,360	122,280	130,080	137,928	145,810	1,725	1,848	2,217	2,562	2,859	3,154
	140%	80,500	91,980	103,460	114,940	124,180	133,420	142,660	151,760	160,916	170,111	2,012	2,156	2,586	2,989	3,335	3,680
Holmes County Median: 56,800	30%	13,590	18,310	23,030	27,750	32,470	35,250	37,650	40,100	Refer to HUD		339	398	575	752	881	971
	50%	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	42,490	44,918	531	569	683	789	881	971
	80%	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100	67,984	71,869	850	910	1,092	1,262	1,408	1,554
	120%	51,000	58,320	65,640	72,840	78,720	84,600	90,360	96,240	101,976	107,803	1,275	1,366	1,641	1,894	2,115	2,332
	140%	59,500	68,040	76,580	84,980	91,840	98,700	105,420	112,280	118,972	125,770	1,487	1,594	1,914	2,210	2,467	2,721
Indian River County (Sebastian-Vero Beach MSA) Median: 79,900	30%	16,800	19,200	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		420	450	575	752	929	1,106
	50%	28,000	32,000	36,000	39,950	43,150	46,350	49,550	52,750	55,930	59,126	700	750	900	1,038	1,158	1,278
	80%	44,750	51,150	57,550	63,900	69,050	74,150	79,250	84,350	89,488	94,602	1,118	1,198	1,438	1,661	1,853	2,045
	120%	67,200	76,800	86,400	95,880	103,560	111,240	118,920	126,600	134,232	141,902	1,680	1,800	2,160	2,493	2,781	3,069
	140%	78,400	89,600	100,800	111,860	120,820	129,780	138,740	147,700	156,604	165,553	1,960	2,100	2,520	2,908	3,244	3,580

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**2022 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Jackson County Median: 58,000	30%	13,590	18,310	23,030	27,750	32,470	35,250	37,650	40,100	Refer to HUD		339	398	575	752	881	971
	50%	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	42,490	44,918	531	569	683	789	881	971
	80%	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100	67,984	71,869	850	910	1,092	1,262	1,408	1,554
	120%	51,000	58,320	65,640	72,840	78,720	84,600	90,360	96,240	101,976	107,803	1,275	1,366	1,641	1,894	2,115	2,332
	140%	59,500	68,040	76,580	84,980	91,840	98,700	105,420	112,280	118,972	125,770	1,487	1,594	1,914	2,210	2,467	2,721
Jefferson County (Tallahassee HMFA) Median: 81,200	30%	17,050	19,500	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		426	456	575	752	929	1,106
	50%	28,450	32,500	36,550	40,600	43,850	47,100	50,350	53,600	56,840	60,088	711	761	913	1,055	1,177	1,299
	80%	45,500	52,000	58,500	64,950	70,150	75,350	80,550	85,750	90,944	96,141	1,137	1,218	1,462	1,688	1,883	2,078
	120%	68,280	78,000	87,720	97,440	105,240	113,040	120,840	128,640	136,416	144,211	1,707	1,828	2,193	2,533	2,826	3,118
	140%	79,660	91,000	102,340	113,680	122,780	131,880	140,980	150,080	159,152	168,246	1,991	2,133	2,558	2,955	3,297	3,638
Lafayette County Median: 64,900	30%	13,590	18,310	23,030	27,750	32,470	37,050	39,600	42,150	Refer to HUD		339	398	575	752	926	1,021
	50%	22,350	25,550	28,750	31,900	34,500	37,050	39,600	42,150	44,660	47,212	558	598	718	830	926	1,021
	80%	35,750	40,850	45,950	51,050	55,150	59,250	63,350	67,400	71,456	75,539	893	957	1,148	1,327	1,481	1,634
	120%	53,640	61,320	69,000	76,560	82,800	88,920	95,040	101,160	107,184	113,309	1,341	1,437	1,725	1,992	2,223	2,452
	140%	62,580	71,540	80,500	89,320	96,600	103,740	110,880	118,020	125,048	132,194	1,564	1,676	2,012	2,324	2,593	2,861
Lake County (Orlando-Kissimmee-Sanford MSA) Median: 80,100	30%	17,400	19,900	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		435	466	575	752	929	1,106
	50%	29,050	33,200	37,350	41,450	44,800	48,100	51,400	54,750	58,030	61,346	726	778	933	1,078	1,202	1,326
	80%	46,450	53,050	59,700	66,300	71,650	76,950	82,250	87,550	92,848	98,154	1,161	1,243	1,492	1,724	1,923	2,122
	120%	69,720	79,680	89,640	99,480	107,520	115,440	123,360	131,400	139,272	147,230	1,743	1,867	2,241	2,587	2,886	3,184
	140%	81,340	92,960	104,580	116,060	125,440	134,680	143,920	153,300	162,484	171,769	2,033	2,178	2,614	3,018	3,367	3,715
Lee County (Cape Coral-Fort Myers MSA) Median: 83,200	30%	16,900	19,300	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		422	452	575	752	929	1,106
	50%	28,150	32,200	36,200	40,200	43,450	46,650	49,850	53,100	56,280	59,496	703	754	905	1,045	1,166	1,286
	80%	45,050	51,450	57,900	64,300	69,450	74,600	79,750	84,900	90,048	95,194	1,126	1,206	1,447	1,671	1,865	2,058
	120%	67,560	77,280	86,880	96,480	104,280	111,960	119,640	127,440	135,072	142,790	1,689	1,810	2,172	2,509	2,799	3,088
	140%	78,820	90,160	101,360	112,560	121,660	130,620	139,580	148,680	157,584	166,589	1,970	2,112	2,534	2,927	3,265	3,603

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**2022 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Leon County (Tallahassee HMFA) Median: 81,200	30%	17,050	19,500	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		426	456	575	752	929	1,106
	50%	28,450	32,500	36,550	40,600	43,850	47,100	50,350	53,600	56,840	60,088	711	761	913	1,055	1,177	1,299
	80%	45,500	52,000	58,500	64,950	70,150	75,350	80,550	85,750	90,944	96,141	1,137	1,218	1,462	1,688	1,883	2,078
	120%	68,280	78,000	87,720	97,440	105,240	113,040	120,840	128,640	136,416	144,211	1,707	1,828	2,193	2,533	2,826	3,118
	140%	79,660	91,000	102,340	113,680	122,780	131,880	140,980	150,080	159,152	168,246	1,991	2,133	2,558	2,955	3,297	3,638
Levy County HMFA Median: 51,900	30%	13,590	18,310	23,030	27,750	32,470	35,250	37,650	40,100	Refer to HUD		339	398	575	752	881	971
	50%	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	42,490	44,918	531	569	683	789	881	971
	80%	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100	67,984	71,869	850	910	1,092	1,262	1,408	1,554
	120%	51,000	58,320	65,640	72,840	78,720	84,600	90,360	96,240	101,976	107,803	1,275	1,366	1,641	1,894	2,115	2,332
	140%	59,500	68,040	76,580	84,980	91,840	98,700	105,420	112,280	118,972	125,770	1,487	1,594	1,914	2,210	2,467	2,721
Liberty County Median: 46,700	30%	13,590	18,310	23,030	27,750	32,470	35,250	37,650	40,100	Refer to HUD		339	398	575	752	881	971
	50%	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	42,490	44,918	531	569	683	789	881	971
	80%	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100	67,984	71,869	850	910	1,092	1,262	1,408	1,554
	120%	51,000	58,320	65,640	72,840	78,720	84,600	90,360	96,240	101,976	107,803	1,275	1,366	1,641	1,894	2,115	2,332
	140%	59,500	68,040	76,580	84,980	91,840	98,700	105,420	112,280	118,972	125,770	1,487	1,594	1,914	2,210	2,467	2,721
Madison County Median: 53,500	30%	13,590	18,310	23,030	27,750	32,470	35,250	37,650	40,100	Refer to HUD		339	398	575	752	881	971
	50%	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	42,490	44,918	531	569	683	789	881	971
	80%	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100	67,984	71,869	850	910	1,092	1,262	1,408	1,554
	120%	51,000	58,320	65,640	72,840	78,720	84,600	90,360	96,240	101,976	107,803	1,275	1,366	1,641	1,894	2,115	2,332
	140%	59,500	68,040	76,580	84,980	91,840	98,700	105,420	112,280	118,972	125,770	1,487	1,594	1,914	2,210	2,467	2,721
Manatee County (North Port-Sarasota-Bradenton MSA) Median: 90,400	30%	18,150	20,750	23,350	27,750	32,470	37,190	41,910	46,630	Refer to HUD		453	486	583	752	929	1,106
	50%	30,250	34,550	38,850	43,150	46,650	50,100	53,550	57,000	60,410	63,862	756	810	971	1,122	1,252	1,381
	80%	48,350	55,250	62,150	69,050	74,600	80,100	85,650	91,150	96,656	102,179	1,208	1,295	1,553	1,795	2,002	2,210
	120%	72,600	82,920	93,240	103,560	111,960	120,240	128,520	136,800	144,984	153,269	1,815	1,944	2,331	2,694	3,006	3,316
	140%	84,700	96,740	108,780	120,820	130,620	140,280	149,940	159,600	169,148	178,814	2,117	2,268	2,719	3,143	3,507	3,869
Marion County (Ocala MSA) Median: 65,200	30%	13,590	18,310	23,030	27,750	32,470	36,100	38,600	41,100	Refer to HUD		339	398	575	752	902	996
	50%	21,800	24,900	28,000	31,100	33,600	36,100	38,600	41,100	43,540	46,028	545	583	700	808	902	996
	80%	34,850	39,800	44,800	49,750	53,750	57,750	61,700	65,700	69,664	73,645	871	933	1,120	1,293	1,443	1,592
	120%	52,320	59,760	67,200	74,640	80,640	86,640	92,640	98,640	104,496	110,467	1,308	1,401	1,680	1,941	2,166	2,391
	140%	61,040	69,720	78,400	87,080	94,080	101,080	108,080	115,080	121,912	128,878	1,526	1,634	1,960	2,264	2,527	2,789

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**2022 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Martin County (Port Saint Lucie MSA) Median: 84,500	30%	16,800	19,200	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		420	450	575	752	929	1,106
	50%	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800	56,000	59,200	700	750	900	1,040	1,160	1,280
	80%	44,800	51,200	57,600	64,000	69,150	74,250	79,400	84,500	89,600	94,720	1,120	1,200	1,440	1,664	1,856	2,048
	120%	67,200	76,800	86,400	96,000	103,680	111,360	119,040	126,720	134,400	142,080	1,680	1,800	2,160	2,496	2,784	3,072
	140%	78,400	89,600	100,800	112,000	120,960	129,920	138,880	147,840	156,800	165,760	1,960	2,100	2,520	2,912	3,248	3,584
Miami-Dade County (Miami-Miami Bch-Kendall HMFA) Median: 68,300	30%	20,500	23,400	26,350	29,250	32,470	37,190	41,910	46,630	Refer to HUD		512	548	658	771	929	1,106
	50%	34,150	39,000	43,900	48,750	52,650	56,550	60,450	64,350	68,250	72,150	853	914	1,097	1,267	1,413	1,560
	80%	54,600	62,400	70,200	78,000	84,250	90,500	96,750	103,000	109,200	115,440	1,365	1,462	1,755	2,028	2,262	2,496
	120%	81,960	93,600	105,360	117,000	126,360	135,720	145,080	154,440	163,800	173,160	2,049	2,194	2,634	3,042	3,393	3,744
	140%	95,620	109,200	122,920	136,500	147,420	158,340	169,260	180,180	191,100	202,020	2,390	2,560	3,073	3,549	3,958	4,368
Monroe County Median: 100,500	30%	21,550	24,600	27,700	30,750	33,250	37,190	41,910	46,630	Refer to HUD		538	576	692	800	929	1,106
	50%	35,900	41,000	46,150	51,250	55,350	59,450	63,550	67,650	71,750	75,850	897	961	1,153	1,332	1,486	1,640
	80%	57,400	65,600	73,800	82,000	88,600	95,150	101,700	108,250	114,800	121,360	1,435	1,537	1,845	2,132	2,378	2,624
	120%	86,160	98,400	110,760	123,000	132,840	142,680	152,520	162,360	172,200	182,040	2,154	2,307	2,769	3,198	3,567	3,936
	140%	100,520	114,800	129,220	143,500	154,980	166,460	177,940	189,420	200,900	212,380	2,513	2,691	3,230	3,731	4,161	4,592
Nassau County (Jacksonville hmfa) Median: 86,500	30%	17,600	20,100	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		440	471	575	752	929	1,106
	50%	29,300	33,450	37,650	41,800	45,150	48,500	51,850	55,200	58,520	61,864	732	784	941	1,086	1,212	1,338
	80%	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350	93,632	98,982	1,171	1,255	1,506	1,740	1,941	2,141
	120%	70,320	80,280	90,360	100,320	108,360	116,400	124,440	132,480	140,448	148,474	1,758	1,882	2,259	2,608	2,910	3,211
	140%	82,040	93,660	105,420	117,040	126,420	135,800	145,180	154,560	163,856	173,219	2,051	2,196	2,635	3,043	3,395	3,746
Okaloosa County (Crestview-Fort Walton Beach-Destin HMFA) Median: 90,600	30%	18,450	21,100	23,750	27,750	32,470	37,190	41,910	46,630	Refer to HUD		461	494	593	752	929	1,106
	50%	30,800	35,200	39,600	43,950	47,500	51,000	54,500	58,050	61,530	65,046	770	825	990	1,143	1,275	1,406
	80%	49,250	56,250	63,300	70,300	75,950	81,550	87,200	92,800	98,448	104,074	1,231	1,318	1,582	1,828	2,038	2,250
	120%	73,920	84,480	95,040	105,480	114,000	122,400	130,800	139,320	147,672	156,110	1,848	1,980	2,376	2,743	3,060	3,376
	140%	86,240	98,560	110,880	123,060	133,000	142,800	152,600	162,540	172,284	182,129	2,156	2,310	2,772	3,200	3,570	3,939
Okeechobee County Median: 53,900	30%	13,590	18,310	23,030	27,750	32,470	35,250	37,650	40,100	Refer to HUD		339	398	575	752	881	971
	50%	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	42,490	44,918	531	569	683	789	881	971
	80%	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100	67,984	71,869	850	910	1,092	1,262	1,408	1,554
	120%	51,000	58,320	65,640	72,840	78,720	84,600	90,360	96,240	101,976	107,803	1,275	1,366	1,641	1,894	2,115	2,332
	140%	59,500	68,040	76,580	84,980	91,840	98,700	105,420	112,280	118,972	125,770	1,487	1,594	1,914	2,210	2,467	2,721

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HUD release: 4/18/2022

Effective: 4/18/2022

**2022 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Orange County (Orlando-Kissimmee-Sanford MSA) Median: 80,100	30%	17,400	19,900	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		435	466	575	752	929	1,106
	50%	29,050	33,200	37,350	41,450	44,800	48,100	51,400	54,750	58,030	61,346	726	778	933	1,078	1,202	1,326
	80%	46,450	53,050	59,700	66,300	71,650	76,950	82,250	87,550	92,848	98,154	1,161	1,243	1,492	1,724	1,923	2,122
	120%	69,720	79,680	89,640	99,480	107,520	115,440	123,360	131,400	139,272	147,230	1,743	1,867	2,241	2,587	2,886	3,184
	140%	81,340	92,960	104,580	116,060	125,440	134,680	143,920	153,300	162,484	171,769	2,033	2,178	2,614	3,018	3,367	3,715
Osceola County (Orlando-Kissimmee-Sanford MSA) Median: 80,100	30%	17,400	19,900	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		435	466	575	752	929	1,106
	50%	29,050	33,200	37,350	41,450	44,800	48,100	51,400	54,750	58,030	61,346	726	778	933	1,078	1,202	1,326
	80%	46,450	53,050	59,700	66,300	71,650	76,950	82,250	87,550	92,848	98,154	1,161	1,243	1,492	1,724	1,923	2,122
	120%	69,720	79,680	89,640	99,480	107,520	115,440	123,360	131,400	139,272	147,230	1,743	1,867	2,241	2,587	2,886	3,184
	140%	81,340	92,960	104,580	116,060	125,440	134,680	143,920	153,300	162,484	171,769	2,033	2,178	2,614	3,018	3,367	3,715
Palm Beach County (W Palm Bch-Boca Raton HMFA) Median: 90,300	30%	19,350	22,100	24,850	27,750	32,470	37,190	41,910	46,630	Refer to HUD		483	518	621	752	929	1,106
	50%	32,200	36,800	41,400	46,000	49,700	53,400	57,050	60,750	64,400	68,080	805	862	1,035	1,196	1,335	1,472
	80%	51,550	58,900	66,250	73,600	79,500	85,400	91,300	97,200	103,040	108,928	1,288	1,380	1,656	1,913	2,135	2,356
	120%	77,280	88,320	99,360	110,400	119,280	128,160	136,920	145,800	154,560	163,392	1,932	2,070	2,484	2,871	3,204	3,534
	140%	90,160	103,040	115,920	128,800	139,160	149,520	159,740	170,100	180,320	190,624	2,254	2,415	2,898	3,349	3,738	4,123
Pasco County (Tampa-St.Petersburg-Clearwater MSA) Median: 82,100	30%	17,300	19,750	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		432	463	575	752	929	1,106
	50%	28,750	32,850	36,950	41,050	44,350	47,650	50,950	54,200	57,470	60,754	718	770	923	1,067	1,191	1,314
	80%	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750	91,952	97,206	1,150	1,232	1,478	1,708	1,906	2,103
	120%	69,000	78,840	88,680	98,520	106,440	114,360	122,280	130,080	137,928	145,810	1,725	1,848	2,217	2,562	2,859	3,154
	140%	80,500	91,980	103,460	114,940	124,180	133,420	142,660	151,760	160,916	170,111	2,012	2,156	2,586	2,989	3,335	3,680
Pinellas County (Tampa-St.Petersburg-Clearwater MSA) Median: 82,100	30%	17,300	19,750	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		432	463	575	752	929	1,106
	50%	28,750	32,850	36,950	41,050	44,350	47,650	50,950	54,200	57,470	60,754	718	770	923	1,067	1,191	1,314
	80%	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750	91,952	97,206	1,150	1,232	1,478	1,708	1,906	2,103
	120%	69,000	78,840	88,680	98,520	106,440	114,360	122,280	130,080	137,928	145,810	1,725	1,848	2,217	2,562	2,859	3,154
	140%	80,500	91,980	103,460	114,940	124,180	133,420	142,660	151,760	160,916	170,111	2,012	2,156	2,586	2,989	3,335	3,680
Polk County (Lakeland-Winter Haven MSA) Median: 67,500	30%	14,200	18,310	23,030	27,750	32,470	37,190	41,850	44,550	Refer to HUD		355	406	575	752	929	1,080
	50%	23,650	27,000	30,400	33,750	36,450	39,150	41,850	44,550	47,250	49,950	591	633	760	877	978	1,080
	80%	37,800	43,200	48,600	54,000	58,350	62,650	67,000	71,300	75,600	79,920	945	1,012	1,215	1,404	1,566	1,728
	120%	56,760	64,800	72,960	81,000	87,480	93,960	100,440	106,920	113,400	119,880	1,419	1,519	1,824	2,106	2,349	2,592
	140%	66,220	75,600	85,120	94,500	102,060	109,620	117,180	124,740	132,300	139,860	1,655	1,772	2,128	2,457	2,740	3,024

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HUD release: 4/18/2022

Effective: 4/18/2022

**2022 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Putnam County Median: 54,700	30%	13,590	18,310	23,030	27,750	32,470	35,250	37,650	40,100	Refer to HUD		339	398	575	752	881	971
	50%	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	42,490	44,918	531	569	683	789	881	971
	80%	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100	67,984	71,869	850	910	1,092	1,262	1,408	1,554
	120%	51,000	58,320	65,640	72,840	78,720	84,600	90,360	96,240	101,976	107,803	1,275	1,366	1,641	1,894	2,115	2,332
	140%	59,500	68,040	76,580	84,980	91,840	98,700	105,420	112,280	118,972	125,770	1,487	1,594	1,914	2,210	2,467	2,721
Saint Johns County (Jacksonville HMFA) Median: 86,500	30%	17,600	20,100	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		440	471	575	752	929	1,106
	50%	29,300	33,450	37,650	41,800	45,150	48,500	51,850	55,200	58,520	61,864	732	784	941	1,086	1,212	1,338
	80%	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350	93,632	98,982	1,171	1,255	1,506	1,740	1,941	2,141
	120%	70,320	80,280	90,360	100,320	108,360	116,400	124,440	132,480	140,448	148,474	1,758	1,882	2,259	2,608	2,910	3,211
	140%	82,040	93,660	105,420	117,040	126,420	135,800	145,180	154,560	163,856	173,219	2,051	2,196	2,635	3,043	3,395	3,746
Saint Lucie County (Port Saint Lucie MSA) Median: 84,500	30%	16,800	19,200	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		420	450	575	752	929	1,106
	50%	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800	56,000	59,200	700	750	900	1,040	1,160	1,280
	80%	44,800	51,200	57,600	64,000	69,150	74,250	79,400	84,500	89,600	94,720	1,120	1,200	1,440	1,664	1,856	2,048
	120%	67,200	76,800	86,400	96,000	103,680	111,360	119,040	126,720	134,400	142,080	1,680	1,800	2,160	2,496	2,784	3,072
	140%	78,400	89,600	100,800	112,000	120,960	129,920	138,880	147,840	156,800	165,760	1,960	2,100	2,520	2,912	3,248	3,584
Santa Rosa County (Pensacola-Ferry Pass-Brent MSA) Median: 79,500	30%	16,250	18,600	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		406	435	575	752	929	1,106
	50%	27,100	30,950	34,800	38,650	41,750	44,850	47,950	51,050	54,110	57,202	677	725	870	1,005	1,121	1,237
	80%	43,300	49,500	55,700	61,850	66,800	71,750	76,700	81,650	86,576	91,523	1,082	1,160	1,392	1,608	1,793	1,979
	120%	65,040	74,280	83,520	92,760	100,200	107,640	115,080	122,520	129,864	137,285	1,626	1,741	2,088	2,412	2,691	2,970
	140%	75,880	86,660	97,440	108,220	116,900	125,580	134,260	142,940	151,508	160,166	1,897	2,031	2,436	2,814	3,139	3,465
Sarasota County (North Port-Sarasota-Bradenton MSA) Median: 90,400	30%	18,150	20,750	23,350	27,750	32,470	37,190	41,910	46,630	Refer to HUD		453	486	583	752	929	1,106
	50%	30,250	34,550	38,850	43,150	46,650	50,100	53,550	57,000	60,410	63,862	756	810	971	1,122	1,252	1,381
	80%	48,350	55,250	62,150	69,050	74,600	80,100	85,650	91,150	96,656	102,179	1,208	1,295	1,553	1,795	2,002	2,210
	120%	72,600	82,920	93,240	103,560	111,960	120,240	128,520	136,800	144,984	153,269	1,815	1,944	2,331	2,694	3,006	3,316
	140%	84,700	96,740	108,780	120,820	130,620	140,280	149,940	159,600	169,148	178,814	2,117	2,268	2,719	3,143	3,507	3,869
Seminole County (Orlando-Kissimmee-Sanford MSA) Median: 80,100	30%	17,400	19,900	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		435	466	575	752	929	1,106
	50%	29,050	33,200	37,350	41,450	44,800	48,100	51,400	54,750	58,030	61,346	726	778	933	1,078	1,202	1,326
	80%	46,450	53,050	59,700	66,300	71,650	76,950	82,250	87,550	92,848	98,154	1,161	1,243	1,492	1,724	1,923	2,122
	120%	69,720	79,680	89,640	99,480	107,520	115,440	123,360	131,400	139,272	147,230	1,743	1,867	2,241	2,587	2,886	3,184
	140%	81,340	92,960	104,580	116,060	125,440	134,680	143,920	153,300	162,484	171,769	2,033	2,178	2,614	3,018	3,367	3,715

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Florida Housing Finance Corporation
SHIP and HHRP Programs**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Sumter County Median: 83,300	30%	15,850	18,310	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		396	427	575	752	929	1,106
	50%	26,400	30,150	33,900	37,650	40,700	43,700	46,700	49,700	52,710	55,722	660	706	847	979	1,092	1,205
	80%	42,200	48,200	54,250	60,250	65,100	69,900	74,750	79,550	84,336	89,155	1,055	1,130	1,356	1,566	1,747	1,928
	120%	63,360	72,360	81,360	90,360	97,680	104,880	112,080	119,280	126,504	133,733	1,584	1,696	2,034	2,350	2,622	2,892
	140%	73,920	84,420	94,920	105,420	113,960	122,360	130,760	139,160	147,588	156,022	1,848	1,979	2,373	2,742	3,059	3,374
Suwannee County Median: 59,100	30%	13,590	18,310	23,030	27,750	32,470	35,250	37,650	40,100	Refer to HUD		339	398	575	752	881	971
	50%	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	42,490	44,918	531	569	683	789	881	971
	80%	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100	67,984	71,869	850	910	1,092	1,262	1,408	1,554
	120%	51,000	58,320	65,640	72,840	78,720	84,600	90,360	96,240	101,976	107,803	1,275	1,366	1,641	1,894	2,115	2,332
	140%	59,500	68,040	76,580	84,980	91,840	98,700	105,420	112,280	118,972	125,770	1,487	1,594	1,914	2,210	2,467	2,721
Taylor County Median: 55,800	30%	13,590	18,310	23,030	27,750	32,470	35,250	37,650	40,100	Refer to HUD		339	398	575	752	881	971
	50%	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	42,490	44,918	531	569	683	789	881	971
	80%	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100	67,984	71,869	850	910	1,092	1,262	1,408	1,554
	120%	51,000	58,320	65,640	72,840	78,720	84,600	90,360	96,240	101,976	107,803	1,275	1,366	1,641	1,894	2,115	2,332
	140%	59,500	68,040	76,580	84,980	91,840	98,700	105,420	112,280	118,972	125,770	1,487	1,594	1,914	2,210	2,467	2,721
Union County Median: 59,700	30%	13,590	18,310	23,030	27,750	32,470	35,250	37,650	40,100	Refer to HUD		339	398	575	752	881	971
	50%	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	42,490	44,918	531	569	683	789	881	971
	80%	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100	67,984	71,869	850	910	1,092	1,262	1,408	1,554
	120%	51,000	58,320	65,640	72,840	78,720	84,600	90,360	96,240	101,976	107,803	1,275	1,366	1,641	1,894	2,115	2,332
	140%	59,500	68,040	76,580	84,980	91,840	98,700	105,420	112,280	118,972	125,770	1,487	1,594	1,914	2,210	2,467	2,721
Volusia County (Deltona-Daytona Beach- Ormond Beach MSA) Median: 73,300	30%	15,400	18,310	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		385	421	575	752	929	1,106
	50%	25,600	29,250	32,900	36,550	39,500	42,400	45,350	48,250	51,170	54,094	640	685	822	950	1,060	1,170
	80%	40,950	46,800	52,650	58,500	63,200	67,900	72,550	77,250	81,872	86,550	1,023	1,096	1,316	1,521	1,697	1,872
	120%	61,440	70,200	78,960	87,720	94,800	101,760	108,840	115,800	122,808	129,826	1,536	1,645	1,974	2,281	2,544	2,808
	140%	71,680	81,900	92,120	102,340	110,600	118,720	126,980	135,100	143,276	151,463	1,792	1,919	2,303	2,661	2,968	3,276
Wakulla County (Wakulla County HMFA) Median: 78,800	30%	16,600	18,950	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		415	444	575	752	929	1,106
	50%	27,600	31,550	35,500	39,400	42,600	45,750	48,900	52,050	55,160	58,312	690	739	887	1,025	1,143	1,261
	80%	44,150	50,450	56,750	63,050	68,100	73,150	78,200	83,250	88,256	93,299	1,103	1,182	1,418	1,639	1,828	2,018
	120%	66,240	75,720	85,200	94,560	102,240	109,800	117,360	124,920	132,384	139,949	1,656	1,774	2,130	2,460	2,745	3,028
	140%	77,280	88,340	99,400	110,320	119,280	128,100	136,920	145,740	154,448	163,274	1,932	2,070	2,485	2,870	3,202	3,533

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.

HUD release: 4/18/2022

Effective: 4/18/2022

**2022 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Walton County HMFA	30%	16,350	18,700	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		408	438	575	752	929	1,106
	50%	27,250	31,150	35,050	38,900	42,050	45,150	48,250	51,350	54,460	57,572	681	730	876	1,011	1,128	1,245
	80%	43,600	49,800	56,050	62,250	67,250	72,250	77,200	82,200	87,136	92,115	1,090	1,167	1,401	1,618	1,806	1,992
	120%	65,400	74,760	84,120	93,360	100,920	108,360	115,800	123,240	130,704	138,173	1,635	1,752	2,103	2,428	2,709	2,988
	140%	76,300	87,220	98,140	108,920	117,740	126,420	135,100	143,780	152,488	161,202	1,907	2,044	2,453	2,833	3,160	3,486
Median: 85,300																	
Washington County	30%	13,590	18,310	23,030	27,750	32,470	35,250	37,650	40,100	Refer to HUD		339	398	575	752	881	971
	50%	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	42,490	44,918	531	569	683	789	881	971
	80%	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100	67,984	71,869	850	910	1,092	1,262	1,408	1,554
	120%	51,000	58,320	65,640	72,840	78,720	84,600	90,360	96,240	101,976	107,803	1,275	1,366	1,641	1,894	2,115	2,332
	140%	59,500	68,040	76,580	84,980	91,840	98,700	105,420	112,280	118,972	125,770	1,487	1,594	1,914	2,210	2,467	2,721
Median: 52,300																	

The HUD definition for extremely low income (30%) takes into consideration, and is limited by, the federal poverty guidelines which have fixed dollar amount adjustments by member count and are the same throughout the 48 contiguous states. The federal poverty guidelines are constrained by the limits for very low income (50%). Consequently, the extremely low income limits may equal the very low income limits.

Within its Income Limits Documentation system, HUD provides a method to calculate the extremely low income limit for families with more than 8 members.

https://www.huduser.gov/portal/datasets/il.html#2022_query

In the "Access Individual Income Limits Areas" section, click "Click Here for FY 2022 IL Documentation" then select the state and select the county then click "View County Calculations". In the Extremely Low Income Limits portion of the table, click "Explanation" and redirect to a new page. Scroll to the bottom of the page and select the number of household members (from 9 to 20).



COMMERCIAL PROPERTY IMPROVEMENT PROGRAM GUIDELINES

PROGRAM PURPOSE

The Commercial Property Improvement Program (“CPIP”) is designed to support preservation and enhancement of commercial and non-residential buildings, increased building occupancy and reuse, elimination and prevention of blight and preservation and enhancement of the tax base in accordance with the public purposes authorized under Chapter 163, Part III of the Florida Statutes.

PROPERTY ELIGIBILITY

- Must be located within an eligible target area within a City of Pensacola community redevelopment district, if applicable. Visit www.cityofpensacola.com/CRAPrograms to verify eligible areas.
- Eligible property types include:
 - Non-residential and mixed-use buildings (pursuant to policy terms)
 - Publicly accessible historic cemeteries
- May be occupied (subject to terms of use) or vacant (subject to occupancy/reuse terms).

*Tax-exempt organization and religious institutions subject to property type restrictions.

ELIGIBLE IMPROVEMENTS

Eligible improvements for non-residential buildings include the following:

- Exterior repair and enhancements necessary to restore building appearance, integrity, and character.
- Fencing, lighting, landscaping, signage and pavement.
- Other improvements necessary to enhance the street face of the property and provide for conditions that enable use or reuse.

Improvements shall be sufficient to provide a pleasant property façade that aligns with the historic and urban character of the neighborhood and support use or reuse of the property. Priority will be given to exterior features that are visible from the public realm.

Eligible improvements for cemeteries shall be limited to permanent improvements such as fencing and signage.

Projects shall be competitively bid pursuant to program requirements.

FUNDING THRESHOLDS & MATCHING

Non-Residential Buildings

Funding threshold and terms for non-residential buildings are based on the age, size, cultural and/or historical significance of the site and the degree of improvement needed, as determined by a program inspector in coordination with the owner. Funding thresholds shall correlate with the affordability period requirements described under “Maintenance and Occupancy Period” below.

Maximum Award

SQUARE FOOTAGE

3,000 square feet or less: \$45,000

Over 3,000 square feet: \$15/sq. ft., not to exceed \$80,000

AGE

51 – 75 years: \$25,000

76 -100 years: \$35,000

Over 100 years: \$50,000

CULTURALLY OR HISTORICALLY SIGNIFICANT

\$25,000

Funding amounts are cumulative based on square footage, age and cultural/historical significance. However, funding shall not exceed \$150,000.

Cemeteries

Funding thresholds for cemeteries are based on the degree of improvement needed, as determined by a program inspector in coordination with the owner. Maximum award not to exceed \$100,000.

MATCHING REQUIREMENTS

A 20% match is required for all commercial projects.

Matching may be provided by cash contribution or the following in-kind contributions: retail price of contributed materials and volunteer professional services. Volunteer professional services shall be calculated by the hour for the applicable service rendered at the rate established by the Bureau of Labor and Statistics. A maximum of 10% of the match requirement may be made-up of volunteer professional services.

A match of 10% is required for non-residential buildings and cemeteries that serve a public purpose and are permitted a tax exemption according to the Department of Revenue.

Subject to funding availability. All projects must be approved by the City of Pensacola Community Redevelopment Agency.

MAINTENANCE AND OCCUPANCY PERIOD COVENANTS

To meet the CRA's goal of eliminating and preventing the return of blight and increasing building occupancy and reuse within the redevelopment districts, this program will apply requirements secured by a transferrable lien agreement, for a specified term called the "Maintenance and Occupancy Period" for all properties except cemeteries. The lien will not require repayment of the assistance amount if occupancy or reuse of the building is actively sought or achieved (in accordance with the occupancy and operating plan), the building is not used for an ineligible purpose, the property is maintained in good and faithful compliance with the program and the site is not intentionally demolished and/or rebuilt.

If the property is sold during the Maintenance and Occupancy Period, all requirements of the program shall convey to the new owner. Forgiveness of the lien amount shall be calculated daily. The lien amount shall be 100% forgiven at the end of the period.

Maintenance and Occupancy Periods shall be as follows:

<u>Funding Amount</u>	<u>Period</u>
Up to \$75,000	5 Years
\$75,001 - \$150,000	10 Years

OTHER REQUIREMENTS

Maintenance and Reuse: Participants must submit an occupancy and operating plan that addresses maintenance and reuse of the property. Efforts to occupy or otherwise reuse the building, including marketing and implementation of the approved occupancy and operating plan, must be made and reported annually to the CRA during the Maintenance and Occupancy Period.

Insurance: Insurance is required for non-residential buildings during construction or as soon as eligible for insurance as gained through program participation and through the end of the Maintenance and Occupancy Period as defined in the covenant and approved by the City of Pensacola Risk Management Office.

Licensure: Owner and tenants shall maintain all licensure as required by law.

In the event of an emergency response or recovery situation, terms may be modified in accordance with the program policy.

**City of Pensacola
Community Redevelopment
Agency**
222 W. Main Street, Pensacola FL
32502
www.cityofpensacola.com/cra

**Administered By:
Hilary Halford, Program Manager**
(850) 436-5654
hhalford@cityofpensacola.com

Program subject to funding availability and full terms described in the program policy and affiliated agreements.



DIB FY2023-24 PLAN

CLEANLINESS

DIB Ambassadors work hard to improve the appearance and maintain the cleanliness of downtown streets and sidewalks, ensuring blight is removed and safety issues are addressed. They are visible six days a week and, during their rotation, also act as hospitality ambassadors, providing directions, answering questions and assisting visitors and merchants wherever possible. The DIB will continue to keep the downtown district clean by:

- Removing litter from downtown street, gutters and sidewalks.
- Sanitizing communal surfaces such as trash cans, handrails, benches and pay stations
- Removal of all pet and human waste.
- Weed abatement, leaf removal and light landscaping of public property.
- Deploying temporary garbage receptacles as needed.
- Removal of identified graffiti within 48-hours.
- Pressure-washing all streets within the district on a reoccurring basis.
- Keeping all City parking facilities maintained through regular sanitizing, pressure-washing and litter removal.

Litter isn't unique to Downtown Pensacola but it's a problem that continues to grow as our district expands and becomes more successful and vibrant. To encourage responsible litter disposal, the DIB will continue its downtown sustainability campaign efforts by using positive reinforcement and educational materials to address the litter problem. The DIB will also continue to work with the City and CRA to ensure the district has adequate trash receptacles on the streets.



SAFETY AND SECURITY

With a continued vision for the downtown district, **DIB is focusing on safety and security as its top priorities**, implementing projects to help augment existing infrastructure and working on public awareness campaigns to educate the community. Security needs will continue to be addressed through the maintenance of security cameras and upgraded lighting in dark areas within the downtown district while also communicating these updates to stakeholders, residents and visitors.

The DIB's mission to enhance the district's quality-of-life and economic success by creating a cleaner, safer and more enjoyable environment will continue to guide the efforts and focus areas for improving the downtown district.



MARKETING THE DOWNTOWN DISTRICT

With its eclectic range of shops, galleries and restaurants, consistent line-up of events, and historic sites and monuments, there's no shortage of reasons why people come back to Downtown Pensacola year after year. One of the DIB's primary goals is to continue marketing the downtown district. Here are some statistics from the DIB's FY2021 marketing efforts that DIB will continue to manage and grow:

- **154K Social Media Fans:** During the first half of FY2022, the average engagements per social media post increased 18 % compared to the same period in the previous year.
- **2.18 M Reached On Social Media :** The Downtown Pensacola social media channels reached far and wide in FY2022.
- **51K Unique Website Visitors:** DIB's website was very active over the past year and currently DIB is looking into building an entire new website to give the public and our merchants a better website experience. We are also in the works with Visit Pensacola to have a unified community calendar to help funnel all events into one location.

- **63K Unique Website:** Roughly half of the website traffic to downtownpensacola.com comes from nearby drive markets, while the other half consists of local residents. Two thirds of web traffic comes from a mobile device while the remaining third comes from desktop users.



FY2023-24 PROJECTS

Managing such an active urban place can be both rewarding and challenging, and we are constantly looking for new ways to build value downtown, from supporting downtown investment to developing new marketing initiatives, activating public spaces, aggressively addressing parking challenges and improving the environment. We try to meet every challenge with purpose and planning, and to keep the district consistently moving forward for the City of Pensacola, our downtown businesses, residents, property owners and visitors. Here are some of the planned projects for FY2023:

- **Palafox Market Expansion:** Palafox Market draws record crowds of locals and visitors each Saturday to Martin Luther King, Jr., Plaza in Downtown Pensacola to shop the bustling farmers market and patronize downtown shops, restaurants, events and galleries. The DIB is working with city staff to expand the Market into Ferdinand Plaza and will continue to execute and promote weekly Palafox Market events to attract visitors and locals to Pensacola's urban core, supporting small, local businesses and securing downtown as a popular tourist destination. DIB will also continue to streamline back-office processes to improve the efficiency of the market. The DIB will partner with the City of Pensacola to bring to permanent restroom facilities to MLK Plaza for vendors and customers to utilize during the market in late 2023.
- **Pedestrian Crossing Safety Enhancements:** In FY2023, the DIB will continue focus on implementing improvements to the safety of pedestrian crossing areas on Palafox Street between Garden and Main Streets. These measures will improve the safety of visitors and residents of downtown.
- **Creating Spaces and Enhancing Places:** The DIB will continue to seek opportunities to collaborate with the City, CRA and community to improve the use, appearance and safety of areas throughout the district while ensuring maximum and judicious use of CRA funding.
- **Tree Wrapping Public Art:** The DIB is looking into a tree truck art project where we would wrap the trunks of trees at the intersection of Palafox and Government with colorful fabric.

Thank you for your partnership, support and for entrusting the DIB to help make our downtown the best, brightest, safest and most Inviting place to live, work, play and visit. We hold this as our highest honor and responsibility!

