



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

---

**File #:** 18-00325

Community Redevelopment Agency 9/10/2018

---

### **ACTION ITEM**

**SPONSOR:** P.C. Wu, Chairperson

**SUBJECT:**

APPROVAL OF REVISIONS TO RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM GUIDELINES  
AND PRIORITIZATION CRITERIA

**RECOMMENDATION:**

That the Community Redevelopment Agency (CRA) approve guideline revisions and criteria for prioritization of properties to be funded under the approved CRA Residential Property Improvement Program.

**SUMMARY:**

On January 8, 2018, the Community Redevelopment Agency (CRA) approved the CRA Residential Property Improvement Program to be administered within targeted districts of the designated redevelopment areas. Implementation of residential property improvement programs have been identified as a key redevelopment strategy within each of the City of Pensacola's adopted community redevelopment plans. Principle program goals include blight removal and resident retention through preservation of existing affordable housing stock.

The CRA further approved an agreement with the West Florida Regional Planning Council (WFRPC) for administration of the property improvement program. Since approval, CRA staff has been working closely with the WFRPC to establish procedures for program implementation.

Boots-on-the-ground assessments of property conditions within the Eastside, Tanyard, and Belmont DeVilliers target areas were performed. Through the assessments, large numbers of properties were identified as having some visible level of deterioration. It is estimated that available program funds will reach approximately half of the identified target area residential properties.

To maximize the opportunity for transformative impact and visible blight reduction, and to leverage the program's resources to the greatest extent, staff recommends that the CRA approve the revision of the program guidelines, in substantially the form attached, to allow prioritization of properties for program funding, on a case by case basis, based on the property's physical conditions requiring rehabilitation and its geographic location within the designated targeted districts of the community redevelopment areas. Additionally, staff requests the CRA approve the following criteria for prioritization: key eyesores, properties located near other neighborhood reinvestment sites, and properties located in proximity to other properties funded under this program.

Priority properties may include both single and multi-family dwellings which are deteriorating and in need of

exterior and other improvements, but are not so severely deteriorated as to require action beyond the program's scope as determined by the WFRPC program inspector's evaluation. These units may either be owner-occupied or rental properties.

The actual number of properties addressed will be subject to owner willingness to participate and property conditions. As additional funds become available, additional properties can be identified for the program.

**PRIOR ACTION:**

April 10, 2017 - The CRA approved the FY17/18 CRA Work Plan which included development of a residential rehabilitation program.

January 8, 2018 - The CRA approved the Residential Property Improvement Program Guidelines and the Agreement with WFRPC for program administration.

May 7, 2018 - The CRA approved the FY18/19 CRA Work Plan which included implementation of the Residential Property Improvement Program.

**FUNDING:**

NA

**FINANCIAL IMPACT:**

None

**CITY ATTORNEY REVIEW:** Yes

8/24/2018

**STAFF CONTACT:**

M. Helen Gibson, AICP, CRA Administrator  
Victoria D'Angelo, Assistant CRA Administrator

**ATTACHMENTS:**

- 1) Revised Residential Property Improvement Program Guidelines
- 2) Belmont DeVilliers Map
- 3) Eastside Map
- 4) Tanyard Map

**PRESENTATION:** Yes