



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 19-00122

Community Redevelopment Agency 3/11/2019

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### **ACTION ITEM**

**SPONSOR:** Jewel Cannada Wynn, Chairperson

**SUBJECT:**

APPROVAL OF REVISIONS TO RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM GUIDELINES AND DOCUMENTS

**RECOMMENDATION:**

That the Community Redevelopment Agency (CRA) approve guideline and document revisions for the approved CRA Residential Property Improvement Program.

**SUMMARY:**

The Community Redevelopment Agency (CRA) approved the CRA Residential Property Improvement Program (RPIP) for administration within targeted segments of the designated redevelopment areas. Implementation of residential property improvement programs is 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 implement the program. However, the current requirement for homeowners insurance is posing a barrier to program participation for many homeowners. Additionally, elderly owners are concerned that, should they pass away within the lien period, their properties will be lost by their heirs.

WFRPC administers the SHIP funded housing rehabilitation programs in Santa Rosa and Walton counties. Homeowners insurance is not required for rehabilitation projects under these other programs. WFRPC staff is also aware of other cities that do not have an insurance requirement in their programs.

To maximize participation and the opportunity for transformative impact and visible blight reduction, staff recommends that the CRA approve revision of the RPIP program guidelines and related documents, in substantially the form attached, to remove the property owners insurance requirement and to allow the lien to be transferred to a qualifying heir, without default.

**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.

September 10, 2018 - The CRA approved revisions to of the Residential Property Improvement Program guidelines and prioritization criteria.

**FUNDING:**

NA

**FINANCIAL IMPACT:**

None

**CITY ATTORNEY REVIEW:** Choose an item.

[Click here to enter a date.](#)

**STAFF CONTACT:**

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

**ATTACHMENTS:**

- 1) Residential Repair Program Guidelines- Revisions 2\_12\_19
- 2) Program Funding Agreement - Revisions 022119

**PRESENTATION:** No