Pinellas County







Clearwater North Greenwood CRA

CRA Plan and Redevelopment Trust Fund

Board of County Commissioners
Public Hearing – May 23, 2023

Existing Land Use

- Total Acreage - ±839.56
- 40.59 acres unincorporated
- Over 48% Single-Family

Future Land Use

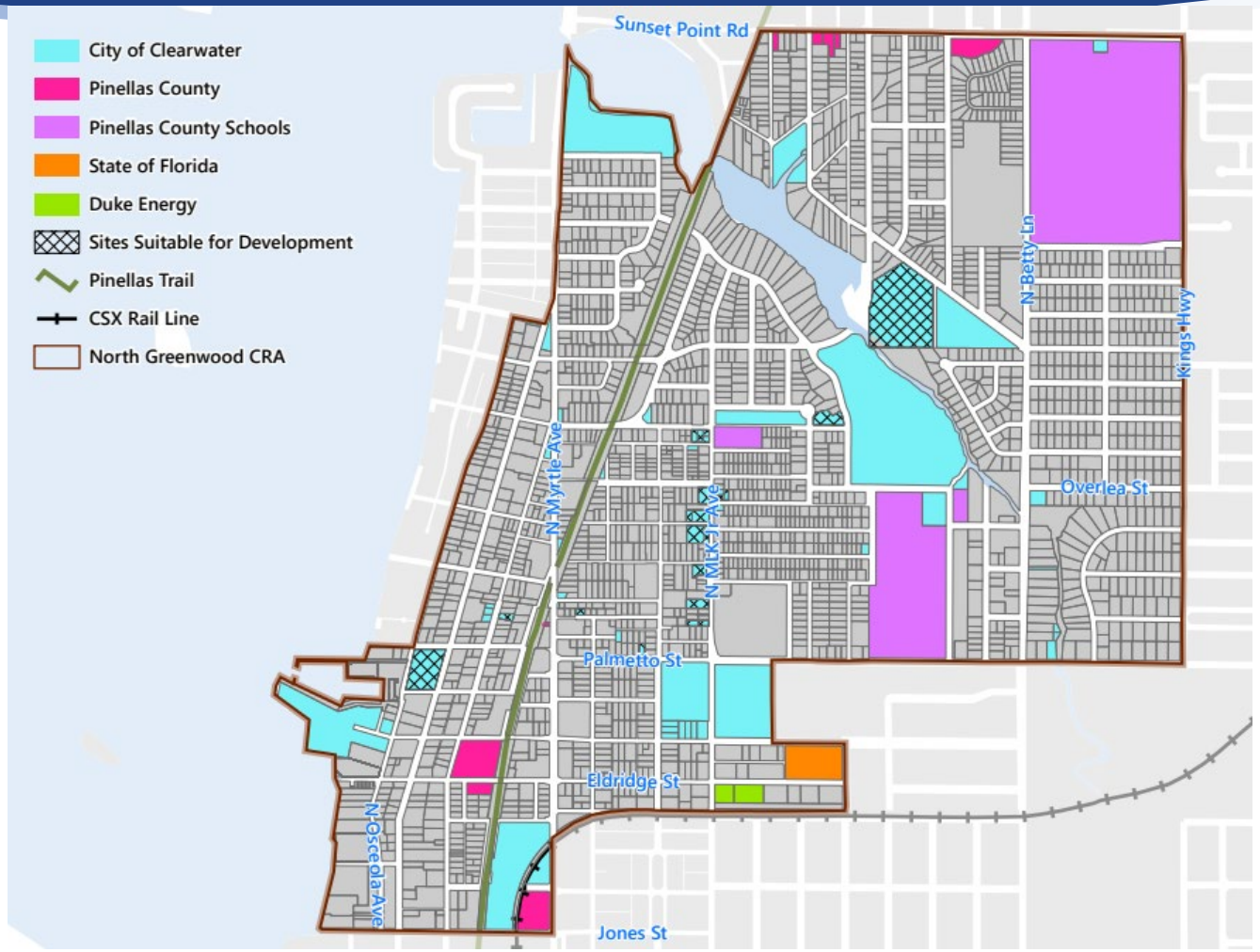
- Residential Urban almost 40%

Zoning

- Over 52% zoned for residential

Public & Semi-Public Owned Property

- City owns 64 parcels in CRA



Existing Assets

Parks and Recreation

- Various parks and amenities available

Community Centers

- Recreation Complex
- MLK Community Center

Cultural, Community, and Historic Places

- Library, Garden Club, Playhouse
- Schools and Health Centers
- Over a dozen churches







Public Engagement Activities

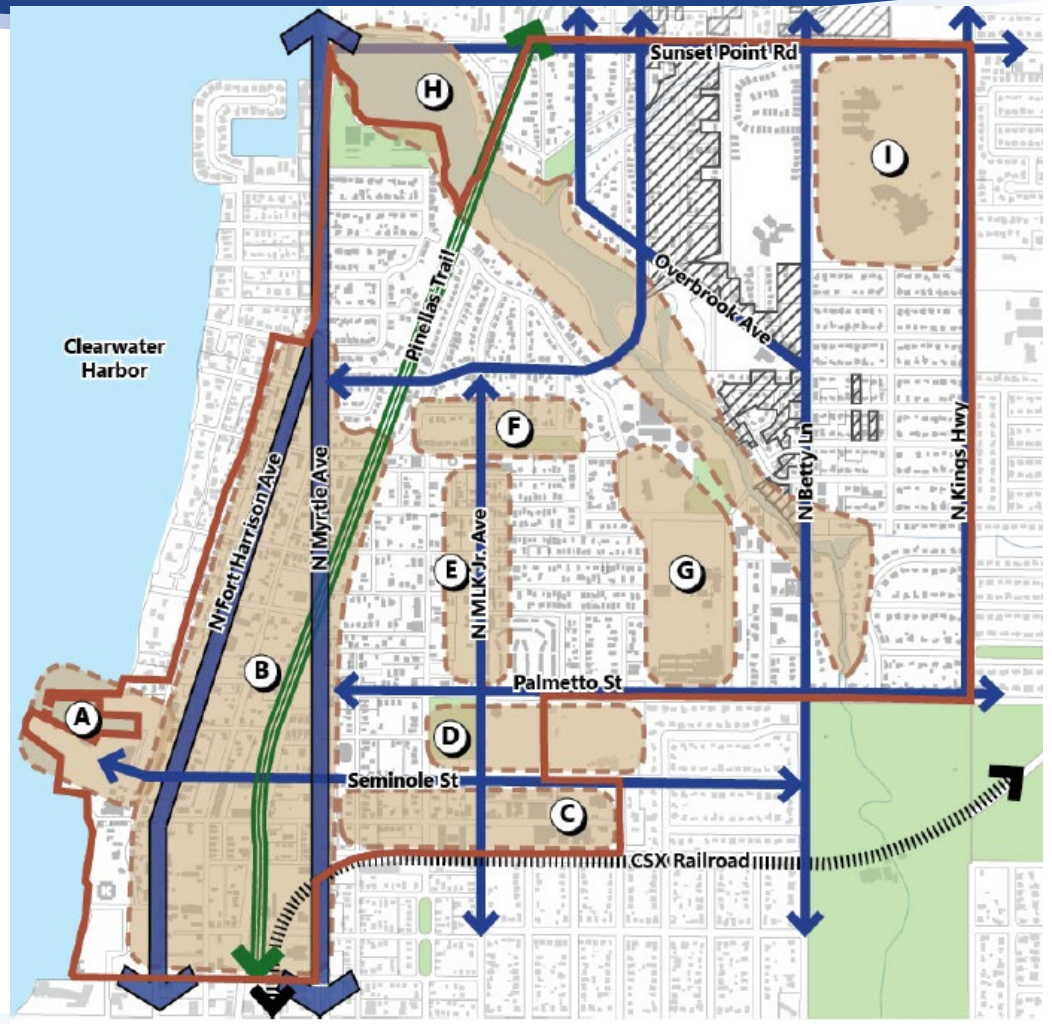
- Postcard Mailing
- Website
- Community Survey
- Community Workshops
- Youth Engagement Event
- Faith Leadership Roundtable





North Greenwood CRA Process

- October 14, 2020 – City adopted Res. 20-52 Finding of Necessity
- May 11, 2021 – BCC adopted Res. 21-30 Finding of Necessity and delegation of authority
- January 23, 2023 – City adopted Res. 23-01 adopting CRA Plan
- February 2, 2023 – City adopted Ord. 9642-23 establishing a redevelopment trust fund



Elements of CRA Policy Framework

- Policy Designed for New CRAs, Extensions and Expansions
- Three CRA typologies (Urban, Community, Economic Development) – scoring criteria incentivizes focus on County priorities.
  - Each typology has a recommended term and tax increment contribution (%)
- Reduced maximum term from 30 to 20 years
- Midpoint performance assessment required
- Annual reporting to collect data required for evaluation processes
- Evaluate expenditures on/budget for priorities at creation, midpoint, and extension

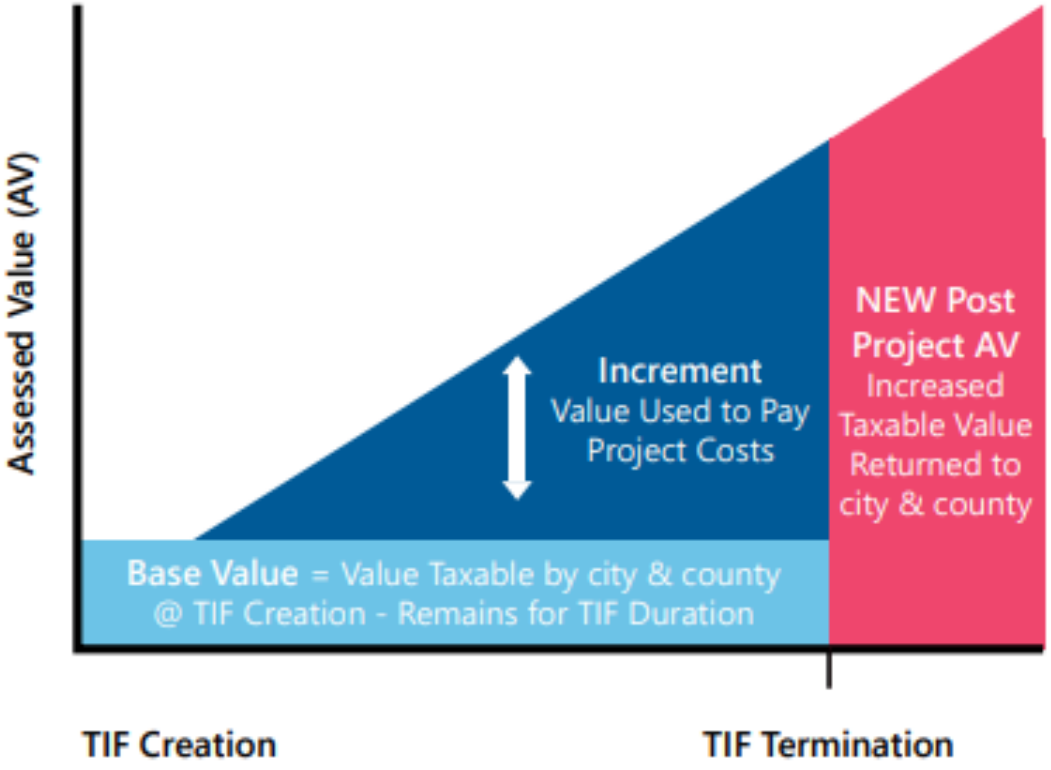
CRA Assessment Steps

- Res. 21-48 Established the CRA Review Process
- Utilizes data and analysis to establish:
  - CRA Type – Urban Revitalization
  - County TIF Contribution – 95%
  - CRA Term – 20 years
- Recommended TIF contribution of 95% includes priority match due to City commitments to County priorities, primarily Affordable Housing

Category
Demonstrated Need (40 points)
Percent of Households Below Poverty Level
Median Household Income
% of area qualified for CDBG
Demonstrated Blight Factors (163.340(8), F.S.)
Employment & Economic Development (25 points)
Employment Density
Unemployment (Civilian Population)
Tax Value Trend*
Activity Centers or Target Employment Areas
Housing Affordability (30 points)
Percentage of households that are housing cost burdened
Median Residential Values
Percentage within a Coastal High Hazard Area
Mobility (5 points)
Location w/in ¼ mile of Premium, Primary, and Secondary corridors
Total Points – 100

TIF Projections

- 20-year planning period ending in 2043
- Projections use current millage rates
- City and county contribute 95% of tax increment to Trust Fund
- Must commit 50% of total TIF to three county priority areas to get 95%
- Total TIF Projection – $30,560,769
- County TIF Contribution - $13,758,313



TIF Funding Recommendations

Affordable Housing

- Renovation/Rehabilitation
- Small-scale infill development

Economic Development

- Increase employment opportunities

Mobility

- Improve walking and biking options
- Improve access to transit

CRA Administration

Table 12 Recommended TIF Expenditures

Recommended TIF Expenditures 2023-2043	
Category	Amount
Affordable Housing	$14 million
Economic Development & Employment	$10 million
Mobility	$2 million
CRA Administration	$4 million
Total:	$30 million

Recommended Action

Adopt the Following:

- Resolution approving the North Greenwood CRA Plan and requiring the establishment of a Citizens Advisory Committee
- Ordinance establishing a redevelopment trust fund and setting the CRA term and the County's tax increment contribution

Questions/Comments?