

COMMUNITY  
REDEVELOPMENT AREA (CRA):  
AN OVERVIEW

January 20, 2011

# What is a CRA?

- A **Community Redevelopment Agency (CRA)** is a dependent taxing district established to reduce or eliminate blight, improve tax base, and encourage public and private investment in a specific area.



# Why Create a CRA?

- **Long-term** planning tool
- Provides a financial means for improvements.
  - Grants to property owners/businesses
  - Streetscape
  - Infrastructure
  - Marketing



# Goals of a CRA

- General goals of a CRA could include:
  - Eliminate blight
  - Improve public facilities
  - Create safer traffic flows
  - Preserve and enhance commercial and residential districts
  - Improve overall economic viability



# What is Blight?

## Defined by Florida Statutes as:

1. *Substantial number of deteriorated structures  
(plus)*
2. *Two or more of the following factors:*
  - a. Poor street layout, parking, roadways etc.
  - b. Insignificant increase in assessed property values
  - c. Faulty lot layout
  - d. Unsanitary and unsafe conditions
  - e. Deterioration of site or other improvements
  - f. Inadequate and outdated density patterns

# What is Blight? (cont.)

- g. Falling office/commercial/industrial lease rates
- h. Tax or special assessment delinquency exceeding fair value of land
- i. Residential/commercial vacancy higher than the City
- j. Incidence of crime higher than the City
- k. Fire and EMS calls higher than the City
- l. Code violations higher than the City
- m. Diversity of ownership
- n. Governmentally owned property with adverse environmental conditions

# What can a CRA fund?

- Projects in a Redevelopment Plan
  - ▣ Streetscape enhancements, landscaping, mast arms, lighting, street furniture, gateways
  - ▣ Landscaping, façade, signage improvements for parcels
  - ▣ Festivals and marketing efforts
  - ▣ Infrastructure improvements such as sewer or stormwater
  - ▣ Other projects identified in the plan!

# How Does it Work?

- ❑ **A CRA is not a new tax or assessment!**
- ❑ **Tax increment** revenues generated by increases in property valuation are reinvested in the district to encourage redevelopment rather than spread through the City and County.



# How is a CRA created?

- Prepare and adopt a Blight Resolution
- Create the CRA with the County
- Adopt a Redevelopment Plan with local property owners
- Establish the Redevelopment Trust Fund
- Develop a CRA Work Program



# First Step – Blight Study

- The physical, economic and regulatory conditions
- Study includes:
  - ▣ Review of Property Appraiser data
  - ▣ Field study and inspection
  - ▣ Review of City provided statistics
  - ▣ Review of the City's Comprehensive Plan and other studies prepared for the Study Area

# When will I see improvements?

- Decline took place over many years
- Enhancements will be a **long-term, sustained** effort
- First few years related to planning, strategy and goal-setting
- Larger projects occur as funds become available

# Schedule of Blight Study

- Council approves moving forward with Blight study in Spring 2011
- Blight study - approximately 1 year to complete



# Stay Involved!

Questions or comments, please contact:

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