

ST. PETERSBURG CITY COUNCIL
Meeting of December 16, 2021

TO: The Honorable Ed Montanari, Chair, and Members of City Council

SUBJECT: Adds/Deletes for December 16, 2021, Meeting. Replacing Table 2 of Exhibit 1 in the South St. Petersburg CRA Budget Resolution for City Council Agenda Item E.3.

Explanation

City Administration is requesting replacement of Table 2 of Exhibit 1 of the South St. Petersburg Community Redevelopment Area (CRA) budget resolution concerning an amendment to the FY22 budget plan. The proposed amendment reallocates \$1.2 million in funding from the “CRA Communications, Evaluation and Operations” budget to the “CRA Housing and Neighborhood Revitalization” budget to increase affordable housing in the CRA. The original Table 2 of Exhibit 1 did not contain the correct total for funding in the “Affordable Residential Incentive Programs”, which will increase from \$724,660 to \$1,324,660 if the proposed amendment is approved.

These changes are identified in Attachment 1 which includes the original resolution and original Table 4 along with the revised Table 2.

Recommendation

City Administration recommends City Council approve the revised Table 2 of Exhibit 1

Exhibit: Attachment 1: City Council Resolution with Revised Table 2 and Original Table 4

Approvals

Administrative: /s/Rick D. Smith for Alan DeLisle

Budget: /s/Lance Stanford

Legal: /s/

Attachment 1

South St. Petersburg CRA FY22 Budget Plan with Revised Table 2 of Exhibit 1

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG APPROVING AMENDMENTS TO THE FY22 BUDGET PLAN FOR THE SOUTH ST. PETERSBURG REDEVELOPMENT DISTRICT FUND (1104) TO REALLOCATE \$1.2 MILLION IN FUNDING FROM THE “CRA COMMUNICATIONS, OPERATIONS AND EVALUATION” BUDGET TO THE “HOUSING AND NEIGHBORHOOD REVITALIZATION” BUDGET TO INCREASE FUNDING FOR AFFORDABLE HOUSING IN THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg City Council approved Resolution No. 2013-247, on June 20, 2013, which made a finding of necessity identifying the South St. Petersburg Community Redevelopment Area (CRA) as blighted, pursuant to Florida’s Community Redevelopment Act of 1969 (Chapter 163, Part III) and was delegated authority by the Pinellas County Board of County Commissioners (BCC) on June 9, 2014, in order to carry out certain redevelopment functions within the CRA;

WHEREAS, on November 9, 2021, City Council approved Resolution #2021-566 adopting the FY22 budget of \$13,009,038 million for the South St. Petersburg CRA Redevelopment District Fund;

WHEREAS, the FY22 CRA budget provided \$1,850,660 in funding to the “CRA Housing and Neighborhood Revitalization” budget (see Exhibit 1, Table 2), which included *inter alia* allocations of \$1,126,000 for Single Family Residential Programs and \$724,660 for Affordable Residential Incentive Programs;

WHEREAS, the FY22 CRA budget also provided \$3,345,722 in funding to the “CRA Communications, Evaluation and Operation” budget (see Exhibit 1, Table 4), which included *inter alia* an allocation of \$1,500,000 for “Deuces/WADA Improvements” along 22nd Street South that entails partially funding a “festival” street between 9th Avenue South and 11th Avenue South;

WHEREAS, as part of its recommended allocations of \$45,413,871 in funding received in summer 2021 from the American Relief Plan Act (ARPA), City Administration included \$1,600,000 for the “Deuces Live Festival Street” from 9th Avenue South to 11th Avenue South;

WHEREAS, at the November 29, 2021, City Council Committee of the Whole (COW) meeting, City Administration presented the proposed ARPA allocations, and the COW indicated support for using ARPA funding for the “Deuces Live Festival Street”;

WHEREAS, City Administration desires to increase funding for affordable housing in the South St. Petersburg Community Redevelopment Area, and the availability of ARPA funding to replace CRA funding for the “Deuces/WADA Improvements” would allow the City to increase the “CRA Housing and Neighborhood Revitalization” budget;

WHEREAS, City Administration is recommending that \$1,200,000 be reallocated from the “Deuces/WADA Improvements” in the “CRA Communications, Evaluation and Operations” budget to the “Housing and Neighborhood Revitalization” budget, where it would be allocated in the following manner:

Property Acquisition and Site Preparation	\$600,000
Affordable Housing Redevelopment Loan Program	\$300,000
Affordable Residential Incentive Program	\$300,000

WHEREAS, City Administration presented the proposed amendments to the CRA budget to the Citizen Advisory Committee for the South St. Petersburg CRA (CAC) at its December 7, 2021, meeting where the CAC voted unanimously to recommend approval of City Administration’s proposed amended budget to the St. Petersburg Community Redevelopment Agency; and

WHEREAS, at its December 16, 2021, public meeting, the St. Petersburg Community Redevelopment Agency recommended that the St. Petersburg City Council approve City Administration’s proposed amendments to the FY22 CRA Budget Plan described above.

NOW, THEREFORE, BE IT RESOLVED, that the St. Petersburg City Council approves the following amendments to the FY22 South St. Petersburg CRA Budget Plan:

- 1) Reallocating \$1.2 million in CRA funding from the “CRA Communications, Evaluation and Operations” budget to the “CRA Housing and Neighborhood Revitalization” budget;
- 2) Maintaining \$300,000 in the “Deuces/WADA Improvements” line item of the “CRA Communications, Evaluation and Operations” budget;
- 3) Allocating \$1.2 million in the “CRA Housing and Neighborhood Revitalization” budget to the following line items:

Property Acquisition and Site Preparation	\$600,000
Affordable Housing Redevelopment Loan Program	\$300,000
Affordable Residential Incentive Program	\$300,000

- 4) Reallocating the estimated \$13,009,038 in CRA revenue for use in the FY22 South St. Petersburg CRA Budget in the following manner:

Workforce Development and Education	\$2,697,022
Housing & Neighborhood Revitalization	\$3,050,660
Business and Commercial Development	\$5,115,634
CRA Communications, Operations and Evaluation	\$2,145,722
Total	\$13,009,038

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT: APPROVED BY:

/s/ Michael J. Dema
City Attorney (Designee)

/s/ Rick D. Smith for
Alan DeLisle
City Development Administration

Exhibit 1

Tables 2 and 4 of the FY22 Budget Plan
South St. Petersburg CRA Redevelopment Fund

Exhibit 1

FY 2022 Budget Plan South St. Petersburg CRA Redevelopment Fund

Table 2. FY 2022 CRA Housing and Neighborhood Revitalization Budget

Commitments	1,83,050,660
Property Acquisition and Site Preparation	<u>600,000</u>
Funds property acquisition and site preparation to support affordable housing in the CRA. Funding can be budgeted from the current year or appropriated from future budget.	
<i>Property Acquisition</i>	
Affordable Residential Incentive Programs	71,324,660
Affordable Housing Redevelopment Loan	25 35,000
Provides funding through a variety of loan products to support affordable housing.	
Affordable Residential Property Improvement	47 89,660
Funds renovations that upgrade vital building systems and sustain the economic life of a structure.	
Affordable Multifamily Housing Development	TBD
Annual incentive up to 15-years for developers to renovate/construct new affordable housing in CRA.	
Single Family Residential Programs	1,126,000
Affordable Single-Family Homeownership	700,000
Provides CRA funding to support affordable homeownership for income-eligible households.	
Single-Family Façade Improvement Grant	344,000
Funds income-eligible owner-occupants to upgrade and refresh the exterior of their properties.	
“Paint Your Heart Out”	82,000
Funds City’s Neighborhood Team to help property owners in CRA refurbish and refresh the exterior of their properties.	

Exhibit 1

FY 2022 Budget Plan

South St. Petersburg CRA Redevelopment Fund

Table 4. FY 2022 CRA Communications, Evaluation and Operations Budget

Commitments	3,32,145,722
Salary/Benefits for CRA Personnel	388,554
Funds position to administer the operations of the CRA including amendments to the redevelopment plan, writing/amending programs, research/analysis, & implementing grant agreements. Also includes funding of four staff members to support the N-Team's efforts in the CRA to remedy code violations and effect minor repair for homeowners.	
<i>Two CRA Coordinators</i>	210,000
<i>N-Team Employees (4 employees)</i>	178,554
Deuces/WADA Improvements	1,5300,000
Funds the construction of improvements envisioned by the Deuces/Warehouse Arts District Plan developed in 2018. Includes two parks located on 22 nd Street South at 5 th Avenue South and 9 th Avenue South as well as festival street improvements from 9 th Avenue South to 13 ¹ th Avenue South.	
Community Safety Innovations	300,000
The Florida Community Redevelopment Act encourages communities to develop innovative strategies to improve the safety of residents and businesses in community redevelopment areas. These strategies can include but are not limited to community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol.	
CRA Personnel Travel, Training and Education	12,000
Conferences and workshops related to obtaining and maintaining professional credentials related to redevelopment.	
CRA Marketing, Notices, and Grant Administration	400,000
Pays for CRA communications and administrative costs associated with notification of property owners of CRA programs as well as administrative costs related to preparing review of grant applications. This will include costs associated with marketing the CRA to property owners and business owners including handouts, ads to the Weekly Challenger and St. Pete Bulletin, signage promoting projects receiving CRA funding and other marketing collateral.	
Redevelopment Planning Expenses	745,168
Expenses allowed by Florida Statute Section 163.387(6)(c)2 for studies, construction documents, fiscal reports, market studies, etc.	
Triennial CRA Socioeconomic Survey	150,000
Community Redevelopment Plan Update	0
Match for Federal Transportation Grant	10,000
Commercial Corridor Plans	585,158
16 th Street South	
Dr. M.L. King, Jr. Street South	
34 th Street South (3 rd Avenue S to 30 th Avenue)	
Grand Central	
Future Plans	

ST. PETERSBURG CITY COUNCIL

Meeting of December 16, 2021

TO The Honorable Ed Montanari, Chair, and Members of City Council

SUBJECT A resolution by the City Council of the City of St. Petersburg approving an amendment to the FY22 budget plan for the South St. Petersburg Redevelopment District Fund (1104) to reallocate \$1.2 million in funding from the “CRA Communications, Evaluation and Operations” budget to the “CRA Housing and Neighborhood Revitalization” budget to increase funding for affordable housing in the South St. Petersburg Community Redevelopment Area; and providing an effective date.

RECOMMENDATION Administration recommends City Council approve the attached Resolution.

Overview of Recommended Actions on FY22 CRA Budget

City Council **APPROVE** the following amendments to the FY22 budget plan for the South St. Petersburg CRA Redevelopment District Fund:

- 1) Reallocate **\$1.2 million** in CRA funding from the “CRA Communications, Evaluation and Operations” budget to the “CRA Housing and Neighborhood Revitalization” budget;
- 2) Maintain **\$300,000** in the “Deuces/WADA Improvements” line item of the “CRA Communications, Evaluation and Operations” budget;
- 3) Allocate **\$1.2 million** in the “CRA Housing and Neighborhood Revitalization” budget to the following line items:

Property Acquisition and Site Preparation	\$600,000
Affordable Housing Redevelopment Loan Program	\$300,000
Affordable Residential Incentive Program	\$300,000

- 4) Allocate the estimated **\$13,009,038** in CRA revenue for use in the FY22 South St. Petersburg CRA Budget according to the following categories:

Workforce Development and Education	\$2,697,022
Housing & Neighborhood Revitalization	\$3,050,660
Business and Commercial Development	\$5,115,634
CRA Communications, Operations and Evaluation	\$2,145,722
Total	\$13,009,038

Background on the South St. Petersburg CRA Budget Amendment

On November 9, 2021, City Council approved the estimated **\$13.01 million** FY22 South St. Petersburg CRA budget, which included a Housing and Neighborhood Revitalization” budget of **\$1.850 million**, with the understanding that City Administration would be bringing back an amendment package to increase funding for affordable housing.

The proposed amendment is designed to increase funding for affordable housing and moves **\$1.2 million** of the **\$1.5 million** in funding from the “CRA Communications, Operations and Evaluation” budget to the “Housing and Neighborhood Revitalization” budget. The funding will be pulled from the “Deuces/WADA Improvements” line item, which includes the installation of a “festival” street from 9th Avenue South to 11th Avenue South. City Administration is proposing to use the City’s share of funding from the American Recovery Plan Act (ARPA) approved by Congress to pay for the festival street improvements. The remaining \$300,000 for the project in the “CRA Communications, Evaluation and Operations” budget will be used to cover construction cost inflation and engineering design services.

In summer 2021, the City received approximately \$45.4 million in ARPA funding. The City will receive two installments of \$22.71 million, the first disbursed in July with the second to be received in summer 2022. In late July, City Administration held three workshops to identify the priorities of citizens from five broad categories. A total of 557 citizens ranked their priorities with “1” being the highest and “5” being the lowest. Below are the results calculated as a weighted average score.

Housing Affordability and Support	2.25
Health and Social Equity	2.66
Infrastructure	2.82
Economic Recovery/Resilience	3.41
Public Health/Safety	3.86

Based on this input, City Administration is recommending to City Council the following allocation of ARPA resources:

Housing Affordability and Support	\$20,000,000 ¹
Health and Social Equity	\$11,110,365
Infrastructure	\$8,082,774
Economic Recovery/Resilience	\$5,568,830
Public Health and Safety	\$5,568,830
	<hr/>
	\$45,413,869

¹ City Administration is proposing the \$20 million in housing funding be split in the following manner: 1) \$6.5 million for the Deuces Rising housing component; 2) \$3.5 million for homelessness services, including scattered site family shelter and permanent supportive housing services; and 3) \$10 million for future multi-family housing projects for households at 60% AMI and less.

Under “Economic Recovery and Resiliency”, City Administration is recommending four transportation and public-realm related projects with a total cost of **\$5,568,830**. This would include **\$1.6 million** for improvements to 22nd St S for the “Deuces Live Festival Street” from 9th Ave S to 11th Ave S that raises the street and sidewalks to be flush with businesses, which would allow for the street to be turned into an outdoor gathering space for routine community events, pop-up commerce, and economic development.²

At the November 29, 2021, Committee of the Whole (COW) meeting, City Administration presented the proposed ARPA allocations. The discussions among members of the COW did indicate support for using ARPA funding for the “Deuces Live Festival Street”. Based on these discussions, City Administration is requesting City Council reduce CRA funding for this project from **\$1.5 million** to **\$300,000** in the “CRA Communications, Evaluations and Operations” budget and move **\$1.2 million** in funding to the “Housing and Neighborhood Revitalization” budget. (The remaining \$300,000 for the project will be used to cover construction cost inflation and engineering design services.) This move will increase the CRA housing investment to **\$3.05 million**, which is 23.5% of the total budget. Table 1 below shows the changes to the two categories, while Tables 2 and 4 of Exhibit 1 in the resolution show the detailed changes made to the CRA budget.

Table 1: Impact of Amendments on FY22 CRA Budget Allocations

Budget Category	\$ Allocation	% Allocation
Education, Job Readiness and Workforce	\$2,697,022	20.7%
Housing & Neighborhood Revitalization	\$1,850,660 <u>\$3,050,660</u>	14.2% <u>23.5%</u>
Business and Commercial Development	\$5,115,634	39.3%
CRA Communications, Evaluations & Operations	\$3,345,722 <u>\$2,145,722</u>	25.7% <u>16.5%</u>
Uses	\$13,009,038	100.0%

Recommendation

City Administration recommends that St. Petersburg City Council approve the amendments to the FY22 budget plan for the South St. Petersburg Redevelopment Fund as reflected in Exhibit 1, Tables 2 and 4 of the resolution.

Attachment Exhibit 1 – FY22 Budget Plan for the South St. Petersburg CRA Redevelopment Fund, Tables 2 and 4.

APPROVALS:

Administrative: /s/Rick D. Smith for Alan DeLisle

² Other projects include “complete street” improvements for 18th Avenue South (\$2.7 million); Dr. M.L. King, Jr. Street South bikeway (\$600,000); and 40th Street South Sidewalk (\$668,830).

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WHEREAS, the City of St. Petersburg City Council approved Resolution No. 2013-247, on June 20, 2013, which made a finding of necessity identifying the South St. Petersburg Community Redevelopment Area (CRA) as blighted, pursuant to Florida’s Community Redevelopment Act of 1969 (Chapter 163, Part III) and was delegated authority by the Pinellas County Board of County Commissioners (BCC) on June 9, 2014, in order to carry out certain redevelopment functions within the CRA;

WHEREAS, on November 9, 2021, City Council approved Resolution #2021-566 adopting the FY22 budget of \$13,009,038 million for the South St. Petersburg CRA Redevelopment District Fund;

WHEREAS, the FY22 CRA budget provided \$1,850,660 in funding to the “CRA Housing and Neighborhood Revitalization” budget (see Exhibit 1, Table 2), which included *inter alia* allocations of \$1,126,000 for Single Family Residential Programs and \$724,660 for Affordable Residential Incentive Programs;

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WHEREAS, at the November 29, 2021, City Council Committee of the Whole (COW) meeting, City Administration presented the proposed ARPA allocations, and the COW indicated support for using ARPA funding for the “Deuces Live Festival Street”;

WHEREAS, City Administration desires to increase funding for affordable housing in the South St. Petersburg Community Redevelopment Area, and the availability of ARPA funding to replace CRA funding for the “Deuces/WADA Improvements” would allow the City to increase the “CRA Housing and Neighborhood Revitalization” budget;

WHEREAS, City Administration is recommending that \$1,200,000 be reallocated from the “Deuces/WADA Improvements” in the “CRA Communications, Evaluation and Operations” budget to the “Housing and Neighborhood Revitalization” budget, where it would be allocated in the following manner:

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WHEREAS, at its December 16, 2021, public meeting, the St. Petersburg Community Redevelopment Agency recommended that the St. Petersburg City Council approve City Administration’s proposed amendments to the FY22 CRA Budget Plan described above.

NOW, THEREFORE, BE IT RESOLVED, that the St. Petersburg City Council approves the following amendments to the FY22 South St. Petersburg CRA Budget Plan:

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Total	\$13,009,038

This resolution shall become effective immediately upon its adoption.

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/s/ Michael J. Dema
City Attorney (Designee)

/s/ Rick D. Smith for
Alan DeLisle
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South St. Petersburg CRA Redevelopment Fund

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Provides funding through a variety of loan products to support affordable housing.	
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Funds renovations that upgrade vital building systems and sustain the economic life of a structure.	
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Annual incentive up to 15-years for developers to renovate/construct new affordable housing in CRA.	
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Provides CRA funding to support affordable homeownership for income-eligible households.	
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Funds income-eligible owner-occupants to upgrade and refresh the exterior of their properties.	
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Exhibit 1

FY 2022 Budget Plan

South St. Petersburg CRA Redevelopment Fund

Table 4. FY 2022 CRA Communications, Evaluation and Operations Budget

Commitments	3,32,145,722
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WHEREAS, at the November 29, 2021, City Council Committee of the Whole (COW) meeting, City Administration presented the proposed ARPA allocations, and the COW indicated support for using ARPA funding for the “Deuces Live Festival Street”;

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WHEREAS, at its December 16, 2021, public meeting, the St. Petersburg Community Redevelopment Agency recommended that the St. Petersburg City Council approve City Administration’s proposed amendments to the FY22 CRA Budget Plan described above.

NOW, THEREFORE, BE IT RESOLVED, that the St. Petersburg City Council approves the following amendments to the FY22 South St. Petersburg CRA Budget Plan:

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CRA Communications, Operations and Evaluation	\$2,145,722
Total	\$13,009,038

This Resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 6th day of December 2021.


Gina Driscoll, Vice Chair-Councilmember
Presiding Officer of the City Council

ATTEST:


Chan Srinivasa, City Clerk

