

# PROGRAMS GUIDE

## *Fundamentals of Redevelopment Program Management*

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## **PROGRAMS GUIDE DESCRIPTION**

The **Programs Guide** for use in the **Fundamentals of Redevelopment Program Management** module provides examples of actual Redevelopment Programs, most of which are from Community Redevelopment Agencies throughout the State of Florida. Although actual Cities and CRAs are included with Redevelopment Programs information, details of programs may differ from the details included herein, and programs may or may not still be active.

This information has been garnered online and is for discussion purposes only. For your information, a list of Agency websites for example programs is included at the end of this document. Other CRA website addresses are available from the Florida Department of Economic Opportunity (DEO) at: <https://dca.deo.myflorida.com/fhcd/sdip/OfficialListdeo/websitelist.cfm>

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## Redevelopment Programs: Economic Development

# Redevelopment Programs: Economic Development

- Facade Improvement/Commercial Signage
- Commercial Space Build-out
- Business Incentives/Recruitment
- Historic Preservation
- Cultural Arts/Public Art Programs
- Branding, Marketing & Events
- *Other*



## 1. Facade Improvement Grant Program – Downtown Clermont CRA

- Intent
  - Provides a financial grant to pay eligible costs incurred in making facade exterior improvements.
- Eligible Applicant
  - Owners or tenants within the Clermont Community Redevelopment Area
- Terms
  - Exterior improvements may include structural, sign, facade visual treatments (paint, stucco, windows, etc.), awnings, building code and especially historical theme improvements which reflect Clermont history.
  - Grant amount shall in no event exceed \$5,000/facade or storefront.
  - The applicant must contribute at least 25% over and above the cost of the requested grant amount.
  - A building on a corner or having a rear facade facing a major street, and containing a single business, may be considered to have two facades, and may combine funding over all, not to exceed \$10,000 (\$5,000 each side).
  - Each facade must be separated for grant funding, and funds and receipts cannot be combined.
- Excluding
  - Parking lot paving or resurfacing; Landscaping and/or irrigation; Off building signage; all structural improvements not substantially contributing to the aesthetic improvement of the property, including load-bearing walls or other similar structural components; other improvements required for the re-occupation of the property by the City's adopted Standard Building Code; any internal improvement; Building permits.
- Other
  - Any building owned by a nonprofit and/or religious entity for services or meetings that do not pay property taxes shall only be eligible for funding up to \$5,000.
  - CRA Incentive program funds are NOT available for repeat or replacement of the same work that was previously part of a CRA Incentive grant.
  - All projects must be completed within 120 days (4 months) or by the contracted date after receiving approval from the City of Clermont and CRA staff and any required City building permits.
  - Incomplete projects may require reimbursement to the CRA, according to contract requirements

## 2. Facade Grant Program – Gainesville

- Intent
  - Leverages private investment to make upgrades to visible facades of commercial buildings.
- Eligible Applicants
  - Property Owner or Tenant
- Terms
  - Matching reimbursement grant up to 50% of eligible costs, such as paint, signage, upgrades to windows and doors, exterior lighting and repair of masonry etc.
  - The facade grant program is available in all CRA districts at varying budget levels:
    - Fifth Avenue/Pleasant Street – up to \$10,000 in matching funds
    - Downtown area – up to \$25,000 in matching funds
    - Eastside area – up to \$10,000 in matching funds
    - College Park/University Heights – up to \$50,000 in matching funds
  - Facade grant applications must be approved by the area's advisory board.

## 3. Commercial Property Improvement Grant Program – Margate

- Intent
  - As newer developments have come, some older shopping centers and storefronts in have fallen into disrepair due to aging and neglect.
  - These properties lack aesthetic appeal and are not as attractive to potential tenants or shoppers.
- Eligible Applicants
  - Property owners
- Terms
  - For facade and/or landscaping upgrades for commercial properties on a reimbursement basis.
  - Eligible facade grant expenses include design fees, permit fees, construction costs for new impact storefront systems, awnings, exterior light fixtures, etc.; eligible landscaping expenses include landscape design fees, asphalt removal, plant materials, irrigation systems and installation, permits, water meter installations, and water impact fees.
  - Program funding recipients must enter into an agreement that guarantees the recipient will not alter the funded improvements, and will maintain the funded improvements for a minimum of five years.
- Excluding
  - The MCRA will not consider funding for work undertaken prior to approval by the MCRA, nor for work previously done, underway, or currently permitted.

#### 4. Commercial Facade Improvement Loan Program – Lauderdale Lakes

- Intent
  - To improve commercial property located in the Community Redevelopment Area in the City of Lauderdale Lakes, Florida
- Eligible Applicants
  - Commercial property owners within the Area to provide enhanced improvements based upon criteria in the Agency's Commercial Facade Storefront Guidelines
- Terms
  - Paid based upon a 50/50 match on a reimbursable basis only
  - Applicants approved under the Program must agree to construct the facade improvements within a period of one year
  - If the approved applicant maintains the improvements during the required five (5) year maintenance period, the loaned funds will convert to a grant.

#### 5. Restaurant Incentive Application – Sebring

- Intent
  - To assist with the acquisition and installation of leasehold improvements to operate a restaurant on the proposed property and which will remain a part of the property should the restaurant fail or relocate at a future date.
- Terms/Procedures/Components
  - Eligible expenses include venting systems, sprinkler systems, electrical or plumbing, that are required by local or state agencies.
  - The amount of any CRA participation in a project will be based on an evaluation of the business plan, infrastructure needs and available financing.
  - Each project will be evaluated on a case by case basis.



## 6. Commercial Building Improvement Grant Program – Florida City

- Intent
  - To encourage interior improvements to retail and service oriented structures. By providing assistance to a building owner or new tenant within the Community Redevelopment Area, the CRA hopes to enhance the creation of and relocation opportunities for new and growing businesses.
- Eligible Applicants
  - New or relocating businesses which will be moving into commercial space within the Community Redevelopment Area.
- Terms
  - Reimburse up to 50% of the cost with a maximum of \$10,000 for a single business space.
  - All projects have to be approved by the CRA Board.
  - Funds will be disbursed upon completion of construction and passing final inspection by the City Building Department. Any other arrangement must be approved by the CRA Board
  - All applications approved by the Community Redevelopment Agency will be handled on a case by case basis, and the number of awards will be limited.
  - Maintenance issues resulting from neglect or willful damage will NOT be applicable grant funding.
- The Grant Program allows for reimbursement of the following interior improvements:
  - Electrical and lighting upgrades
  - Partition construction & relocation
  - Aesthetic detailing & trim
  - Bathroom renovation
  - Plumbing & fixtures
  - Flooring, molding, & thresholds
  - Painting & wallpaper
  - Ceiling work including AC rerouting
  - Permanent security equipment & installation
  - Replacement of doors & windows
  - ADA improvements
  - Other specific interior improvements that become permanently attached to the building

## 7. Hotel Improvement Program – Hollywood

- Intent
  - The Hotel Improvement Program (HIP) is an incentive grant program for owners and tenants of hotels/motels, inns, or bed and breakfasts located in the Hollywood CRA districts.
- Eligible Applicants
  - Grants are limited to property or business owners within the Beach and Downtown Districts of the CRA.
- Terms
  - Provides a 33% reimbursement grant up to \$250,000 or 20% of the assessed value, whichever is lower, for comprehensive fixed capital improvements to both the interior and exterior of the property.
  - As a part of receiving grant, property must become certified as a Superior Small Lodging (SSL) or a AAA Diamond Rated property.
  - Grants limited to one time per property address per CRA fiscal year. Program funding is contingent upon an annual appropriation by the CRA.
  - The CRA retains the right to display and advertise properties which receive HIP funding.
  - All applications are subject to approval by the CRA director.
- Eligible: any fixed improvements to the interior and exterior
  - Lighting
  - Signage
  - Landscaping
  - Paving parking areas, walkways, or patios
  - Impact-resistant windows and doors
  - Air-conditioning (central air only)
  - Roof repair or replacement
  - Structural repair
  - Concrete restoration
  - Electrical work
  - Plumbing work
  - Interior finishes including flooring and paint
  - Bathroom fixtures
  - Kitchen fixtures
- Ineligible Improvements
  - Non impact-resistant windows/Hurricane shutters
  - Furniture
  - Linens
  - Appliances

## 8. Job Creation Bonus Program –Delray Beach

- Intent
  - The Job Creation Bonus Program is available to new or existing non-retail businesses in the Delray Beach CRA District that agree to generate a minimum value of five (5) New or Relocated qualifying jobs whose annual wages equal or exceed 115% of the County's Average Annual Wage.
- Eligible Applicants
  - New or existing non-retail businesses that bring a minimum of 5 new or relocated qualifying jobs to the CRA District may be eligible for an incentive equal to 5%, 10% or 20% of annual certifiable wages, paid out over a 5-year period.
- Terms
  - The incentive is a grant contribution that is paid out over a five-year period, in equal installments. The award amount shall be calculated based on the annual wages that are paid to the qualifying employees at the start of employment. The maximum grant award is \$50,000.
  - Targeted projects are Class "A" office buildings whose tenants may include the following industries: Communication/Information Technology; Life Sciences; Business/Financial Services; Clean Energy; Emerging Technologies; Aviation/Aerospace; Corporate Headquarters

### **Notes:**

## **9. Relocation & Development Incentive Program – Delray Beach**

- Intent
  - This incentive's intent is to attract businesses that bring a minimum of twenty-five (25) jobs whose wages are equal to at least 115% of the County's Average Wage ("Qualifying Jobs").
  - No more than 33% of qualifying jobs may be relocated from within Delray Beach.
- Eligible Applicants
  - Non-retail businesses relocating to the City of Delray Beach Community Redevelopment Area (CRA) may be eligible for an incentive known as the Relocation and Development Incentive Program (RDI).
  - Existing companies that relocate to the CRA District and bring a minimum of twenty-five (25) qualifying jobs may qualify for a grant equal to 20% of their eligible relocation expenses, up to \$50,000. The grant is paid in one lump sum, within 90 days of the relocation after the jobs are in place.
- Terms
  - Non-retail businesses relocating to the Community Redevelopment Area (CRA).
  - The incentive program is a one-time grant contribution that is paid out within 90 days after a business has relocated or moved to the CRA District and the qualifying jobs are in place.
  - Targeted industries include the following: Communication/Information Technology; Life Sciences; Business/Financial Services; Clean Energy; Emerging Technologies; Aviation/Aerospace; Corporate Headquarters.

## **10. Historic Property Grant and Loan Program –Tallahassee**

- Intent
  - The program was established by the City to provide financial assistance to property owners as an incentive to restore/rehabilitate eligible historic structures. The program is available to all privately-owned properties in the City that are listed in the Local Register of Historic Places and have a Historic Preservation Overlay (HPO) zoning designation.
- Eligible Applicants
  - The program was established by the City to provide financial assistance to property owners as an incentive to restore/rehabilitate eligible historic structures.
  - The program is available to all privately-owned properties in the City that are listed in the Local Register of Historic Places and have a Historic Preservation Overlay (HPO) zoning designation.

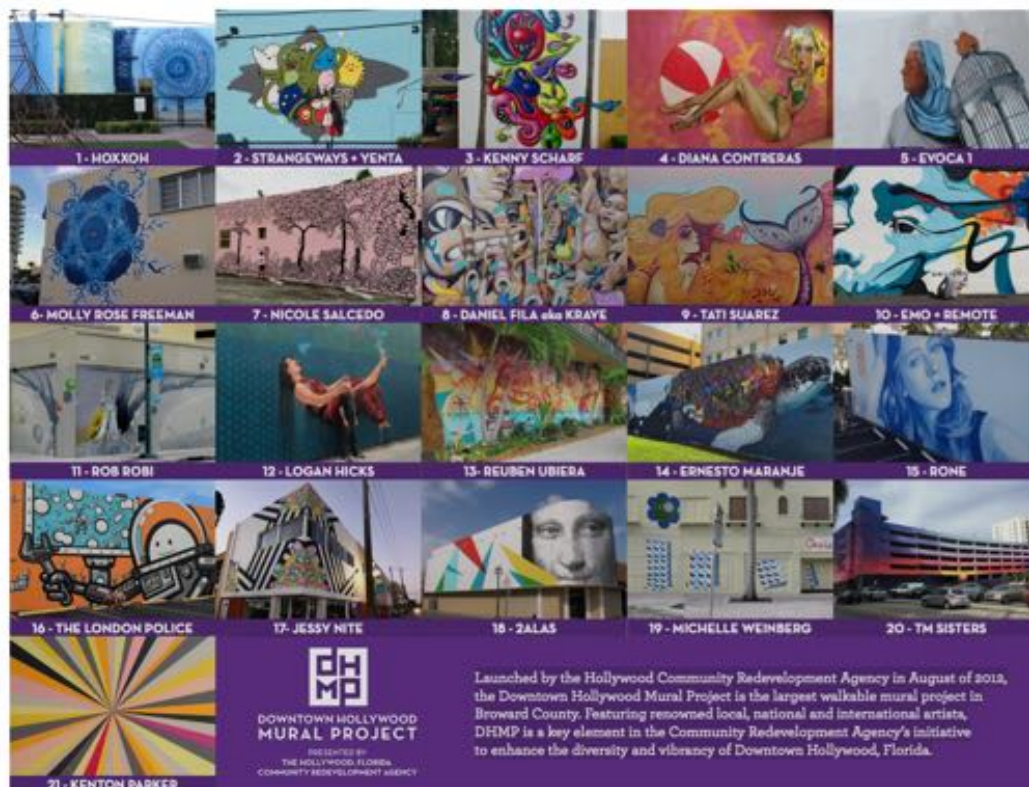
## **11. Historic District – Design Standards & Guidelines Manual – City of Winter Garden**

- Intent
  - For the review of exterior building features and alterations for both commercial and residential uses.
  - Each building element is listed with a stated objective.
  - A list of “Encouraged” examples contains architectural and design elements acceptable to the City.
  - Conversely, a list of “Strongly Discouraged” examples are not acceptable with the intent and purpose of the architectural standards.
  - Historical Ordinance (In Folder)
- Application
  - The City will review each application in accordance with the procedures set forth in the Historic Downtown Overlay ordinance and these Guidelines.
  - The City may provide a checklist of the individual design elements and will determine with the applicant which elements are required to meet the intent of the Historic Downtown Overlay ordinance.
  - The applicant and City should review required elements at the pre-application meeting. The applicant should incorporate the required elements into the application package.
  - If the applicant determines one or more design elements are not on the “Encouraged” list, the applicant must provide additional information with the materials and should identify the non-conformity.
  - The City will determine if such deviation requires a waiver or variance from these Guidelines and the Historic Downtown District Overlay Ordinance
  - City staff will conduct a technical review of each application and review any comments with the applicant at the Architectural Review Committee (ARC) meeting.
  - The Architectural Review and Historic Preservation Board will review the application and make a recommendation.
- Terms
  - The diagrams and photographs in this Manual are for illustrative purposes only. Subheadings and captions identify the design principle(s) and/or architectural element(s) for each depiction. The text of the Winter Garden Historic Downtown Overlay ordinance prevails in the event of any discrepancy or conflict with this Manual.

## 12. Downtown Mural Project – Hollywood



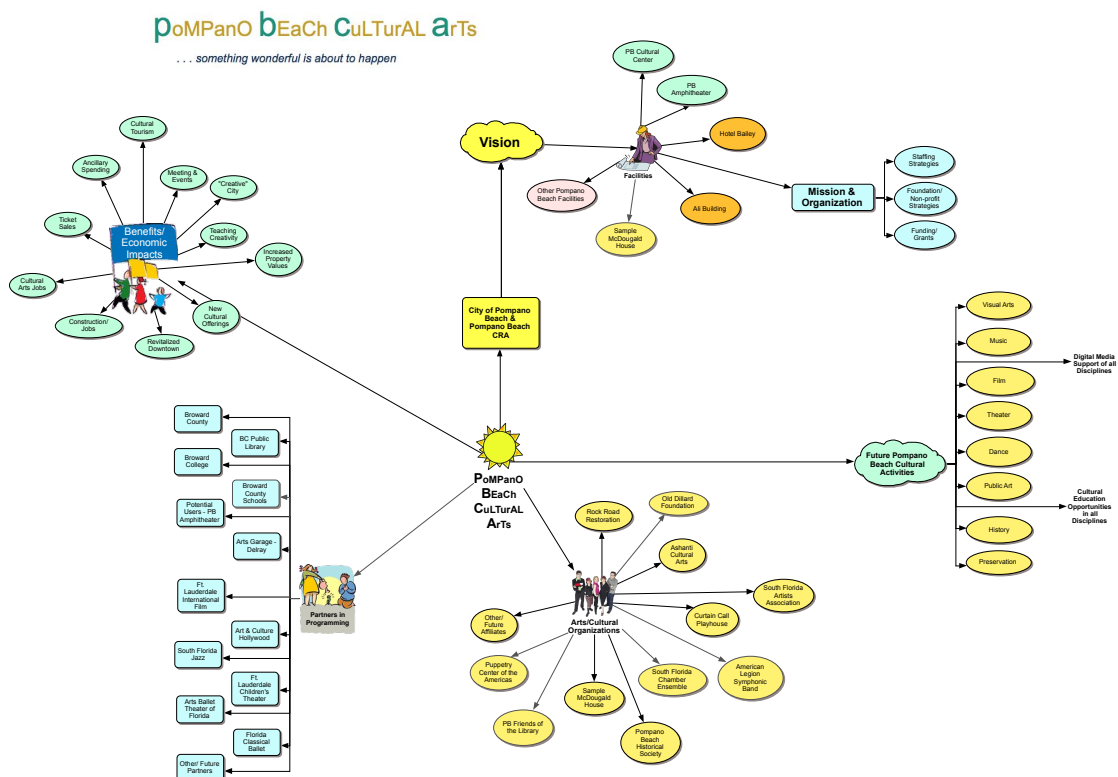
CONNECT WITH US [DowntownHollywoodMuralProject.org](http://DowntownHollywoodMuralProject.org) [Facebook.com/DowntownHollywoodMuralProject](https://www.facebook.com/DowntownHollywoodMuralProject) [@DowntownHwdMurals](https://twitter.com/DowntownHwdMurals)



### 13. Arts Programs – Pompano Beach

## pOMPanO bEaCh CuLTurAL aRts mAsTer PlaN

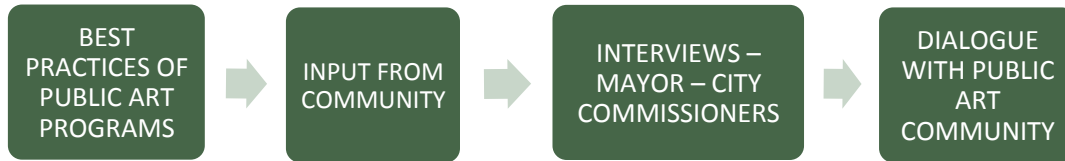
- Expanded the Vision for the City's "Civic Campus"
- Initiated a broader discussion of the Cultural Arts
- Recognized the need to understand project feasibility rather than just "build it and they will come"
- Created an understanding that the Cultural Arts would require a continual investment
- Laid the groundwork for the Creative Arts District and other initiatives required to realize a Vision for a revitalized Downtown Pompano





# Public Art Master Plan and Guidelines

## *City of Pompano Beach*



In 2012, the City Commission adopted a Public Art Ordinance to “enhance the aesthetic and cultural value of the city by including works of art on public properties within the city”.

- 2% of City Capital Construction Projects
- City Commission appointed Public Art Committee (PAC)
- Hours of Dialogue with dedicated PAC Members
- Draft Ten Year Master Plan vetted and approved by PAC, Staff, City Commissioners
- Annual Plan approved each year





## 14. Special Events Grants – Cape Coral

- Intent
  - Recently, the CRA has been transitioning from direct involvement with events to supporting organizations to foster their ability to build the capacity to take on responsibility for events and activities that the Community Redevelopment Board feel are desirable.
  - Supports organizations and businesses whose events directly serve the citizens and visitors, and also support the mission and principles of the CRA to bring people to support local business and take advantage of the amenities Downtown.
  - Some examples of such events include the farmer's market, cardboard boat race, and bike nights.
- Application Process
  - Any organizations seeking CRA Special Event Sponsorship will need to submit a CRA Special Events Sponsorship Grant Application. Each application shall be reviewed by CRA staff and require approval by the CRA Executive Board.
  - Upon receipt of the Sponsorship Application, Community Redevelopment Specialist will contact the organizer and review the process, and request other additional items which shall include: Insurance; attendance evidence or estimates; event promotion/marketing plan; site map locating event; parking plan; copy of Florida Beverages Commission permit; copy of City of Cape Coral Special Events Permit Application (if applicable)
  - Applications may take up to 60 days for review and will require CRA Board approval.
- Terms
  - For the purposes of community sponsorship, the Cape Coral CRA requires:
    - Grantees deliver an event within the CRA district.
    - Special events related to the mission and principles of the CRA in that they promote economic development within the CRA district and/or benefit residents of Cape Coral.
    - Special events benefit an identifiable population in the CRA.
  - For the purposes of delineating an event, an event is defined by the CRA as:
    - Being run for the purposes of entertainment and/or raising funds
    - Delivery of instructions and/or education to a group in a highly structured, condensed format with no on-going regular schedule of occurrence.
- Excluding
  - Grants cannot be used to provide general operating funds, finance agency operating, program shortfalls, or take the place of agency/business fundraising efforts.
  - In no event shall the CRA make charitable donations in support of General operating expenses of an organization or business or to fund operating salaries or positions.

## **15. Special Events Production/Funding – Statewide**

- Annual/Signature Events
  - Cape Coral
    - Cape Coral Festival of the Arts
    - Holiday Festival of Lights
  - Dania Beach
    - Annual Arts and Seafood Celebration
  - Palmetto CRA
    - 5th Annual MLK, Jr. Day Parade/Multicultural Festival
    - Fourth of July Festival
- Seasonal/Periodic Events
  - Delray Beach CRA
    - Saturday Green Market
  - Pompano Beach CRA
    - Green Market (weekly)
    - Old Town Untapped (monthly)
  - Winter Garden
    - Farmer's Market

## **16. Strategic Marketing Plan – Margate**

- The purpose of the MCRA Strategic Marketing Plan is to serve as a guide for development and implementation of advertising, promotion, communications and public relations associated with the City of Margate, redevelopment of the City Center and the retention and attraction of target businesses.
- Prior to 2014, marketing efforts by the MCRA were disorganized and was not effective in conveying a “singular” message about Margate.
- Research, included in this plan, illustrates the community pride and underlying themes that residents feel about the City of Margate, but anecdotal information showed that this message was not being conveyed at a regional and statewide level.
- The new Margate brand and campaign strategy were officially launched October 2014. The adopted brand and tagline, “Together We Make It Great”, provide the platform and direction for the specific strategies and tactics outlined herein to continue to convey the Margate messages targeting specific groups. The projects and programs can be annually benchmarked against the Marketing Plan and the goals and objectives of the MCRA.
- This Plan provides the strategies, tactics, and recommended budgets to support implementation. This document is intended as a guide and is updated on an annual basis in order to adjust strategies to align with MCRA goals and activities.

## **17. Downtown Facade & Building Stabilization Program – Orlando**

- Intent
  - Funding for building facadeand/or building stabilization improvements made will encourage reuse of vacant or underutilized properties, improve appearance, and support the long-term viability of Downtown Orlando.
- Eligible Applicant
  - (1) Grant per property owner/tenant per fiscal year, and only (1) Grant per property per three-year program term.
  - When an entity owns multiple properties that are adjacent, the Grant funding may be shared between these properties for a unified improvement plan.
  - When an entity owns multiple properties that are not adjacent, only one (1) property may receive Program funding in that particular fiscal year.
  - Grants between \$5,000 and \$40,000 for improvements to buildings made within the Downtown Orlando CRA.
- Downtown Facade & Building Stabilization Program– Orlando (continued)
- Single-Family and Duplex Residential Buildings
  - Within the Uptown, Eola, and Central Business District Planning Areas shall be eligible for up to \$5,000 or 50%, whichever is less, of the cost of facade improvements.
  - Within the Parramore Heritage Planning Area shall be eligible for up to \$10,000 or 50%, whichever is less, of the cost of building stabilization improvements, or a combination of building stabilization and facade improvements. Projects that propose only facade improvements shall be eligible for funding for up to \$5,000 or 50%, whichever is less
- All Other Buildings:
  - Located within the Uptown, Eola, and Central Business District Planning Areas of the CRA shall be eligible for \$20,000 or 50%, whichever is less, of the cost of facade improvements.
  - Located within the Parramore Heritage Planning Area of the CRA shall be eligible for up to \$40,000 or 50%, whichever is less, of the cost of building stabilization improvements, or a combination of building stabilization and facade improvements. Projects that propose only facade improvements shall be eligible for funding for up to \$20,000 or 50%, whichever is less

## 18. (CRA) Mini-Grant Program – Crystal River Community Redevelopment Agency

- **Intent** – The purpose of the City of Crystal River Community Redevelopment Agency (CRA) Mini-Grant Program is to encourage private investment to improve the appearance and functionality of existing buildings (residential or commercial) within the CRA District (see attached map). The program provides a 50% match to pay for improvements identified by category as follows:
  - **Distressed Property Grant (General Repair):** 50% up to \$10,000. These funds shall be used to perform general repair, demolition, structural or habitable work to meet code to occupy the structure focusing mainly on upgrading abandoned properties that are considered "eye-sores" within the CRA District.
  - **Commercial Site Improvement Grant (Landscaping)** 50% up to \$2,500. These funds are to be used for landscaping that meets the requirements of the City's Land Development Code and must be maintained by trimming, pruning and irrigation systems as needed to maintain a healthy landscape project.
  - **Commercial Sign Improvement Grant (Sign)** These funds are to be used for the restoration of existing signs or the construction of new signs that adhere to the CRA appearance guidelines.
  - **Commercial Facade Grant (Facade)** Funds are to be used to bring the structure into harmony with adjacent buildings and comply with the vernacular appearance guidelines for the CRA District. All colors are to be chosen from the CRA approved color chart.
  - **Residential Facade Grant (Residential Facade)** Residential Facade Grant - All residential structures shall be designed, constructed, and maintained to compliment and accept the architectural features of the building. Color schemes shall accent the structure and shall harmonize with adjacent buildings. All colors are to be chosen from the CRA approved color chart.

**Notes:**

## Redevelopment Programs – Public Improvements

# Redevelopment Programs: Public Improvements

- Streetscape
- Utility Infrastructure
- Open Space/Community Enhancements
- Wayfinding
- *Other*



## 19. Streetscape – Downtown Hollywood CRA District

- Hollywood Boulevard
- Young Circle Roadway Improvements
- South 20th Avenue
- Neighborhood Street Lighting

### Hollywood Boulevard



**Notes:**

## Young Circle Roadway Improvements



## South 20th Avenue



## Neighborhood Street Lighting



**Notes:**



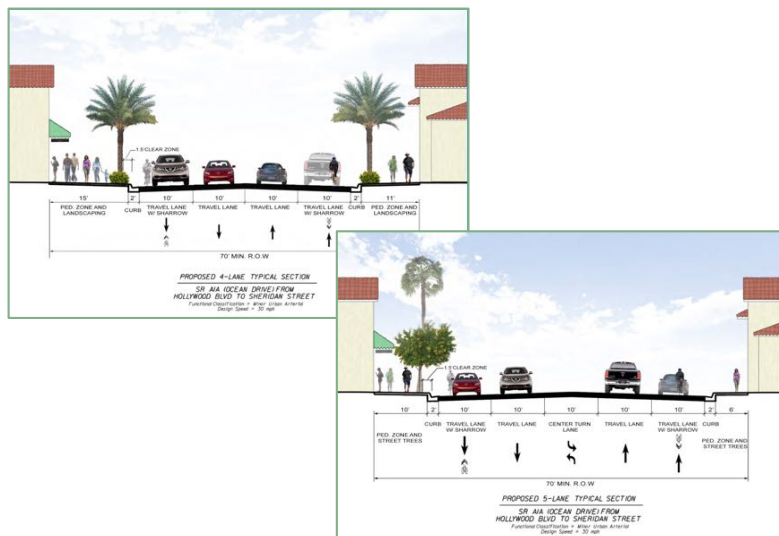
## 20. Streetscape Hollywood Beach CRA District

- Hollywood Boulevard Bridge
- A1A Improvements

### Hollywood Boulevard Bridge



### A-1-A Improvements



## 21. Development Infrastructure Assistance Program – Delray Beach

- Intent
  - Through the DIA program, a private for-profit organization may request a reimbursement grant of up to 50% of the cost of eligible site improvements, up to an amount not to exceed 50% of the projected Tax Increment Funds generated by the improvements over a ten-year period following completion of the improvements.
- Terms
  - Qualified improvements may be either on private land or on the public right of way or both, and may include:
    - Landscaping; irrigation; exterior lighting; sidewalks; plazas; site walls; site furniture; bicycle racks, etc.
    - Public right-of-way improvements (street and/or alleys) including paving, curb & gutters, storm drainage structures, traffic signals, on-street parking spaces, etc.
    - Signage, limited to street signage, directional signage, or monument signs
    - Underground and above ground public utilities, including water mains, sewer mains, irrigation lines, natural gas lines, and electric utility lines.
    - Construction of eligible parking lots and parking structures
  - Grant reimbursement would occur after the entire project, including the building structure, is complete.

### **Notes:**

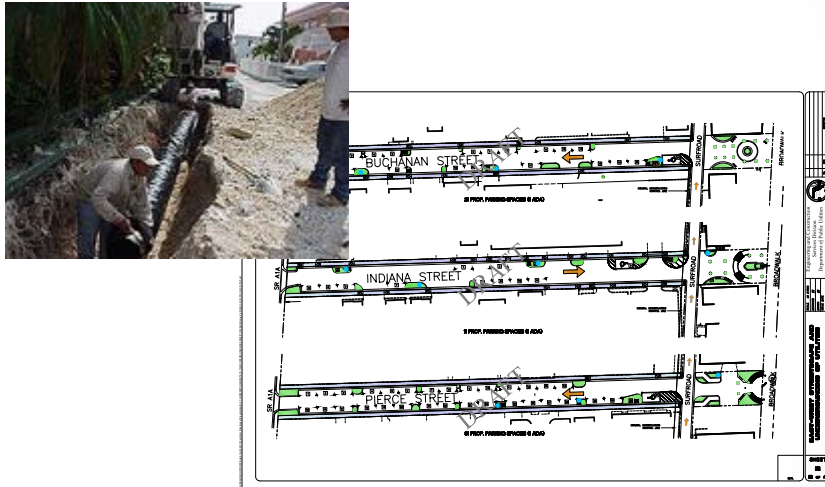
## **22. CRA Streetscape Incentive Program Revolving Loan – Cape Coral**

- Intent
  - To encourage private investment to improve the streetscape within the public right-of-way in areas with non-residential uses or mixed-use development.
  - To provide incentives for businesses to participate in the Streetscape Incentive Program and support the following goals:
    - Private investment
    - Encourage new investment within the CRA;
    - Increase the tax base within the CRA;
    - Assist with retention and/or expansion of existing area businesses;
    - Create a sense of pride in the community.
- Eligible Applicants
  - Property owner or a tenant within a building immediately adjacent to the streetscape project.
- Terms
  - The program is a 75/25 cost sharing where the CRA will pay 25% of the project cost for eligible streetscape improvements within the Downtown zoning district (maximum of \$50,000).
  - The Revolving Loan Fund will assist participants with upfront funding. Participants will have up to five years to repay their 75% share of the cost (with interest). Loans will be secured.
  - Encourages businesses to install landscaping, concrete pavers, bulb-outs, lighting, and/or other streetscape amenities.
  - Applications evaluated to ensure consistency with the goals and objectives of the CRA Plan and conformance with the City's Land Use and Development Code.

### 23. Utilities Infrastructure – Hollywood CRA Hollywood Beach District

- Underground Utilities
- Water & Sewer Upgrades

## Utilities Infrastructure – Hollywood



**Notes:**

## 24. Open Space – Gainesville: Depot Park

Sponsored by  
**The Gainesville Sun**

**Gainesville.com**

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## Depot Park: From contaminated blight to city gem



A photograph showing a man and two young girls playing at a large, artificial rock formation water feature at Depot Park. The man is pouring water from an orange bucket onto the rocks. One girl is standing near a yellow bucket, and another is further back. Water is cascading down the rock face into a blue pool area. In the background, there are palm trees and a building under a clear blue sky.

BUY PHOTO      HIDE CAPTION

Michael Badalamenti and his stepdaughter Isabella Galvin lay in the water feature of Depot Park on Wednesday, August 17, 2016. Saturday marks the grand opening of the new \$5.9 million Depot Park playground on Main Street and Depot Avenue in Gainesville, Fla. Rob C. Witzel / The Gainesville Sun

**Thursday**  
Posted Aug 18, 2016 at 5:20 PM  
Updated Aug 18, 2016 at 9:41 AM

A couple decades and \$60 million later, a once-contaminated site is now a 32-acre park.

**Notes:**

## 25. Open Space – Hollywood CRA

- Downtown Hollywood District
  - ArtsPark at Young Circle
  - Anniversary Park
- Hollywood Beach District:
  - Broadwalk Improvements
  - Charnow Park Renovation
  - Hollywood Beach Renourishment

### ArtsPark at Young Circle – Downtown Hollywood



## Anniversary Park – Downtown Hollywood



## Broadwalk Improvements – Hollywood Beach





## Charnow Park Renovation– Hollywood Beach



## Hollywood Beach Renourishment– Hollywood Beach





## 26. Wayfinding & Gateway Signage – North Miami



## Wayfinding and Gateway Signage

Provide funding and support for Gateway and Wayfinding Signage consistent with North Miami Comprehensive Signage Master Plan.



## 27. Wayfinding – City of Sarasota



**Notes:**

## Redevelopment Programs – Housing/Residential

### Redevelopment Programs: Housing/Residential

- Investment/Reinvestment in Housing
- Housing Rehabilitation Programs
- Sewer/Water Hookup Programs
- City/County Program Support
- *Other*



## **28. First Time Homebuyers Program – Hallandale Beach**

- Intent
  - The First Time Homebuyers Program was created to assist homebuyers with down payment and closing costs of a primary residential property (i.e., single family home, condominium) within the Hallandale Beach Redevelopment Agency district.
- Eligible Applicants
  - Assistance is provided up to \$50,000 and applicants are required to provide a minimum of \$2,000 of their own funds toward the down payment.
  - The loan will take the form of a 0% forgivable loan for a ten-year period. HBCRA assistance will be subordinate only to a mortgage on the same property from the primary lender.
- Terms
  - Assistance is provided up to \$50,000 and applicants are required to provide a minimum of \$2,000 of their own funds toward the down payment.
  - The loan will take the form of a 0% forgivable loan for a ten-year period.
  - HBCRA assistance will be subordinate only to a mortgage on the same property from the primary lender.
- Application
  - Requires a pre-approval letter from a financial institution.
  - The application can be accessed online
  - All HBCRA programs are on a first come first ready basis subject to availability of funds.

### **Notes:**

## 29. Multi-Family Housing REV Grant – Jacksonville

- Intent
  - The following has been modeled after the Office of Economic Development REV Grant Incentive Program.
  - The program provides for a recovery of a portion of the incremental increase in ad-valorem taxes, on real and tangible personal property, which is produced as a result of the multi-family housing development.
- Eligible Applicants
  - To be eligible for the program the development must develop at least 25 new multi-family rental housing units in Downtown.
- Multi-Family Housing REV Grant – Jacksonville
- Terms
  - The amount of the grant is determined by the number of units developed, plus the amount of green- space and cultural amenities the development provides, and the amount of retail/commercial space included in a mixed use development.
  - The grant will be for an amount no greater than 75% of the City/County portion of the incremental increase in taxes for a fifteen (15) year period, as determined by the following factors:
    - 5% for every 25 units produced in Downtown Jacksonville (not to exceed a factor of 30%); plus
    - 15% for the development of City-owned lazy / underutilized assets; plus
    - 10% for a mixed use development for each 2,500 square feet of retail/office/commercial space (not to exceed 20%); plus
    - 10% if the Developer documents they are working with an employer or Non-profit organization to provide other housing incentives for Downtown; plus
    - 15% for the development of green space and amenities for residents; plus
    - 15% for a project located in a DIA designated Strategic Housing Area

### **30. Down-Payment Assistance Program (DPA) – Jacksonville**

- Intent
  - Provides Down Payment Assistance to potential home owners for purchasing a primary residence in Downtown Jacksonville (Downtown Northbank or Southside CRA).
- Eligible Applicants
  - To qualify for the DPA incentive program buyers would need to have household incomes < 150% AMI (currently \$66,450 for a household size of 1 for the Jacksonville MSA).

### **31. “Live, Work, & Play – Downtown Jacksonville**

- Intent
  - The DIA provides a \$200.00 monthly subsidy, to qualified recipients, towards the rental of a unit located in Downtown Jacksonville (Downtown Northbank or Southside CRA)
- Eligible Applicants
  - Prospective tenants will need to apply to receive a “pre-approval” letter which demonstrates the subsidy commitment from the DIA and the time remaining on their subsidy clock.
  - To qualify the recipient must document that they meet the following criteria:
    - Have not have lived in the Jacksonville Downtown area in the past 2 years;
    - Have a household income < 150% of the Jacksonville AMI (currently \$66,450 for a household size of 1 person in the Jacksonville MSA);
    - Are employed in the Downtown Jacksonville area (Downtown Northbank or Southside CRA) if seeking the \$50.00 workforce housing bonus amount.
    - An additional \$50.00 bonus per month can be received if the rental unit is located in a DIA designated Strategic Housing Area (an “SHA”)

### **32. Curb Appeal Program – Delray Beach**

- Intent
  - The elimination of slum and blight within the Community Redevelopment Area is the top priority of the Delray Beach CRA.
- Terms
  - This program offers up to \$10,000 to make minor structural and cosmetic exterior improvements to single-family homes in the Northwest and Southwest Neighborhoods in the CRA District.
  - Funding is budgeted on an annual basis and is approved on a first-come, first-serve basis, with priority given to homes located on SW 12th, 13th, 14th and 15th Avenues.
  - Eligible costs include: Exterior Painting & Pressure Cleaning; Replace Missing or Rotten Siding; Landscaping & Irrigation; Driveway Repair; New House Numbers; Mailbox Replacement

### **33. Paint Voucher – Hallandale Beach**

- Intent
  - The Hallandale Beach Community Redevelopment Agency (HBCRA) offers a Sherwin-Williams paint voucher to Hallandale Beach home owners residing within the HBCRA boundaries.
- Eligible Applicants
  - Home owners residing within the HBCRA boundaries.
- Terms
  - The paint voucher is for \$500 to be used towards A-100 exterior paint and supplies for the residential property.
  - Applicants must meet all the requirements in order to be considered eligible to participate in the Paint Voucher program.

### **34. Storm Shutter/Impact Windows – Hallandale Beach**

- Intent
  - The HBCRA offers a rebate of up to \$1,500 for the installation of storm shutters or impact windows for owner-occupied property in order to mitigate storm damage.
- Eligible Applicants
  - Owner occupied residential properties excluding trailer parks, are eligible for participation in this program.
- Terms
  - Hallandale Beach Community Redevelopment Agency (HBCRA) funding up to \$1,500. The property owner is responsible for any costs exceeding the maximum \$1,500 benefit.
  - All companies and contractors must be licensed and insured and all products certified to meet applicable codes.
  - Residence can only be assisted once through the Hurricane Shutter/Impact Window Program.

### **35. Neighborhood Improvement – Hallandale Beach**

- Intent
  - The HBCRA will provide a low interest, forgivable loan of up to \$30,000 for residential properties of no more than four (4) dwelling units and up to \$50,000 for multi-family properties with five (5) or more dwelling units.
- Terms
  - Funds may be utilized for correction of existing code violations; termite removal; repair or replacement of roofing, windows, doors, driveways, seawall, fencing; installation of energy efficient air conditioning and water heater; landscaping and more.
  - Costs may include other work necessary to complete the project (architectural/engineering fees for the preparation of construction drawings, construction supervision and permits and inspection fees).
  - The loan becomes forgivable at a rate of 20% per year for five years. If the property is sold or transferred within that time, the loan must be repaid.



### 36. Programs: Housing/Residential – City/County Program Support

#### Public Funding Sources for Building or Rehabilitating Housing \*

- Community Development Block Grant Program (CDBG)
- Home Investment Partnerships Program (HOME)
- State Housing Initiative Partnership (SHIP)
- Neighborhood Stabilization Program (NSP)
- Low-Income Housing Tax Credits (LHTC)
- State Apartment Incentive Loan program (SAIL)
- Funds available exclusively to Public Housing Authorities
- Community Contribution Tax Credit (CCTC)
- Multi-Family Mortgage Revenue Bond Program
- HUD Section 202 – Housing for Elderly Persons
- HUD Section 811 – Supportive Housing for Persons with Disabilities

\* AFFORDABLE HOUSING FUNDING SOURCES  
Florida Housing Coalition, Inc. – June 2015

#### Public Funding Sources for Individuals or Household Assistance \*

- Community Development Block Grant Program (CDBG)
- Home Investment Partnerships Program (HOME)
- State Housing Initiative Partnership (SHIP)
- Neighborhood Stabilization Program (NSP)
- Funds available exclusively to Public Housing Authorities
- Housing Choice Voucher (HCV) Program (previously known as Section 8)
- Continuum of Care Program
- Urban Rural Housing Service – Ownership & Rental
- The Weatherization Assistance Program (WAP)
- HUD Section 811 – Supportive Housing for Persons with Disabilities

\* AFFORDABLE HOUSING FUNDING SOURCES  
Florida Housing Coalition, Inc. – June 2015

## Private Funding Sources \*

- Community Foundations of Florida
- Florida Community Loan Fund
- Federal Home Loan Bank Affordable Housing Program (AHP)
- Bank of America Charitable Foundation
- Home Depot Foundation
- JPMorgan Chase
- Lowe's Foundation
- United Way
- Wells Fargo



\* AFFORDABLE HOUSING FUNDING SOURCES  
Florida Housing Coalition, Inc. – September 3, 2014

### Notes:

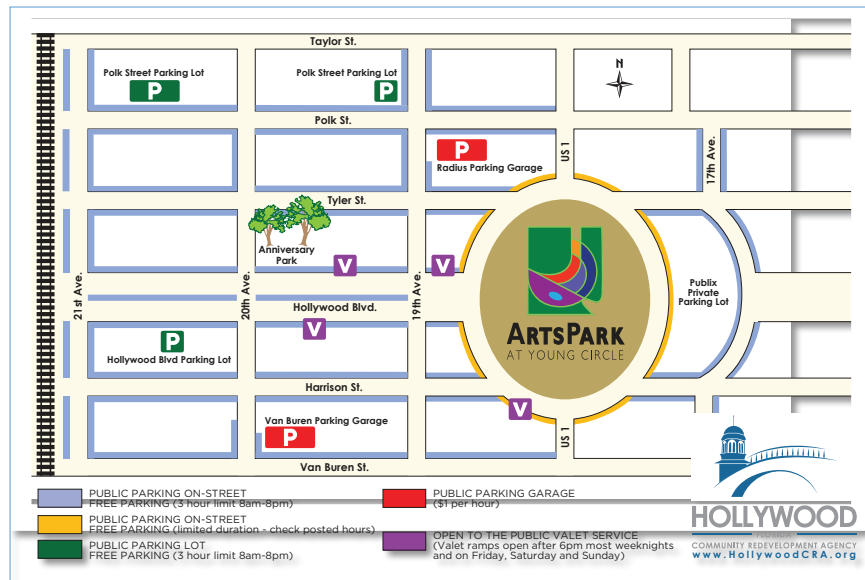
# Redevelopment Programs: Parking, Transit and Transportation

- Public Parking Development
- Shared Parking Initiatives
- Downtown Circulator
- Neighborhood Trolley
- County/Regional Transit Support
- Bike/Alternative Transportation Amenities
- Roadway Improvements
- *Other*



## 37. Parking Programs - Hollywood

- Parking Maps on Website
  - Downtown Hollywood
  - Hollywood Beach
- Garfield Street Parking Garage & Center

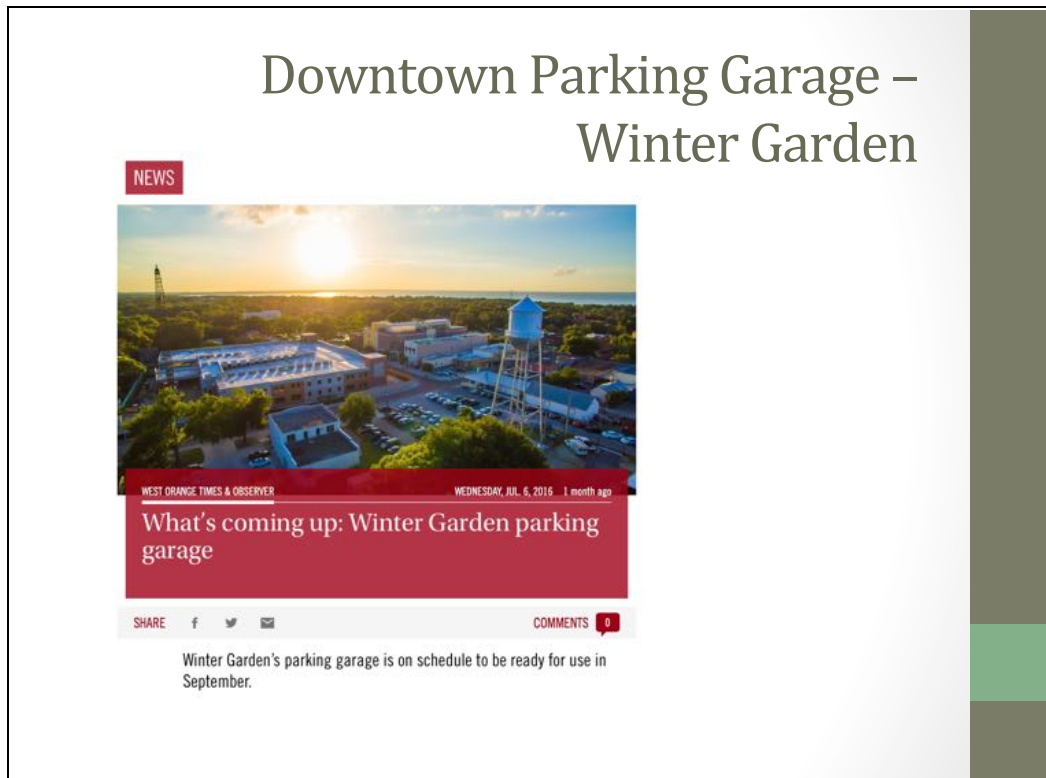


## Garfield Street Parking Garage & Center – Hollywood

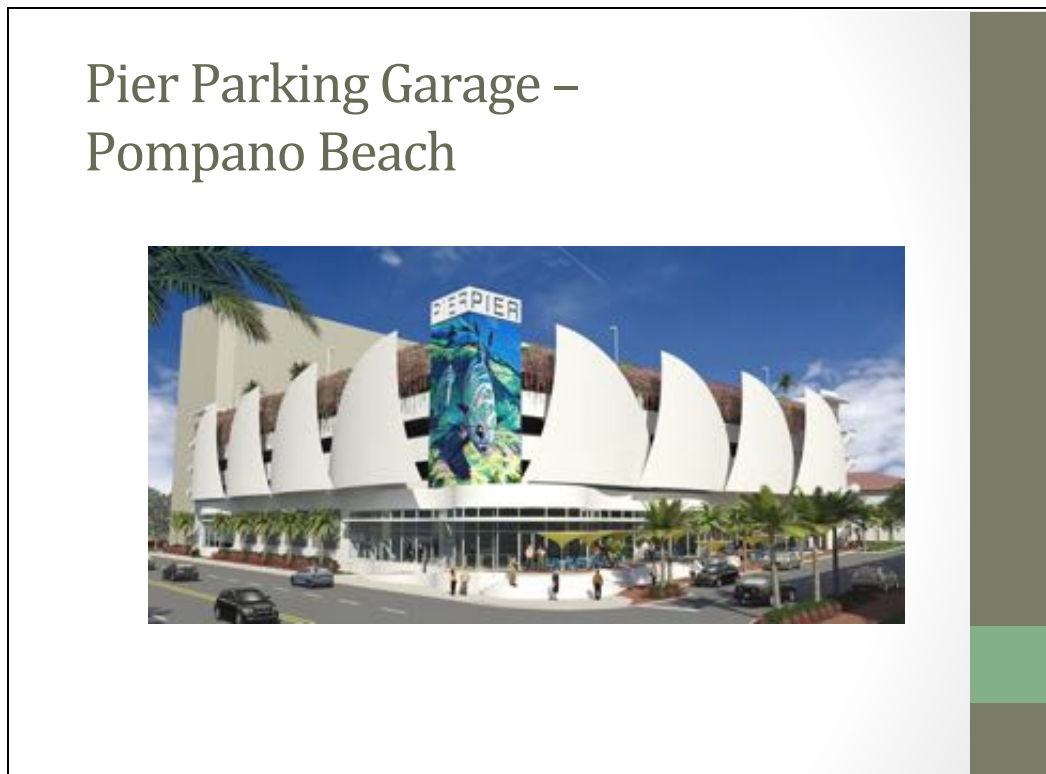


**Notes:**

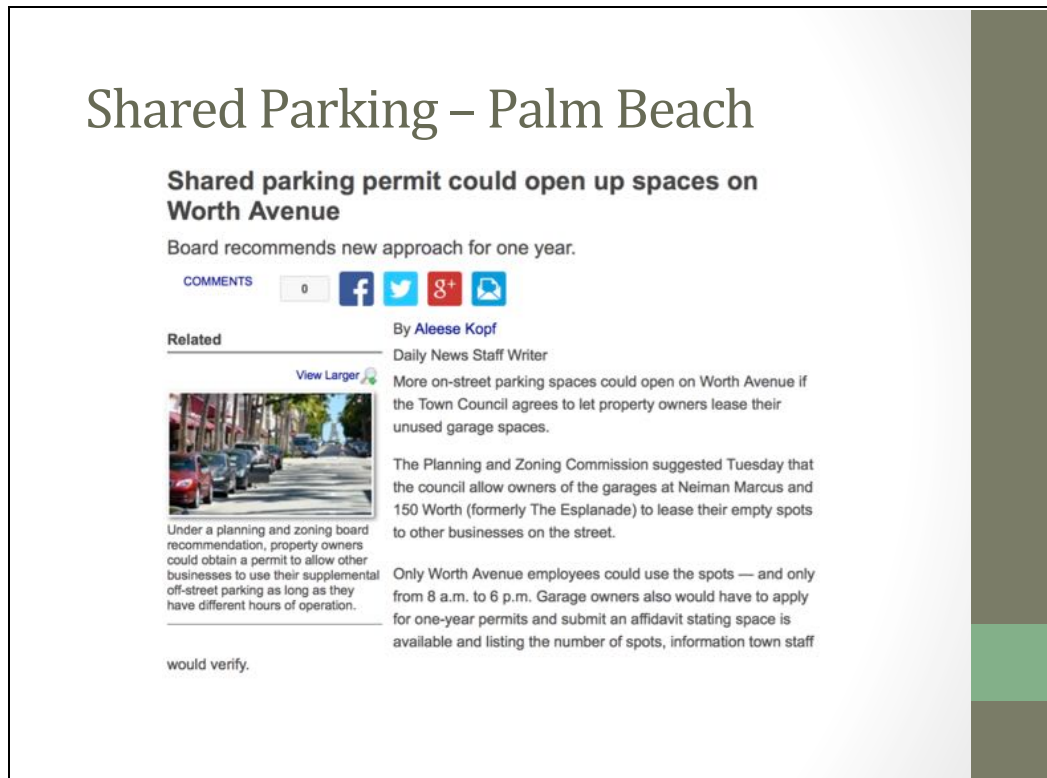
### 38. Downtown Parking Garage – Winter Garden



### 39. Pier Parking Garage – Pompano Beach



#### 40. Shared Parking – Palm Beach



#### 41. Reserved Parking Program – Winter Haven

- Intent
  - Per Section 18-53 (b) of the City of Winter Haven Code of Ordinances, the City is permitted to lease up to 10% of all individual parking spaces in City-owned parking facilities on a year-to-year basis.
- Terms
  - Parking spaces/stalls leased through the Program are done so on either a Business Day (7 am until 5 pm; Monday through Friday) or Full Day (24 hours; Sunday to Saturday) time period.
  - The Reserved Parking Program is administered by the Community Services Department with enforcement assistance from the Winter Haven Police Department.
  - The leasing of spaces will occur through an initial lottery process. Entries will be limited to one per person and will require the applicant to also submit a copy of his/her Driver's License.
  - Businesses that are seeking multiple reserved spaces will be required to submit a separate individual application for each space requested.
  - Each application will immediately be assigned a lottery number and grouped according to the Parking Lot requested. A separate lottery drawing will be held for each Parking Lot.
  - Any remaining spaces not assigned via the lottery will be made available on a first-come/first-served basis.



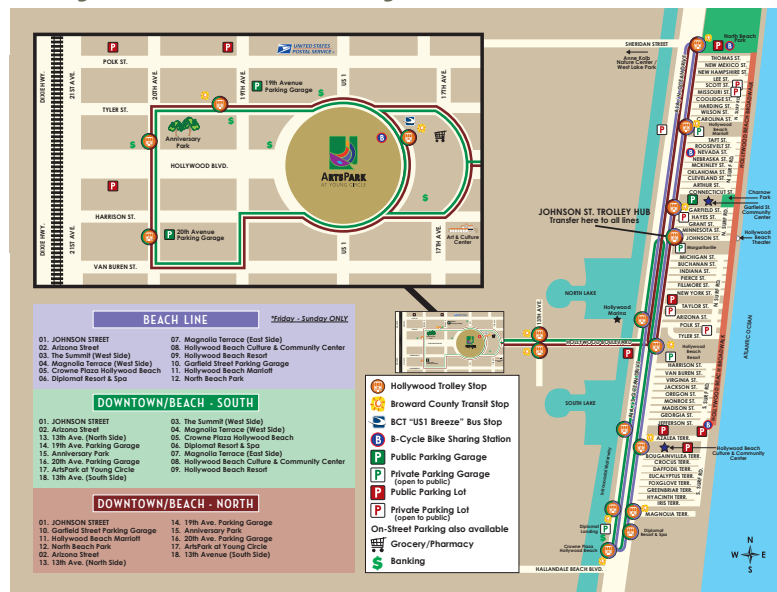
## 42. Downtown Trolley – Delray Beach

# Downtown Trolley – Delray Beach



### 43. Trolleys – Hollywood CRA

# Hollywood Trolleys





#### 44. Train (Tri-Rail) to Trolley Shuttle – Hollywood

## Train (Tri-Rail) to Trolley Shuttle – Hollywood

### Train to Trolley Shuttle



Hop on the Train to Trolley Downtown Hollywood Shuttle Service linking the rail station at Hollywood Boulevard and I-95 with the Hollywood Trolley stops in Downtown Hollywood. [View the map](#) for stop locations and full schedule.

#### About the Train to Trolley Shuttle

- Operates seven days a week:
  - \* Monday - Thursday, 7am - 7pm
  - \* Friday, 7am - 9:15pm
  - \* Saturday, 10am - 9:15pm
  - \* Sunday, 10am - 7pm
- Departs approximately every 45 minutes
- \$1 per ride/per person - riders will pay on-board the trolley - Exact change required
- Children age 5 and under ride FREE
- Shuttle Information: 954-924-2980
- Email us at [trolley@hollywoodfl.org](mailto:trolley@hollywoodfl.org)

#### Notes:

**Notes:**

## Redevelopment Programs – Redevelopment Support

### Redevelopment Programs: Redevelopment Support

- Land Use/Regulation
- Enhanced Services
  - Clean and Safe
  - Code Enforcement
  - Community Policing
- Increment Revenue Based Incentive Programs
- Redevelopment Powers
  - Property Acquisition
  - Finance and Borrowing/Bonding
- Support of Non-Profits for Ongoing Activities
- *Other*

#### **45. Downtown Zoning Overlay – Jacksonville**

- Intent
  - To create a Downtown Overlay Zone to promote and encourage revitalization and growth in Downtown Jacksonville
    - maximizing the use of all available resources
    - ensuring a high degree of compatibility between new and existing uses
    - promoting mixed-use developments
    - streamlining the review and approval process for projects
    - ensuring quality development

#### **46. Corner Post Signage Application – Crystal River**

- Intent
  - Provide clear, concise information for all users, to improve way-finding, promote public health, safety and welfare, promote a unified and attractive sign appearance within the CRA District; and eliminate inconsistent, ineffective, and unnecessary signs.
  - This policy is in addition to the City's Sign Ordinance; refer to Chapter 12 of the City's Land Development Code.
- Eligibility
  - Only businesses and Public Facilities within the CRA District will be allowed to have their business name on the corner sign posts. The business name and logo or business name only can be placed on a 9.5" x 36" sign blade.
  - All new signage is to be installed under the direction of the City of Crystal River. Replacements or change of existing signs will be handled via sign blade order form submitted to the City Public Works Department.

#### **47. Sign Permits– Jacksonville**

- Sign Permits are issued by the Building Inspection Division.
- Within Downtown, DIA staff and/or the Downtown Development Review Board (DDRB) will review signs for compliance with the Downtown signage regulations.

#### **48. Downtown Sidewalk Vending – Jacksonville**

- Pursuant to Chapter 250, Part 8 of the City Code, the City of Jacksonville established the permitting process for those operators using the Public Right of Way (sidewalk(s) fronting their establishment) for Downtown sidewalk cafés, restaurants or bars.
- This process required all downtown cafés, restaurants and bars that use the sidewalk outside their establishment to submit information and acquire a permit from the Downtown Investment Authority.

#### **49. Downtown Development Review Board – Jacksonville**

- Downtown Development Review Board (DDRB), is comprised of members appointed by the Mayor and confirmed by City Council as codified by the passage of the Downtown Zoning Overlay by City Council.
  - The DDRB shall review all public work projects, partnerships with the city that require funding and all projects that require permitting.
  - Applicants shall follow the complete prescribed application and approval procedure, which provide a two-step review of each project (conceptual and final approval).
  - However, applicants may obtain conceptual and final approval concurrently for smaller projects or projects that do not require substantial alterations.
  - The Downtown Zoning Overlay was updated and approved by City Council on June 26, 2007.

#### **50. Block by Block - Hollywood**

- 23 Blocks - 4 Ambassadors – Serving since 2011
- Services Provided
  - Provide cleaning and ambassador personnel for the Historic Downtown Business District.
  - Cleaning services provided by using both manual and mechanical cleaning systems.

#### **51. Downtown Clean Team – Orlando**

- The Downtown Clean Team was first created to address the need to provide the City of Orlando controlled, cost effective, Public Right of Way Maintenance. The teams focus is to improve the Public Right of Way to a level that improves the businesses and residents experience in Downtown.
- Downtown Clean Team Services include: Daily trash pickup of more than 300 trash cans; Hardscape/landscape maintenance for all CRA Streetscape Improvements; Sidewalk pressure washing; Graffiti removal; Painting and cleaning of the right of way furnishings; Banner and flag maintenance.
- The Downtown Clean Team has also partnered with Seminole, Orange and Osceola County to be an official work site for court ordered Alternative Community Service Work. The arrangement has helped staff the Downtown Clean Team with a labor source large enough to assist us in providing the proper right of way maintenance needed.

#### **52. Code Enforcement – Hollywood**

- Code Enforcement Officer
- Property Standards
- Permanent Fencing
- Landscaping Guidelines

### **53. Community Policing Interlocal – Clearwater**

- Two (2) fully equipped police officers to provide law enforcement services to the target area defined as the East Gateway for a minimum of 40 hours per week.
- Specific duties, activities, and responsibilities:
  - a) The officers will be assigned to a Community Policing Team with geographical responsibility for the East Gateway.
  - b) The Team assignment will always ensure coverage by two (2) officers.
  - c) Schedules of the officers will vary based on the determination of the CRA, CITY and Police management to best serve the residents and business owners in the East Gateway area.
  - d) Officers will patrol by both vehicles and bicycles.
  - e) A report of police activities and statistical information will be provided to the CRA on a scheduled basis.
  - f) The officers selected will be experienced, current member of the CPD.
- An existing, fully-equipped Crown Victoria Police Car.
- No charges to the CRA account will be made for activities or hours worked by the two (2) officers outside the CRA area or for equipment used outside the CRA area. Other administrative duties as mutually agreed.

### **54. Downtown Development Assistance Program – Cape Coral**

- Intent
  - The objective of this program is to implement the CRA's Master Plan and to encourage investors and property owners to develop, improve and maintain property within the Downtown CRA Districts. All projects must conform to the Downtown Master Plan & Land Development Codes and the City's Comprehensive Plan.
- Terms
  - Technical and financial assistance is available for NEW construction projects (new buildings or major additions to existing buildings) involving commercial/professional and/or mixed use (residential and non-residential) that contain 20,000 square feet of commercial/ professional space or larger.
  - This assistance is available to properties located within the Downtown CRA District.
  - Mandatory pre-application meeting with the CRA Executive Director to discuss the project and its potential eligibility for assistance under this program.

## **55. Real Estate Development Partnership Program – Delray Beach**

- Intent
  - To construct Class-A office space in the CRA District may receive an equity contribution from the CRA equal to approximately 10% of the project cost.
- Terms
  - Developers and businesses may receive an equity contribution from the CRA equal to approximately 10% of the project cost, to be paid back to the CRA after the project becomes profitable.
  - Eligible projects must be multi-story and include at least 15,000 net square feet of office space. Applicants must either own the property or have an executed multi-year lease (30-year minimum).
  - The CRA will not charge interest on its equity contribution.
  - In addition, the project owner/developer must have a minimum of 20% equity in the project's financing structure.

## **56. Land Value Investment Program – Delray Beach**

- Intent
  - Public or private entities may lease CRA-owned land for up to 60 years at severely discounted rates during the first fifteen years. In exchange, the developer builds a multi-story building with retail on the ground floor and Class A office space and other uses on additional floors.
- Terms
  - The length of the initial land lease shall be up to 40 years, but the lease may be extended an additional 20 years at market rate.
  - The land lease payments for the first five years would be \$1.00/annum, triple net.
  - The annual lease rate for the second five years of the lease would be 4.0% of the appraised value of the property. Lease payments would be made monthly.
  - The annual lease rate for the first year of the third five-year term of the lease would be 6.0% of the appraised value of the property, with lease payments to be made monthly. Land lease payments to the CRA would increase annually by 2.5% during the third five-year term.
  - The land lease rate for the balance of the term of the agreement would be equal to 8.0% of the appraised value of the property. Land lease payments to the CRA would increase annually by 2.5%.
  - The developer would have the option to purchase the land from the CRA at any time during the lease.

## **57. Community Sponsorship Program – Delray Beach**

- Intent
  - The CRA recognizes that community redevelopment has many facets and that all aspects cannot, and should not, be undertaken solely by one agency. The CRA's Community Sponsorship Program serves two purposes:
    - recognize through a show of support those agencies whose programs, services and/or events directly serve the citizens and visitors of Delray's CRA and support its mission and principles
    - assist fledgling agencies in the community who are putting together programs that address needs in the community and support the mission and principles of the CRA. Terms
- Terms
  - Applicant must be a not for profit organization, registered and in good standing with the State of Florida;
  - Applicant must deliver a program and/or service within the CRA district and be able to demonstrate how programs and services help further the mission of the CRA and address at least one of the CRA's Overall Needs, as defined below
    - Removal of Slum and Blight
    - Land Use
    - Economic Development
    - Affordable Housing
    - Downtown Housing
    - Infrastructure
    - Recreation & Cultural Facilities
  - CRA support cannot exceed 25% of the total program or service budget in the first year of support and 10% thereafter.
  - The CRA provides support under this program through small monetary grants. These grants are in no way intended to: provide general operating funds, finance agency operating, program shortfalls, or take the place of agency fundraising efforts.



## Redevelopment Programs – Other

### 58. CRA Monthly Grant Workshops – Delray Beach

- To inform potential applicants and the public regarding CRA Grant programs.
  - Workshops are held at the Delray Beach Chamber of Commerce, 140 NE 1st Street (Ground Floor of Parking Garage), from 3:00 to 4:30 pm on the second Monday of the month.
- Space is limited, so please call the CRA at 561-276-8640 to make your reservation.
- Upcoming workshop dates below are all held on Mondays from 3:00-4:30 pm:
  - December 14, 2015
  - January 11, 2016
  - February 8, 2016
  - March 14, 2016
  - April 11, 2016
  - May 9, 2016
  - June 13, 2016
  - July 11, 2016
  - August 8, 2016
  - September 12, 2016

## 59. Florida CRAs Online – Program Examples Websites

Cape Coral Community Redevelopment Agency

[http://www.capecoral.net/government/city\\_government/community\\_redevelopment\\_agency/index.php#.V6j-62UX6rR](http://www.capecoral.net/government/city_government/community_redevelopment_agency/index.php#.V6j-62UX6rR)

Clearwater Community Redevelopment Agency

[http://www.myclearwater.com/gov/depts/econ\\_devel/cra/index.asp](http://www.myclearwater.com/gov/depts/econ_devel/cra/index.asp)

Downtown Clermont Redevelopment Agency

<http://www.clermontfl.gov/business/community-redevelopment-agency-cra.shtml>

Crystal River Redevelopment Agency

<http://www.crystalrivercra.org/page/home>

Dania Beach Community Redevelopment Agency

<http://daniabeachfl.gov/index.aspx?NID=181>

Delray Beach Community Redevelopment Agency

<http://delraycra.org>

Florida City Community Redevelopment Agency

<http://www.floridacityfl.gov/CRA2.html>

Fort Myers Community Redevelopment Agency

<http://www.cityftmyers.com/505/Community-Redevelopment-Agency>

Gainesville Community Redevelopment Agency

<http://www.gainesvillecra.com>

Hallandale Beach Community Redevelopment Agency

<http://cohbcra.org>

High Springs Community Redevelopment Agency

<http://highsprings.us/community-redevelopment-agency/>

Hollywood Community Redevelopment Agency

<http://www.hollywoodcra.org>

Downtown Investment Authority

<http://dia.coj.net>

Lauderdale Lakes Community Redevelopment Agency

<http://www.lauderdalelakes.org/171/Community-Redevelopment-Agency>

Maitland Downtown Community Redevelopment Agency

[https://www.itsmymaitland.com/downtownredevelopment/dr\\_cra.asp](https://www.itsmymaitland.com/downtownredevelopment/dr_cra.asp)

Margate Community Redevelopment Agency

<http://www.margatefl.com/cra>

North Miami Beach Community Redevelopment Agency

<http://www.northmiamicra.org>

Orlando Community Redevelopment Agency

[http://www.downtownorlando.com/about/community-redevelopment-agency/#.V7gx\\_2UX6rQ](http://www.downtownorlando.com/about/community-redevelopment-agency/#.V7gx_2UX6rQ)

City of Sarasota Community Redevelopment Agency

<http://www.sarasotagov.org/CAC/SD-CRA.cfm>

Sebring Community Redevelopment Agency

<http://downtownsebring.org>

City of Tallahassee Community Redevelopment Agency

<https://www.talgov.com/cra/CRAHome.aspx>

Winter Garden Community Redevelopment Agency

<http://www.cwgdn.com/business/cra/>