

Overview of TIF Programs

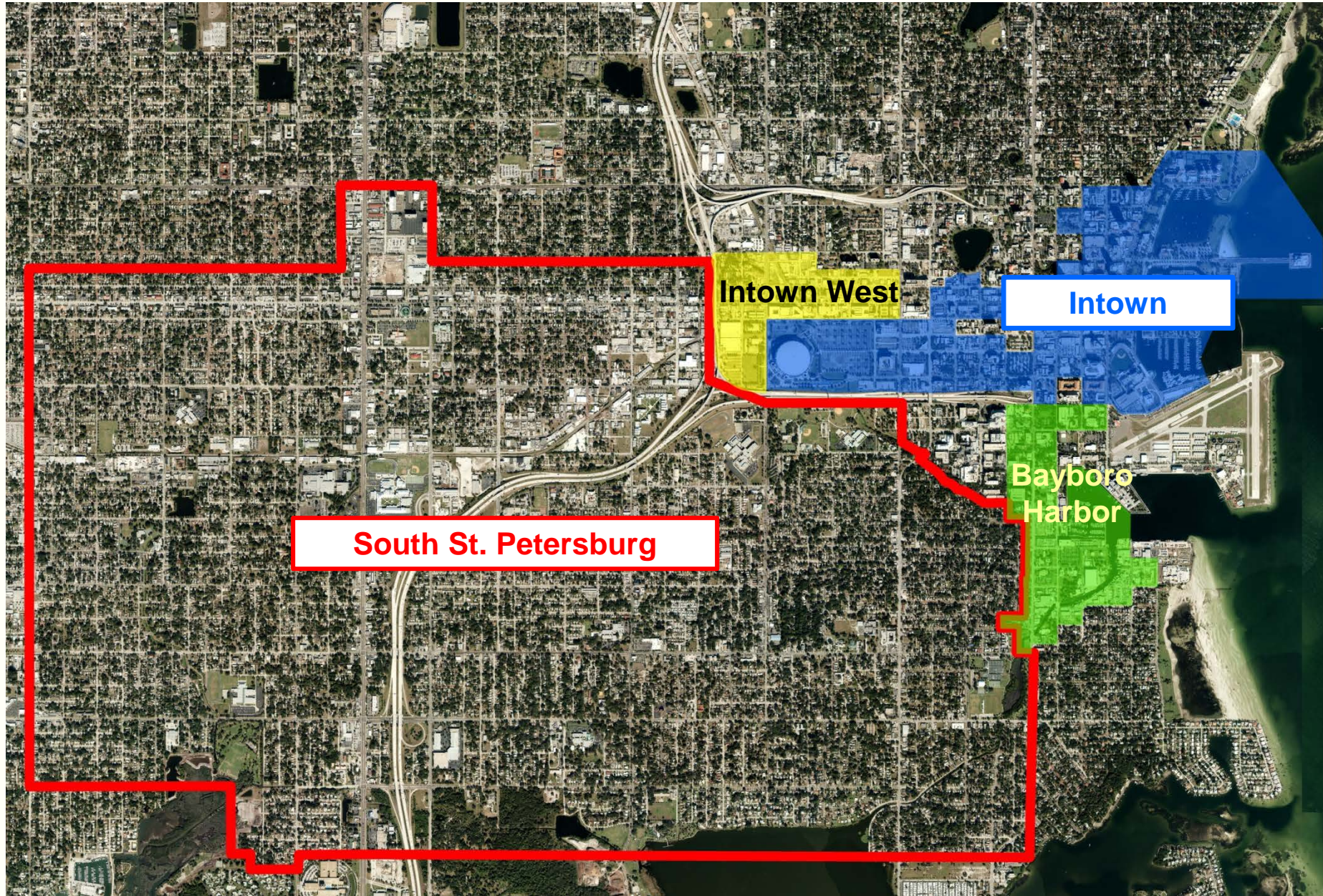
South St. Petersburg CRA



April 5, 2016
Enoch Davis Center

Tax Increment Financing Districts

City of St. Petersburg



Intown West

Intown

South St. Petersburg

Bayboro Harbor

Tax Increment Financing Programs

South St. Petersburg CRA

➤ **Direct grants to property owners & businesses**

- Affordable Multifamily Housing Rebate
- Multifamily Residential Property Improvement
- Commercial Site Improvement
- Commercial Building Interior and Tenant Improvement
- Commercial Revitalization Program

➤ **Indirect funding to community**

- Paint Your Heart Out (administered through N-Team)
- Redevelopment Loan Program
- Workforce Readiness and Development Program

➤ **Support traditional redevelopment activities**

- CRA Grant Match
- Property Acquisition and Preparation

Administrative Highlights

- City begins accepting complete applications with sound financial background on **May 31, 2016**
- Dollar-for-Dollar match for approved costs up to program maximum
- Project must be approved prior to undertaking construction
- Signed grant agreement describing responsibilities
 - Projects must adhere to time frames
 - Grant agreement can be used as source of equity for bank loan
 - Grant funding is only awarded after completion of project
 - Project must be approved by City Building Department and issued a certificate of occupancy when completed to receive funds
- Grant funds are classified as income and will have an impact on your taxes
- Specifies source of funding i.e., City and/or County TIF

Disqualifying Events

- Code enforcement liens over \$2,500
- Special assessment liens over \$500
- Pending judgment or foreclosure
- Felony conviction for financial mismanagement within the last five years
- Mortgage payments three months in arrears
- Unpaid property taxes
- Unpaid property insurance

Required Documents

- Completed/Signed Application
- Letter requesting extension to secure additional financing
- Detailed cost estimates of work by project component
- Confirmation that mortgage, property insurance and property tax payments are current
- Copy of business license
- Consent of property owner to conduct improvements
- Legal description/survey of site
- Photographs of existing conditions
- Consistency with City's zoning regulations
- Written description of project improvements
- Drawings of improvements to be funded through TIF program

Housing and Neighborhood Revitalization

South St. Petersburg CRA TIF Programs

Affordable Multifamily Housing Rebate

- Annual rebate on increase in ad valorem taxes in first year of a development project
 - Rebate of all taxing authority obligations (22.79 mills)
 - Project eligible for up to 15-year rebate
 - Up to \$50,000 annual rebate
 - New construction, substantial renovation and adaptive reuse
- City Council approves initial application
- “Affordable” is defined as 80% of area median income,
- Annual verification of income/rent restrictions and other compliance measures for life of rebate
- City and County TIF funds can be utilized

Affordable Housing Income and Rent Limits

State Housing Initiative Partnership

Percentage of Area Median Household Income

		30%	50%	80%	120%	140%
Income Limit by Number of Persons in Household	1	\$12,400	\$20,650	\$33,050	\$49,560	\$57,820
	2	\$15,930	\$23,600	\$37,800	\$56,640	\$66,080
	3	\$20,090	\$26,550	\$42,500	\$63,720	\$74,340
	4	\$24,250	\$29,500	\$47,200	\$70,800	\$82,600
	5	\$28,410	\$31,900	\$51,000	\$76,560	\$89,320
	6	\$32,570	\$34,250	\$54,800	\$82,200	\$95,900
	7	\$36,600	\$36,600	\$58,550	\$87,840	\$102,480
	8	\$38,950	\$38,950	\$62,350	\$93,480	\$109,060
	9	Refer to HUD	\$41,300	\$66,080	\$99,120	\$115,640
	10		\$43,660	\$69,856	\$104,784	\$122,248
Rent Limit by Number of Bedrooms in Unit	0	\$310	\$516	\$826	\$1,239	\$1,445
	1	\$354	\$553	\$885	\$1,327	\$1,548
	2	\$502	\$663	\$1,062	\$1,593	\$1,858
	3	\$658	\$767	\$1,227	\$1,842	\$2,149
	4	\$814	\$856	\$1,370	\$2,055	\$2,397
	5	\$944	\$944	\$1,511	\$2,266	\$2,644

Housing and Neighborhood Revitalization

South St. Petersburg CRA TIF Programs

Multifamily Residential Property Improvement Grant

- Supplements “Rebates for Residential Rehab” program but with multifamily priority
- Exterior/interior improvements on affordable or market rate housing
- Substantial upgrades to vital building systems – plumbing, structural improvements, energy efficiency, HVAC and electrical
- Minimum \$10,000 investment per unit
- Reimbursement the lesser of 20% of total costs or \$10,000/ per unit – up to nine units in the project can receive grants
- County TIF can be used for “affordable” projects
 - Affordable = 80% of area median income
 - Annual verification of income/rent limits for five years

Business Development

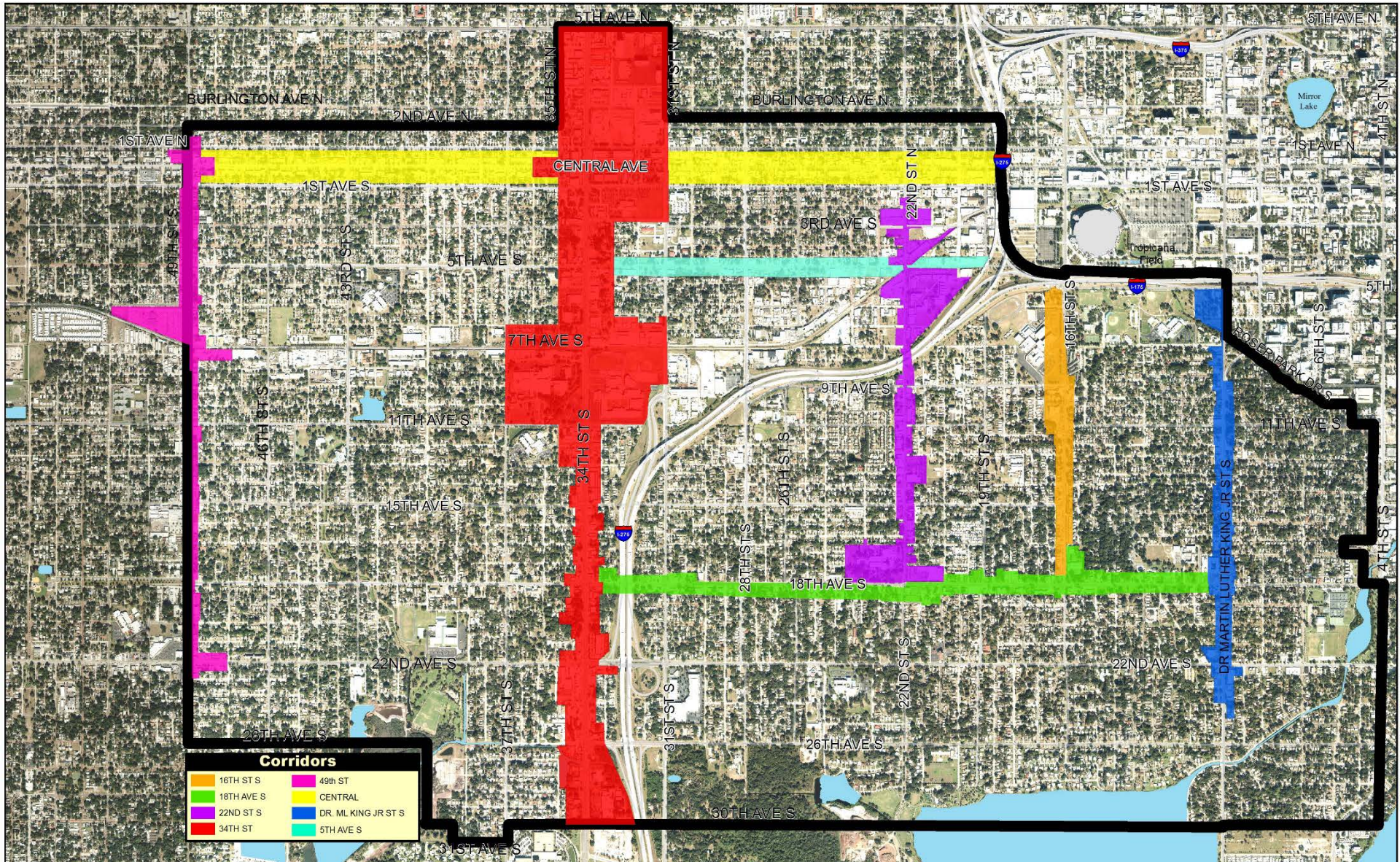
South St. Petersburg CRA TIF Programs

Commercial Site Improvement Grant

- Eligible work - building facades, landscaping, lighting, signage, loading and service areas and other visible exterior features
- Ineligible work – permitting fees, reducing/enclosing storefront windows, security systems, HVAC, mechanical and other systems
- Matching grant up to \$20,000; \$40,000 for landmark
- Priority given to major commercial corridors in CRA
- City and County TIF contributions apply

Major Commercial Corridors

South St. Petersburg CRA



Business Development

South St. Petersburg CRA TIF Programs

Commercial Building Interior/Tenant Improvement Grant

- Fund interior upgrades focused on remedying degraded structure and extending its economic life
- Eligible costs- wall reconfigurations, plumbing, HVAC, security systems,
- Ineligible costs – permit fees, painting only, new buildings
- Matching grant of up to \$20,000; \$40,000 for a historic landmark - \$1,000 project minimum
- Priority given to major corridors in CRA
- City TIF contribution only

Business Development

South St. Petersburg CRA TIF Programs

Commercial Revitalization Program

- Companion to Citywide “CRP Program” (~\$290,000)
- Applicants eligible for different funding levels after minimum capital expenditure of \$100,000
 - Up to \$50,000 – renovates, expands or adds commercial sq.ft.
 - Up to \$100,000 – requires job creation/\$500,000 capital investment
 - TIF revenue would pay for half of award up to \$50,000
- Administered by City Development Administration
- Project can be new construction or rehabilitation of commercial structure, including mixed use
- Priority given to key commercial corridors and commercial zoning districts
- City TIF only

FY2016 City Council Approved CRA Budget

- **Business and Workforce Development** – 60% of Budget
 - Commercial Exterior/Interior Grants - ~\$200,000
 - Commercial Revitalization Program - \$50,000
 - Workforce Development - ~\$50,000

- **Housing and Neighborhood Programs** – 40% of Budget
 - ~\$190,000 for both multifamily programs

- **Budget Allocations may be amended by City Council if demand warrants**

Marketing the TIF Programs (March - May 2016)

- E-mail blast to
 - South St. Petersburg business owners - ~1,100
 - CRA and Urban Affairs stakeholder lists - ~ 600
- Mailed notice to targeted CRA property owners - ~2,800
 - Owners of commercially zoned property
 - Owners of property zoned multifamily
 - Owners of multifamily properties in single-family zoning districts
- Open House on April 5th at Enoch Davis
- Weekly technical assistance desk in South St. Petersburg
- Engage Social, Broadcast and Print Media

Technical Assistance Information for TIF Programs

- Technical Assistance Desk in CRA from 1:00 pm to 5:00 pm on Wednesdays thru May 25th
 - April 6th Childs Park YMCA
 - April 13th Enoch Davis Center
 - April 20th Childs Park YMCA
 - April 27th Enoch Davis Center
 - May 4th Childs Park YMCA
 - May 11th Enoch Davis Center
 - May 17th Childs Park YMCA
 - May 25th Enoch Davis Center
- Call for an appointment - 727-893-7106
 - Ninth Floor of Municipal Services Center – One 4th Street N
- rick.smith@stpete.org

South St. Petersburg Webpage

http://www.stpete.org/city_departments/southside_cra.php

or

www.stpete.org/SouthSideCRA

Questions?