



COMMUNITY REDEVELOPMENT AGENCY & AREA PROGRAM DESCRIPTION

The following is a summary of the Florida Redevelopment Association's **Community Redevelopment Agencies: What, When, and How** document which outlines the fundamentals of Community Redevelopment Areas, their functions and intentions and how to apply them.

What is a Community Redevelopment Area or District?

- Florida Law (Chapter 163, Part III) allows local governments to designate areas as Community Redevelopment Area when certain conditions exist.
- Monies used to finance CRA activities are locally generated within the boundaries of the district, so the CRA is not overseen by the State.
- Redevelopment Plans must be consistent with the local government Comprehensive Plan.
- The local government must prepare a Finding of Necessity to document the conditions.
- Identified Conditions that can support the creation of a CRA:
 - Presence of substandard or inadequate structures
 - Shortage of affordable housing
 - Inadequate infrastructure
 - Inadequate parking

What is a Community Redevelopment Agency?

- The Community Redevelopment Agency administers the activities and programs offered within a Community Redevelopment Area.
- A 5 to 7 member board created by the local government directs the Agency.
- There may be multiple Areas, districts, sub-districts or similar within the CRA, but generally only one CRA board for a local government can exist.
- Each District must maintain separate trust funds to be spent only in that district.

What is a Community Redevelopment Plan?

The Community Redevelopment Plan, developed and implemented by the CRA, addresses the unique needs of the targeted area and includes the overall goals as well as identifies the types of projects planned for the area.

What is Tax Increment Financing?

- It is a unique financing tool used to leverage public funds to promote private sector activity in the targeted area.

- The dollar value of all real property in the Community Redevelopment Area is determined as of a fixed date, also known as the "frozen value."
- The government continues to collect taxes based on the frozen value while any increase in real property value (known as an increment) gets taxed and put into the CRA trust fund.
- Florida taxing entities write a check to the CRA trust fund after monies are received from the tax collector.
- Any funds received from a tax increment must be used for specific redevelopment purposes.

How does the CRA process work?

- The business of the CRA takes place at a public meeting(s)
- Adoption of a Finding of Necessity
- Establish a CRA Board
- Creation of a Redevelopment Trust Fund
- Develop and adopt the Community Redevelopment Plan