



City of Pensacola

Eastside Redevelopment Board

Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

May 19, 2026, 3:30 PM

Hagler-Mason, 2nd Floor

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER

ROLL CALL/DETERMINATION OF QUORUM

ADMINISTRATOR'S COMMUNICATIONS

APPROVAL OF MINUTES

1. 26-355 ERB MEETING MINUTES 2/24/2026

Attachments: ERB MEETING MINUTES 2/24/2026

PRESENTATIONS

ACTION ITEMS

2. 26-548 FY2027 RECOMMENDED BUDGET - EASTSIDE TIF FUND

Recommendation: That the Eastside Redevelopment Board provide feedback and recommendations to the Community Redevelopment Agency (CRA) regarding the proposed FY2027 budget for the Eastside TIF Fund.

Sponsors:

*Attachments: FY27 Preliminary Budget Recommendation - ES TIF Fund
Updated ERB Priority List 2.24.2026*

DISCUSSION ITEMS

3. 26-588 PROJECT LIST AND IMPLEMENTATION PLAN STATUS REPORT

Recommendation:

Sponsors:

*Attachments: Eastside Project List and Implementation Plan May 19 2026
Eastside RPIP Managers Report May 2026
2026 FHFC Income Limits*

BOARD MEMBERS COMMENTS

OPEN FORUM

ADJOURNMENT

PLEASE NOTE: One or more members of the City Council/Community Redevelopment Agency Board may be in attendance. The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to city services, programs, and activities. Please call 850-436-5640 (or TDD 435-1666) for further information. Requests must be made at least 48 hours in advance of the event in order to allow the city time to provide the requested services.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-355

Eastside Redevelopment Board

5/19/2026

ACTION ITEM

SUBJECT:

ERB MEETING MINUTES 2/24/2026

ATTACHMENTS:

1. ERB MEETING MINUTES 2/24/2026



City of Pensacola

EASTSIDE REDEVELOPMENT BOARD

MINUTES

City of Pensacola
222 W. Main Street
Pensacola, FL
32502

February 24, 2026

3:30 PM

Hagler-Mason, 2nd Floor

CALL TO ORDER

The Eastside Redevelopment Board (ERB) meeting was called to order by Board Member White at 3:32 P.M.

ROLL CALL/DETERMINATION OF QUORUM

Members Present: Tommy White, Jennifer Brahier, George Grace, Hugh King

Members Absent: Zachary Lane

A quorum was present at 3:33 P.M.

ELECTION OF OFFICERS

Board Member White called for nominations for Chairperson.

A motion to appoint Board Member White as Chairperson was made by Board Member King and seconded by Board Member Grace.

The motion passed by the following vote:

Yes: 4 Tommy White, George Grace, Hugh King, Jennifer Brahier
No: 0 None

Board Member White was elected as Chairperson.

Chairperson White called for nominations for Vice-Chairperson.

A motion to appoint Board Member King was made by Chairperson White and seconded by Board Member Brahier.

The motion passed by the following vote:

Yes: 4 Tommy White, George Grace, Hugh King, Jennifer Brahier
No: 0 None

Board Member King was elected as Vice-Chairperson.

(Board Member Lane Not Present)

ADMINISTRATOR'S COMMUNICATIONS

Anna Kate Baygents, Assistant Economic Development Director, introduced Don Kraher, Council Executive, of the City Council's Office. Mr. Kraher provided an overview of the proposed amendments to the Eastside Redevelopment Board Enabling Ordinance. The amendments are intended to bring the ordinance into compliance with the City Council Boards and Commissions Handbook and to ensure consistency with other boards.

Among the proposed changes are the removal of the individual association direct appointments and an increase in board membership to seven members. Discussion followed, during which staff and Mr. Kraher responded to questions accordingly.

Jeannie Rhoden, Public Speaker, addressed the board and expressed concerns regarding the proposed elimination of the individual association direct appointment.

APPROVAL OF MINUTES

1. 26-206 ERB MEETING MINUTES 11/04/2025

A motion to approve was made by Board Member King and seconded by Board Member Grace.

The motion by the following vote:

Yes: 3 Tommy White, George Grace, Hugh King
No: 0 None

(Board Member Lane Not Present)

2. 26-208 ERB MEETING MINUTES 02/25/2025

A motion to approve was made by Board Member Brahier and seconded by Chairperson White.

The motion passed by the following vote:

Yes: 3 Tommy White, George Grace, Hugh King
No: 0 None

(Board Member Lane Not Present)

PRESENTATIONS

None

DISCUSSION ITEMS

3. 26-180 PROJECT LIST AND IMPLEMENTATION PLAN STATUS REPORT

Hilary Halford, CRA Programs Officer, Introduced the item. Amanda Childers, Program Coordinator, provided an update of the Residential Property Improvement and Resiliency Programs. Discussion ensued. Staff answered questions accordingly.

ACTION ITEMS

4. 26-248 CARRYOVER

Hilary Halford, CRA Programs Officer provided an overview of this item. Anna Kate Baygets, Assistant Economic Development Director, gave an explanation of carryover funds and regulations regarding how they can be reallocated. Discussion ensued. Staff answered questions accordingly.

A motion to recommend was made by Chairperson White and seconded by Board Member King.

The recommendation is to reallocate the \$150,000 funding designated for the Crystal Ice House Market from FY25 Carryover to the following:

\$20,000 to the Crystal Ice House Market
\$60,000 to the Resiliency Program
\$35,000 to 1700 MLK
\$35,000 to 2700 MLK

The motion passed by the following vote:

Yes: 3 Tommy White, Hugh King, George Grace
No: 0 None

A motion to approve was made by Board Member King and seconded by Chairperson White.

Approve carryover as amended to the following recommendation, the \$150,000 funding designated for the Crystal Ice House Market from FY25 Carry over to the following

\$20,000 to the Crystal Ice House Market
\$60,000 to the Resiliency Program
\$35,000 to 1700 MLK
\$35,000 to 2700 MLK

With no other changes to the other carryover allocations.

The motion passed by the following vote:

Yes: 3 Tommy White, Hugh King, George Grace
No: 0 None

(Board Member Lane Not Present)

5. 26-182 FY2027 EASTSIDE PROJECT PRIORITIES

A motion to approve was made by Board Member King and seconded by Board Member Grace.

Discussion ensued. Staff answered questions accordingly.

A motion to amend the project priority list was made by Chairperson White and seconded by Board Member King.

The top seven 2027 project priorities were identified as follows:

1. 1700 MLK
2. 2700 MLK

3. Residential Property Improvement Program
4. Resiliency
5. Sidewalks
6. Small Scale Affordable Rental Program
7. Crystal Ice House Market

The motion passed by the following vote:

Yes: 3 Tommy White, Hugh King, George Grace
No: 0 None

(Board Member Lane Not Present)

BOARD MEMBERS COMMENTS

Board Member King requested clarification regarding the realignment of the ordinance. He also commended Chairperson White for his performance and leadership as Chair.

Chairperson White expressed his appreciation to the CRA for the board training he received.

OPEN FORUM

Jeannie Rhoden, Public Speaker, addressed the Board to inquire about the cost of obtaining copies of the Eastside Redevelopment Board Plans from 2025 and 2004. Hilary Halford, CRA Programs Officer, advised that these documents would need to be requested through a formal public records request submitted to the City Clerk's Office.

ADJOURNMENT

5:42 P.M.

Memorandum

File #: 26-548

Eastside Redevelopment Board

5/19/2026

ACTION ITEM**SPONSOR:****SUBJECT:**

FY2027 RECOMMENDED BUDGET - EASTSIDE TIF FUND

RECOMMENDATION:

That the Eastside Redevelopment Board provide feedback and recommendations to the Community Redevelopment Agency (CRA) regarding the proposed FY2027 budget for the Eastside TIF Fund.

SUMMARY:

The Community Redevelopment Agency (CRA) is responsible for administering TIF revenues in accordance with Chapter 163, Part III, Florida Statutes, the adopted redevelopment plans, and the City's approved budget. As required by state law, all CRA budgets and amendments involving TIF funding must be approved by the CRA prior to appropriation by City Council.

The Eastside Redevelopment Board (ERB) is being asked to review and provide feedback on staff's preliminary Fiscal Year 2027 budget recommendations. These projections are based on historical trends, the adopted redevelopment plan, and board priorities, with the understanding that preliminary and final revenue estimates will not be available until June and July, respectively.

Following this review, the CRA will consider staff and Mayoral recommendations, along with input from the redevelopment boards, in July. The CRA is scheduled to adopt the FY27 budget in August, which will then be transmitted to City Council for final action in September. The Fiscal Year 2027 budget will take effect on October 1, 2026.

PRIOR ACTION:

August 11, 2025 - The CRA adopted Supplemental Budget Resolution No. 2025-50 CRA adopting a budget for the tax increment financing districts for the fiscal year beginning October 1, 2025.

September 10, 2025 - City Council adopted Supplemental Budget Resolution No. 2025-65 adopting a budget for the City of Pensacola, including the tax increment financing districts,

beginning October 1, 2025.

February 9, 2026 - The CRA approved Resolution # 2026-06 CRA Non-Encumbered Carryover, which approved and confirmed revisions and appropriations for the Fiscal Year ending September 30, 2026, with the condition that no funds be expended until feedback is received from each of the redevelopment area boards.

February 24, 2026 - The Eastside Redevelopment Board made recommended modifications to the non-encumbered carryover.

March 9, 2026 - The CRA accepted the modifications recommended by the ERB to the non-encumbered carryover.

FUNDING:

N/A

FINANCIAL IMPACT:

A supplemental budget resolution reappropriating the unencumbered carryforward according to the ERB's recommendations is scheduled for adoption by City Council on May 28, 2026. The CRA will adopt a supplemental budget resolution approving its budget at its August meeting. City Council will adopt a supplemental budget resolution appropriating the CRA budget after two public hearings in September.

REVIEWED AS TO FORM BY CITY ATTORNEY'S OFFICE: No

STAFF CONTACT:

Anna Kate Baygents - Economic Development Assistant Director
Victoria D'Angelo, CRA Administrative Officer
Hilary Halford - CRA Programs Officer

ATTACHMENTS:

1. FY27 Preliminary Budget Recommendation - ES TIF Fund
2. Updated ERB Priority List 2.24.2026

PRESENTATION: No

Project Name	Proposed Preliminary FY27 Budget Recommendation**	FY2026 Budget		FY2025-26 Total Carryforward		Funding Phase
Crystal Ice House Market	\$ -	\$ 80,000.00	\$	20,000.00	\$ 100,000.00	Planning/Design
Affordable Housing Infill Development						
2700 MLK	\$ -	\$ -	\$	135,447.00	\$ 135,447.00	Design/Construction
1700 MLK	\$ -	\$ -	\$	131,032.00	\$ 131,032.00	Design/Construction
Non-specified	\$85,000.00	\$ -	\$	4,492.00	\$ 89,492.00	Design/Construction
Small Scale Affordable Rental Program	\$ -	\$ -	\$	100,000.00	\$ 100,000.00	Implementation
TIF Expansion/Plan Update	\$ -	\$ -	\$	124,770.00	\$ 124,770.00	Implementation
Residential Property Improvement Program	\$200,000.00	\$ 250,000.00	\$	161,727.00	\$ 611,727.00	Implementation
Hollice T. Williams Parks						
Oral History Study*	\$ -	\$ 22,900.00	\$	-	\$ 22,900.00	Implementation
Resiliency Program	\$50,000.00	\$ -	\$	60,000.00	\$ 110,000.00	Implementation
Community Policing	\$26,900.00	\$ -	\$	-	\$ 26,900.00	Implementation
Asset Revitalization - Chappie Museum/Flight Academy	\$31,200.00	\$ -	\$	-	\$ 31,200.00	Implementation
GRAND TOTAL	\$393,100.00	\$ 352,900.00	\$	466,497.00	\$ 1,096,297.00	

*Project shared with Urban Core district. UC allocation - \$9,800.

**Based on projected budget only, subject to change per July final assessments.

PRIORITY #	PROJECT NAME	CRA District	DESCRIPTION
1	1700 MLK Jr. Drive- Affordable Housing & Redevelopment - Identified as Priority #1 on 2/24/2026	Eastside	Redevelopment of former Walker Gas Station property at 1700 MLK Jr. Drive (corner of MLK & Mallory) for affordable/workforce/mixed income housing.
2	2700 MLK Jr. Drive - Affordable Housing & Redevelopment - Identified as Priority #2 on 2/24/2026	Eastside	Redevelopment of 2700 MLK Jr. Drive property for affordable/workforce/mixed income housing.
3	Residential Property Improvement Program - Identified as Priority #3 on 2/24/2026 - Identified as priority #3 on 3/11/2025	Eastside / Urban Core / Westside	Improvements for residential properties under CRA Residential Property Improvement Program within the City's adopted CRA districts. Program is available for owner occupied, long term rental and vacant homes. More information available on the City website: www.cityofpensacola.com/CRAPrograms . Please see the attached Eastside Plan for more details.
4	Residential Resiliency Program - Identified as Priority #4 on 2/24/2026	Eastside / Urban Core / Westside	Improvements to residential property under CRA Residential Resiliency Program within the City's designated Urban Core, Westside and Eastside community redevelopment areas to repair storm- damaged structures and secure at-risk property against future hazards caused by natural disasters. Typical improvements include emergency roof repair and replacement, hazardous tree removal and trimming, emergency electrical, plumbing or structural repairs, and mechanical equipment (i.e.) HVAC repairs and, in high flood hazard zones, elevation. Forgivable loan program. More information available on the City website: www.cityofpensacola.com/CRAPrograms
5	Sidewalk Improvements - Identified as Priority #5 on 2/24/2026	Eastside	Sidewalk improvements including repairs and connectivity guided by the redevelopment plans and the City's recent sidewalk ADA accessibility study.
6	Small Scale Affordable Rental Program Identified as Priority #6 on 2/24/2026	Eastside/ Urban Core/ Westside	Provide financial assistance to small scale rental developers repair, rehab or newly construct affordable units in all CRA districts.
7	Crystal Ice House Market Strategy - Identified as Priority #7 on 2/24/2026 Identified as Priority #1 on 3/11/2025	Eastside	Transform the Crystal Ice House and adjacent parking lot into an outdoor market to catalyze economic development in a neighborhood. Please see the attached Eastside Plan for more details.

	Holtice T. Williams Urban Greenway - Identified as priority #2 on 3/11/2025	Urban Core / Eastside	Stormwater and greenway improvements beneath the I- 110 interstate overpass along Hayne Street from Wright Street to Jordan Street. Please see the attached Eastside Plan for more details.
	Gonzalez Street Shareway - Identified as priority #4 3/11/2025	Eastside	Identified as a special demonstration project in the Eastside Redevelopment Plan, Gonzalez Street has been identified by the community as one of the main pedestrian, bicycle, and vehicle connections in the Eastside CRA. Gonzalez Street is a wide, unmarked two-way street with inconsistent sidewalks and minimal landscape or shade. Intersections along the street are wide, unclear, and inconsistent with signage and direction.
	Two Way Conversions MLK/Alcaniz & Davis - Informally Identified as priority #5 5/20/2025. Subject to ratification.	Urban Core / Eastside	Two-way conversion of MLK Blvd/Alcaniz St & Davis Hwy from I-110 interstate to Wright St. Project managed by the Florida Department of Transportation in coordination with the City of Pensacola and Escambia County.
	Affordable Housing Initiatives	Eastside / Urban Core / Westside	Affordable housing initiatives within the Urban Core, Westside and Eastside areas as identified in the redevelopment plans and in support of the City's overarching 500 homes in 5 Years Initiative. Projects may include rehabilitation programs and affordable, workforce, mixed use, and mixed income projects and strategies.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-588

Eastside Redevelopment Board

5/19/2026

DISCUSSION

SPONSOR:

SUBJECT:

PROJECT LIST AND IMPLEMENTATION PLAN STATUS REPORT

SUMMARY:

The Board will receive updates on projects identified under its recommended project list and implementation plan.

PRIOR ACTION:

FUNDING:

FINANCIAL IMPACT:

STAFF CONTACT:

Anna Kate Baygents, Economic Development Assistant Director
Hilary Halford, CRA Division Assistant Manager

ATTACHMENTS:

1. Eastside Project List and Implementation Plan May 19 2026
2. Eastside RPIP Managers Report May 2026
3. 2026 FHFC Income Limits

PRESENTATION: No

EASTSIDE REDEVELOPMENT BOARD PROJECT LIST AND IMPLEMENTATION PLAN (FY2026-31)

05/19/2026

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
1700 MLK Jr. Drive- Affordable Housing & Redevelopment- Identified as priority #1 on 2/24/2026	Eastside	Redevelopment of former Walker Gas Station property at 1700 MLK Jr. Drive (corner of MLK & Mallory) for affordable/workforce/mixed income housing.	Thru FY2030	Planning	Temporarily on hold pending potential furtherance of 2700 MLK redevelopment site.	Victoria D'Angelo, CRA Administrative Officer	ERB (Added 7/8/2020) recommended inclusion in project list.
2 700 MLK Jr. Drive- Affordable Housing & Redevelopment- Identified as priority #2 on 2/24/2026	Eastside	Redevelopment of 2700 MLK Jr. Drive property for affordable/workforce/mixed income housing.	Thru FY2030	Planning	The CRA is looking into the feasibility of utilizing Housing funds to assist with infrastructure needs. If funds become available it is likley that the CRA would focus first on redevelopment of this site followed by 1700 MLK.	Victoria D'Angelo, CRA Administrative Officer	ERB(Added 2/24/2026)
Residential Property Improvement Program - Identified as priority #3 on 2/24/2026	Eastside / Urban Core/ Westside	Improvements for residential properties under CRA Residential Property Improvement Program within the City's adopted CRA districts. Program is available for owner occupied, long term rental and vacant homes. More information available on the City website: www.cityofpensacola.com/CRAPrograms . Please see the attached Eastside Plan for more details.	Thru FY2030	On-going	See attached report.	Amanda Childers, CRA Residential Program Coordinator	ERB (Added 7/8/2020) UCRB & WRB recommended inclusion in project list.
Residential Resiliency Program Identified as priority #4 on 2/24/2026	Eastside / Urban Core/ Westside	Improvements to residential property under CRA Residential Resiliency Program within the City’s designated Urban Core, Westside and Eastside community redevelopment areas to repair storm- damaged structures and secure at-risk property against future hazards caused by natural disasters. Typical improvements include emergency roof repair and replacement, hazardous tree removal and trimming, emergency electrical, plumbing or structural repairs, and mechanical equipment (i.e.) HVAC repairs and, in high flood hazard zones, elevation. Forgivable loan program. More information available on the City website: www.cityofpensacola.com/CRAPrograms	Thru FY2030	On-going	See attached report.	Amanda Childers, CRA Program Coordinator	ERB (2/23/2021), UCRB & WRB recommended inclusion in project list.
Sidewalk Improvements- Identified as priority #5 on 2/24/2026	Eastside	Sidewalk improvements including repairs and connectivity guided by the redevelopment plans and the City's recent sidewalk ADA accessibility study.	Thru FY2030	On-going	A sidewalk project on E. Avery St. from N. Hayne to N. 9th Avenue began is complete. The City is currently reviewing submittals for the FDOT funded Maxwell St Sidewalk Design project from Hayne St to 12th Ave. The City is currently negotiating a contract with CPH Consulting.	Victoria D'Angelo, CRA Administrative Officer; Brad Hinote, City Engineer; Daniel Moak, Engineering Design Manager	ERB recommended inclusion in project list. (Added 7/8/2020)

EASTSIDE REDEVELOPMENT BOARD PROJECT LIST AND IMPLEMENTATION PLAN (FY2026-31)

05/19/2026

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
Small Scale Rental Development- Affordable Housing & Redevelopment Identified as priority #6 on 2/24/2026	Eastside / Urban Core/ Westside	Provide financial assistance to small scale rental developers repair, rehab or newly construct affordable units in all CRA districts.	Thru FY2030	New Program	The Small-Scale Rental Development Program framework was approved by the CRA on April 6. The RFQ for qualified financial institution partners was published and closed on May 7. Proposals are now under review, and the selection committee will begin evaluations later this month. A contract with the selected financial institution partners is expected to go before the CRA Board in late summer.	Hilary Halford, Programs Officer	ERB(Added 2/24/2026)
Crystal Ice House Market Strategy - Identified as Priority #7 on 2/24/2026	Eastside	Transform the Crystal Ice House and adjacent parking lot into an outdoor market to catalyze economic development in a neighborhood. Please see the attached Eastside Plan for more details.	Thru FY2030	New Project	No Updates	Victoria D'Angelo, CRA Administrative Officer ; Shirley Baylis, CRA Program Manager	ERB recommended inclusion in project list 3/11/2025.
Affordable Housing Initiatives--	Eastside / Urban Core/ Westside	Affordable housing initiatives within the Urban Core, Westside and Eastside areas as identified in the redevelopment plans and in support of the City's overarching 500 homes in 5 Years Initiative. Projects may include rehabilitation programs and affordable, workforce, mixed use, and mixed income projects and strategies.	Thru FY2030	On-going	No updates	Hilary Halford, Programs Officer; Ann Teston, Incentives and Land Development Manager	ERB (Added 2/23/2021), UCRB & WRB recommended inclusion in project list.
Gonzalez Street Shareway	Eastside	Identified as a special demonstration project in the Eastside Redevelopment Plan, Gonzalez Street has been identified by the community as one of the main pedestrian, bicycle, and vehicle connections in the Eastside CRA. Gonzalez Street is a wide, unmarked two-way street with inconsistent sidewalks and minimal landscape or shade. Intersections along the street are wide, unclear, and inconsistent with signage and direction.	Thru FY2030	New Project	The SS4A grant agreement is anticipated to be taken to Council in May for execution. - CC 5/6/26	Victoria D'Angelo, CRA Administrative Officer; Caitlin Cerame, Transportation Planner	ERB recommended inclusion in project list 3/11/2025.
Two Way Conversions MLK/Alcaniz & Davis	Urban Core / Eastside	Two-way conversion of MLK Blvd/Alcaniz St & Davis Hwy from I-110 interstate to Wright St. Project managed by the Florida Department of Transportation in coordination with the City of Pensacola and Escambia County.	Thru FY2030	Planning	This project is currently ranked #10 on the FL-AL TPO project priorities, however, FDOT has stated they will not support design and construction of a two-way conversion while it is their Right Of Way.	Victoria D'Angelo, CRA Administrative Officer; Amy Tootle, Public Works Director; Brad Hinote, City Engineer; Caitlin Cerame, Transportation Planner	ERB (Added 7/8/2020) & UCRB recommended inclusion in project list.

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
Hollice T. Williams Urban Greenway	Urban Core / Eastside	Stormwater and greenway improvements beneath the I- 110 interstate overpass along Hayne Street from Wright Street to Jordan Street. Please see the attached Eastside Plan for more details.	Thru FY2030	EDFP, Phase I - Complete; Greenway - In Design	Bids came in over budget so the project will be rebid in the Summer with a revised scope that includes limited improvements south of Blount St. Trails are still to be included from Jordan to Gonzalez with funding from FDOT Transportation Alternatives program.	Victoria D'Angelo, CRA Administrative Officer; Brad Hinote, City Engineer; Rachel Bennett, Urban Design Planner	ERB (Added 7/8/2020) & UCRB recommended inclusion in project list.

City Of Pensacola Community Redevelopment Agency
Eastside
Programs Status Report
May 2026

RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM (RPIP)

The Residential Property Improvement Program (RPIP) is designed to support the preservation and creation of affordable housing, preservation and enhancement of traditional neighborhood character, blight elimination and prevention, and preservation and enhancement of the tax base in accordance with the public purposes authorized under Chapter 163, Part III of the Florida Statutes.

- **Applications in Review: 2**
- **Projects Invited for Full Application: 0**
- **Projects Pending Inspections: 0**
- **Projects Pending Bidding: 0**
- **Projects Under Contract: 1**
- **Projects Completed: 1**

RESILIENCY PROGRAM

The Residential Resiliency Program is designed to support blight removal and prevention by repairing storm-damaged structures or securing at-risk property against future damage caused by natural hazards such as hurricanes and flooding.

- **Projects Invited for Full Application: 1**
- **Projects Pending Bidding: 0**
- **Projects Under Contract: 0**
- **Projects Completed: 0**

2026 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
DeSoto County Median: 65,800	30%	16,450	21,640	27,320	33,000	38,680	44,360	48,550	51,700	Refer to HUD		411	476	683	896	1,109	1,253
	50%	27,400	31,350	35,250	39,150	42,250	45,400	48,550	51,700	54,810	57,942	685	734	881	1,017	1,135	1,253
	80%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650	87,696	92,707	1,096	1,174	1,408	1,628	1,816	2,003
	120%	65,760	75,240	84,600	93,960	101,400	108,960	116,520	124,080	131,544	139,061	1,644	1,762	2,115	2,442	2,724	3,007
	140%	76,720	87,780	98,700	109,620	118,300	127,120	135,940	144,760	153,468	162,238	1,918	2,056	2,467	2,849	3,178	3,508
Dixie County Median: 60,400	30%	16,450	21,640	27,320	33,000	38,680	44,360	48,550	51,700	Refer to HUD		411	476	683	896	1,109	1,253
	50%	27,400	31,350	35,250	39,150	42,250	45,400	48,550	51,700	54,810	57,942	685	734	881	1,017	1,135	1,253
	80%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650	87,696	92,707	1,096	1,174	1,408	1,628	1,816	2,003
	120%	65,760	75,240	84,600	93,960	101,400	108,960	116,520	124,080	131,544	139,061	1,644	1,762	2,115	2,442	2,724	3,007
	140%	76,720	87,780	98,700	109,620	118,300	127,120	135,940	144,760	153,468	162,238	1,918	2,056	2,467	2,849	3,178	3,508
Duval County (Jacksonville HMFA; Jacksonville MSA) Median: 108,700	30%	22,850	26,100	29,350	33,000	38,680	44,360	50,040	55,720	Refer to HUD		571	611	733	896	1,109	1,322
	50%	38,050	43,500	48,950	54,350	58,700	63,050	67,400	71,750	76,090	80,438	951	1,019	1,223	1,413	1,576	1,739
	80%	60,900	69,600	78,300	86,950	93,950	100,900	107,850	114,800	121,744	128,701	1,522	1,631	1,957	2,261	2,522	2,783
	120%	91,320	104,400	117,480	130,440	140,880	151,320	161,760	172,200	182,616	193,051	2,283	2,446	2,937	3,391	3,783	4,174
	140%	106,540	121,800	137,060	152,180	164,360	176,540	188,720	200,900	213,052	225,226	2,663	2,854	3,426	3,956	4,413	4,870
Escambia County (Pensacola-Ferry Pass- Brent MSA) Median: 92,800	30%	19,600	22,400	27,320	33,000	38,680	44,360	50,040	55,720	Refer to HUD		490	525	683	896	1,109	1,322
	50%	32,650	37,300	41,950	46,600	50,350	54,100	57,850	61,550	65,240	68,968	816	874	1,048	1,211	1,352	1,492
	80%	52,250	59,700	67,150	74,600	80,600	86,550	92,550	98,500	104,384	110,349	1,306	1,399	1,678	1,940	2,163	2,388
	120%	78,360	89,520	100,680	111,840	120,840	129,840	138,840	147,720	156,576	165,523	1,959	2,098	2,517	2,908	3,246	3,582
	140%	91,420	104,440	117,460	130,480	140,980	151,480	161,980	172,340	182,672	193,110	2,285	2,448	2,936	3,393	3,787	4,179
Flagler County (Palm Coast MSA) Median: 114,500	30%	21,950	25,050	28,200	33,000	38,680	44,360	50,040	55,720	Refer to HUD		548	587	705	896	1,109	1,322
	50%	36,500	41,700	46,950	52,150	56,350	60,500	64,700	68,850	73,010	77,182	912	977	1,173	1,356	1,512	1,669
	80%	58,450	66,800	75,150	83,450	90,150	96,850	103,500	110,200	116,816	123,491	1,461	1,565	1,878	2,170	2,421	2,671
	120%	87,600	100,080	112,680	125,160	135,240	145,200	155,280	165,240	175,224	185,237	2,190	2,346	2,817	3,255	3,630	4,006
	140%	102,200	116,760	131,460	146,020	157,780	169,400	181,160	192,780	204,428	216,110	2,555	2,737	3,286	3,797	4,235	4,674
Franklin County Median: 82,300	30%	17,300	21,640	27,320	33,000	38,680	44,360	50,040	54,350	Refer to HUD		432	486	683	896	1,109	1,304
	50%	28,850	32,950	37,050	41,150	44,450	47,750	51,050	54,350	57,610	60,902	721	772	926	1,070	1,193	1,317
	80%	46,100	52,700	59,300	65,850	71,150	76,400	81,700	86,950	92,176	97,443	1,152	1,235	1,482	1,712	1,910	2,108
	120%	69,240	79,080	88,920	98,760	106,680	114,600	122,520	130,440	138,264	146,165	1,731	1,854	2,223	2,568	2,865	3,162
	140%	80,780	92,260	103,740	115,220	124,460	133,700	142,940	152,180	161,308	170,526	2,019	2,163	2,593	2,996	3,342	3,689