



City of Pensacola

Urban Core Redevelopment Board

Agenda

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

June 23, 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

ADMINISTRATION OF OATH

ADMINISTRATOR'S COMMUNICATIONS

APPROVAL OF MINUTES

1. 26-535 UCRB MEETING MINUTES 04/21/2026

Attachments: UCRB MEETING MINUTES 04/21/2026

PRESENTATIONS

DISCUSSION ITEMS

ACTION ITEMS

2. 26-682 LANDSCAPE AND AMENITY DESIGN RECOMMENDATIONS -
BAYFRONT TRAIL IMPROVEMENT PROJECT (CITY COMPONENT)

Recommendation: That the Urban Core Redevelopment Board (UCRB) provide feedback and recommendations related to the proposed concept design for the landscaping, amenities and visioning of the Bayfront Trail Improvement Project (part of the Florida SUN Trail network) as described herein.

Sponsors:

Attachments: Bayfront Trail - Conceptual Landscape Design 08/20/25
Look & Feel Boards - 6/16/26 Public Meeting

3. 26-680 FY2027 RECOMMENDED BUDGET - CRA FUND (URBAN CORE)

Recommendation: That the Urban Core Redevelopment Board provide feedback and recommendations to the Community Redevelopment Agency (CRA)

regarding the proposed FY2027 budget for the CRA Fund (Urban Core).

Sponsors:

Attachments: *FY2027 Preliminary Budget Recommendation - CRA Fund
Urban Core Project Priority List*

4. 26-744 REVISIONS TO URBAN CORE RECOMMENDED PROJECT LIST AND IMPLEMENTATION PLAN

Recommendation: That the Urban Core Redevelopment Board (UCRB) approve revisions to its recommended project list and implementation plan, as enumerated herein.

Sponsors:

Attachments: *UCRB Project List and Implementation Plan Status Report and
Proposed Revisions 06.23.26
Urban Core RPIP Managers Report June 2026
Urban Core CPIP Managers Report June 2026
2026 FHFC Income Limits*

BOARD MEMBERS COMMENTS

OPEN FORUM

ADJOURNMENT

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 850-435-1666) 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 #: 26-535

Urban Core Redevelopment Board

6/23/2026

ACTION ITEM

SUBJECT:

UCRB MEETING MINUTES 04/21/2026

ATTACHMENTS:

1. UCRB MEETING MINUTES 04/21/2026



City of Pensacola

URBAN CORE REDEVELOPMENT BOARD

MINUTES

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

April 21, 2026

3:30 PM

Hagler-Mason, 2nd Floor

CALL TO ORDER

The Urban Core Redevelopment Board (UCRB) meeting was called to order by Chairperson Satterwhite at 3:33 P.M.

ADMINISTRATION OF OATH

Assistant City Clerk Robyn Tyce administered the oath of office and swore in Micheal Carro, Shirley Kirchharr Cronley, Jean Pierre NDione, Sarah Smith, Eddie Todd, and Linda Webb.

ROLL CALL/DETERMINATION OF QUORUM

Members Present: Christopher Satterwhite, Eddie Todd, Linda Webb, Shirley Kirchharr Cronley, Michelle MacNeil, Michael Carro, Sarah Smith, Jean Pierre NDione, Kelly Wieczorek (Arrived at 3:38 P.M.)

Members Absent: Ex-Officio Jared Moore

Quorum was present

APPROVAL OF MINUTES

1. 26-462 UCRB MEETING MINUTES 03/24/2026

A motion to approve was made by Board Member MacNeil and seconded by Vice-Chairperson Carro.

The motion passed by the following vote:

Yes: 8 Christopher Satterwhite, Eddie Todd, Linda Webb, Shirley Kirchharr Cronley, Michelle MacNeil, Michael Carro, Sarah Smith, Jean Pierre

NDione
No: 0 None

(Board Member Wieczorek not present)

PRESENTATIONS

None

ACTION ITEMS

None

ADMINISTRATOR'S COMMUNICATIONS

Hilary Halford, CRA Programs Officer, brought to the board's attention a proposed change to the scheduled July 21 meeting date, suggesting it be moved to June. The reason for this request is that the CRA Board has a budget workshop scheduled, and there is a desire to review and discuss the budget with this board again beforehand.

Two alternative dates were proposed: June 2 or June 23. Hilary requested a straw vote. The majority voted in favor of June 23.

DISCUSSION ITEMS

2. 26-484 PROJECT LIST AND IMPLEMENTATION PLAN UPDATE

Hilary Halford, CRA Programs Officer, introduced the agenda item. Ann Teston, Incentives and Land Development Program Manager, provided an update on affordable housing initiatives, including the sale of 113 N. Spring Street. Amanda Childers, CRA Program Coordinator, presented a status update on the Residential Property Improvement and Resiliency Program.

Hilary Halford also discussed the Small-Scale Rental Development Program and upcoming changes to the Residential Property Improvement and Resiliency Program policies and guidelines. She requested the board's input and direction regarding the development of a low-barrier shelter. Chairperson Satterwhite described an overnight housing model with fewer entry restrictions, similar to the Washburn Center. Halford clarified that the CRA can support bricks-and-mortar development but cannot provide services, and she requested input on potential

service providers. Chairperson Satterwhite agreed to provide recommendations. Vice-Chairperson Carro emphasized focusing on the facility's physical components, suggesting an industrial-style structure providing basic needs such as showers, beds, and meals. Chairperson Satterwhite also recommended reviewing a report prepared by Grace Marketplace.

Halford requested the board's input regarding Bruce Beach Phase 3. The board discussed concepts for a Cultural Center, including ideas similar to the Voice of Pensacola Multicultural Center, with potential uses such as event space, training areas, and an outdoor walkthrough museum. Chairperson Satterwhite requested a broader meeting with community members and local historians to gather additional input.

Shirley Baylis, CRA Program Manager, reviewed the updated map and new brochure for the Commercial Improvement Program and discussed challenges associated with the required twenty-percent match. Assistant Economic Development Director Anna Kate Baygents spoke to this and offered to distribute the brochures to the board via email.

Hilary Halford inquired about the board's potential alignment with the Westside Redevelopment Board's proposal to enhance sidewalks, crossings, and lighting from Garden Street to Main Street as part of the A Street project. The board expressed support for this request.

BOARD MEMBER COMMENTS

Current board members welcomed the new board members.

OPEN FORUM

None

ADJOURNMENT

4:07 P.M.

Memorandum

File #: 26-682

Urban Core Redevelopment Board

6/23/2026

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

LANDSCAPE AND AMENITY DESIGN RECOMMENDATIONS - BAYFRONT TRAIL
IMPROVEMENT PROJECT (CITY COMPONENT)

RECOMMENDATION:

That the Urban Core Redevelopment Board (UCRB) provide feedback and recommendations related to the proposed concept design for the landscaping, amenities and visioning of the Bayfront Trail Improvement Project (part of the Florida SUN Trail network) as described herein.

SUMMARY:

This project will advance the City of Pensacola Strategic Plan Goals: More Walkable, Mixed-Use Districts and Public Space that Connect Communities. The project will also advance the 2025 Urban Core Redevelopment Plan Recommendation: Open Space and Community Amenities, "Bluffline along Bayfront Parkway" project.

The Florida Department of Transportation is currently redesigning a segment of Bayfront Parkway to incorporate a 12-foot-wide Sun-Trail multiuse path. FDOT will be responsible for designing the trail and associated lighting improvements, with lighting to be installed through a partnership between FDOT and Florida Power & Light. Construction of the trail improvements will be fully funded by FDOT.

As part of the overall project, FDOT has also committed \$750,000 in funding for landscape improvements. The City has initiated conceptual landscape design and will soon begin amenity design in coordination with the Community Redevelopment Agency (CRA), utilizing the \$10,000 allocation approved in February 2026.

The City has retained AtkinsRéalis to design the project. A public meeting was held on June 16, 2026, followed by a public survey that closes June 24, 2026. Community input from these efforts to-date will be provided for consideration. The design team will present the proposed concept design and summarize public feedback. A copy of the materials presented at the meeting and the survey is attached for reference.

The Urban Core Redevelopment Board (UCRB) is asked to review the concept plan and

provide feedback and recommendations. This meeting represents a key opportunity for the Board to influence the project's design before it advances to final design. Input from the UCRB will be shared with the CRA Board at its next meeting and will help guide design decisions moving forward. To ensure full incorporation of feedback from the survey to-date, the concept plan will be presented at the meeting.

PRIOR ACTION:

February 9, 2026 - The CRA adopted Supplemental Budget Resolution No. 2026-06 CRA carrying forward \$10,000 under Bayfront Trail Improvement Project for design of amenity improvements.

February 12, 2026 - City Council adopted Supplemental Budget Resolution No. 2025-103 carrying forward \$10,000 under Bayfront Trail Improvement Project for design of amenity improvements.

May 11, 2026 - The CRA approved reallocating \$15,000 from Hashtag/Waterfront Development to provide for supplemental design funding for public engagement.

May 28, 2026 - City Council reappropriated \$15,000 in supplemental funding to the project.

FUNDING:

Budget: \$75,390.00	General Fund - Bayfront Trail Improvements (Landscape)
<u>\$25,000.00</u>	CRA Fund - Bayfront Trail Improvements (Landscape/Amenities)
100,390.00	TOTAL
Actual: \$100,390.00	Landscape/Amenity Design

FINANCIAL IMPACT:

N/A

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
Brad Hinote, City Engineer
Caitlin Cerame, Transportation Planner

ATTACHMENTS:

1. Bayfront Trail - Conceptual Landscape Design 08/20/25
2. Look & Feel Boards - 6/16/26 Public Meeting

PRESENTATION: Yes



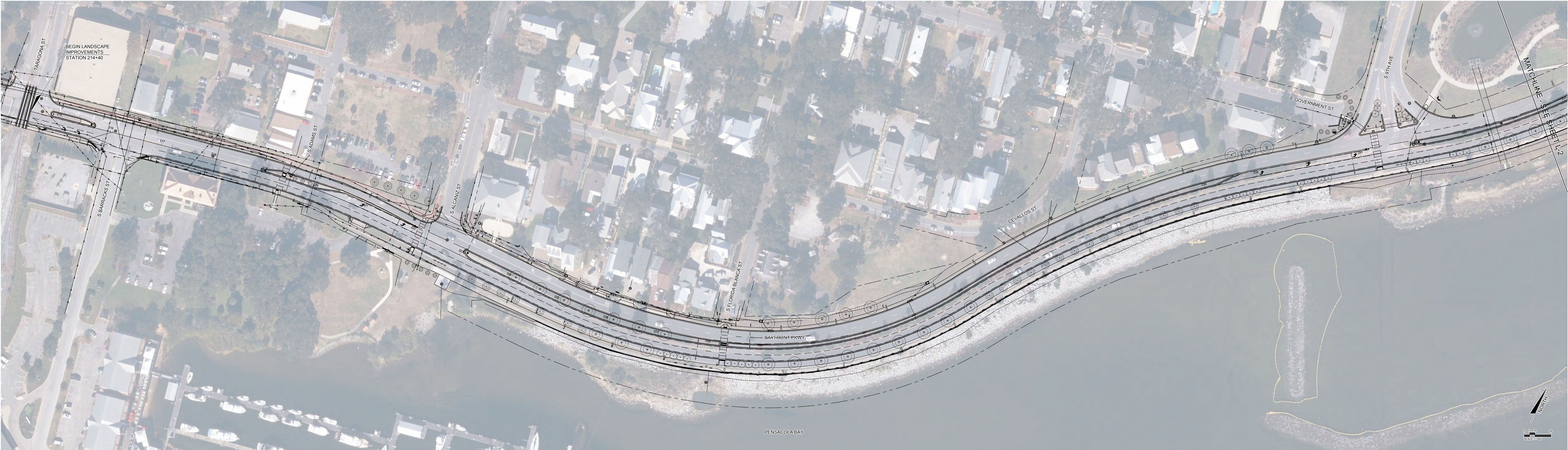
CONCEPTUAL LANDSCAPE PLAN - WEST SECTION - L-1

PLANT LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SYMBOL	BOTANICAL NAME	COMMON NAME
	PALM TREES			SHRUBS	
	<i>Sabal palmetto</i>	Sabal Palm Washington		<i>Baccharis halimifolia</i>	Groundsel Bush
	<i>Washingtonia robusta</i>	Palm		<i>Distylium x Blue Cascade</i>	Blue Cascade Distylium
				<i>Distylium x Coppertone</i>	Coppertone Distylium
				<i>Leucophyllum frutescens</i>	Texas Sage
	TREES			<i>Pittosporum tobira 'Variegata'</i>	Variegated Pittosporum
	<i>Acer rubrum</i>	Red Maple		<i>Viburnum obovatum 'Mrs. Schiller's Delight'</i>	Dwarf Walter's Viburnum
	<i>Distylium x Linebacker</i>	Linebacker Distylium		<i>Viburnum suspensum</i>	Sandankwa Viburnum
	<i>Liriodendron tulipifera</i>	Tulip Poplar		<i>Zamia pumila</i>	Coontie
	<i>Magnolia grandiflora</i>	Southern Magnolia		GROUND COVER	
	<i>Magnolia grandiflora 'Little Gem'</i>	Little Gem Magnolia		<i>Juniperus conferta 'Blue Pacific'</i>	Blue Pacific Juniper
	<i>Magnolia x Soulangeana</i>	Saucer Magnolia			
	<i>Prunus cerasifera 'Krauter Vesuvius'</i>	Purple Leaf Plum			
	<i>Quercus virginiana</i>	Live Oak			



CONCEPTUAL LANDSCAPE PLAN - EAST SECTION - L-2

PLANT LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SYMBOL	BOTANICAL NAME	COMMON NAME
PALM TREES			SHRUBS		
	<i>Sabal palmetto</i>	Sabal Palm Washington		<i>Baccharis halimifolia</i>	Groundsel Bush
	<i>Washingtonia robusta</i>	Palm		<i>Distylium x Blue Cascade</i>	Blue Cascade Distylium
TREES				<i>Distylium x Copperstone</i>	Copperstone Distylium
	<i>Acer rubrum</i>	Red Maple		<i>Leucophyllum frutescens</i>	Texas Sage
	<i>Distylium x Linebacker</i>	Linebacker Distylium		<i>Pittosporum tobira 'Variegata'</i>	Variegated Pittosporum
	<i>Liriodendron tulipifera</i>	Tulip Poplar		<i>Viburnum obovatum 'Mrs. Schiller's Delight'</i>	Dwarf Walter's Viburnum
	<i>Magnolia grandiflora</i>	Southern Magnolia		<i>Viburnum suspensum</i>	Sandankwa Viburnum
	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia		<i>Zamia pumila</i>	Coontie
	<i>Magnolia x Soulangiana</i>	Saucer Magnolia	GROUND COVER		
	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	Purple Leaf Plum		<i>Juniperus conferta</i> 'Blue Pacific'	Blue Pacific Juniper
	<i>Quercus virginiana</i>	Live Oak			



CANOPY GROWTH EXHIBIT - WEST SECTION - L-1

BAYFRONT PARKWAY LANDSCAPING
SR 196 from S Tarragona Street to N 14th Avenue

TREE CANOPY LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
PALM TREES		
	<i>Sabal palmetto</i>	Sabal Palm
	<i>Washingtonia robusta</i>	Washington Palm
TREES		
	<i>Acer rubrum</i>	Red Maple
	<i>Distylium x Linebacker</i>	Linebacker Distylium
	<i>Liriodendron tulipifera</i>	Tulip Poplar
	<i>Magnolia grandiflora</i>	Southern Magnolia
	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia
	<i>Magnolia x Soulangiana</i>	Saucer Magnolia
	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	Purple Leaf Plum
	<i>Quercus virginiana</i>	Live Oak

NOTE: PALM TREE SYMBOLS ARE SHOWN ON TREE CANOPY LEGEND FOR REFERENCE ONLY. PALM TREES ARE EXEMPT FROM CANOPY GROWTH CONSIDERATIONS, TYP.



CANOPY GROWTH EXHIBIT - EAST SECTION - L-2

TREE CANOPY LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
PALM TREES		
	<i>Sabal palmetto</i>	Sabal Palm
	<i>Washingtonia robusta</i>	Washington Palm
TREES		
	<i>Acer rubrum</i>	Red Maple
	<i>Distylium x Linebacker</i>	Linebacker Distylium
	<i>Liriodendron tulipifera</i>	Tulip Poplar
	<i>Magnolia grandiflora</i>	Southern Magnolia
	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia
	<i>Magnolia x Soulangiana</i>	Saucer Magnolia
	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	Purple Leaf Plum
	<i>Quercus virginiana</i>	Live Oak

NOTE: PALM TREE SYMBOLS ARE SHOWN ON TREE CANOPY LEGEND FOR REFERENCE ONLY; PALM TREES ARE EXEMPT FROM CANOPY GROWTH CONSIDERATIONS, TYP.

PROPOSED TREES



WASHINGTON PALM



SAUCER MAGNOLIA



LITTLE GEM MAGNOLIA



SOUTHERN MAGNOLIA



RED MAPLE



LINEBACKER DISTYLIUM



PURPLE LEAF PLUM



TULIP POPLAR



SABAL PALM



LIVE OAK



GROUNDSEL BUSH



COPPERTONE DISTYLIUM



DWARF WALTERS VIBURNUM



TEXAS SAGE



BLUE CASCADE DISTYLIUM



SANDANKWA VIRBURNUM



COONTIE



PACIFIC BLUE JUNIPER



VARIEGATED PITTOSPORUM

PROPOSED SHRUBS AND GROUND COVER

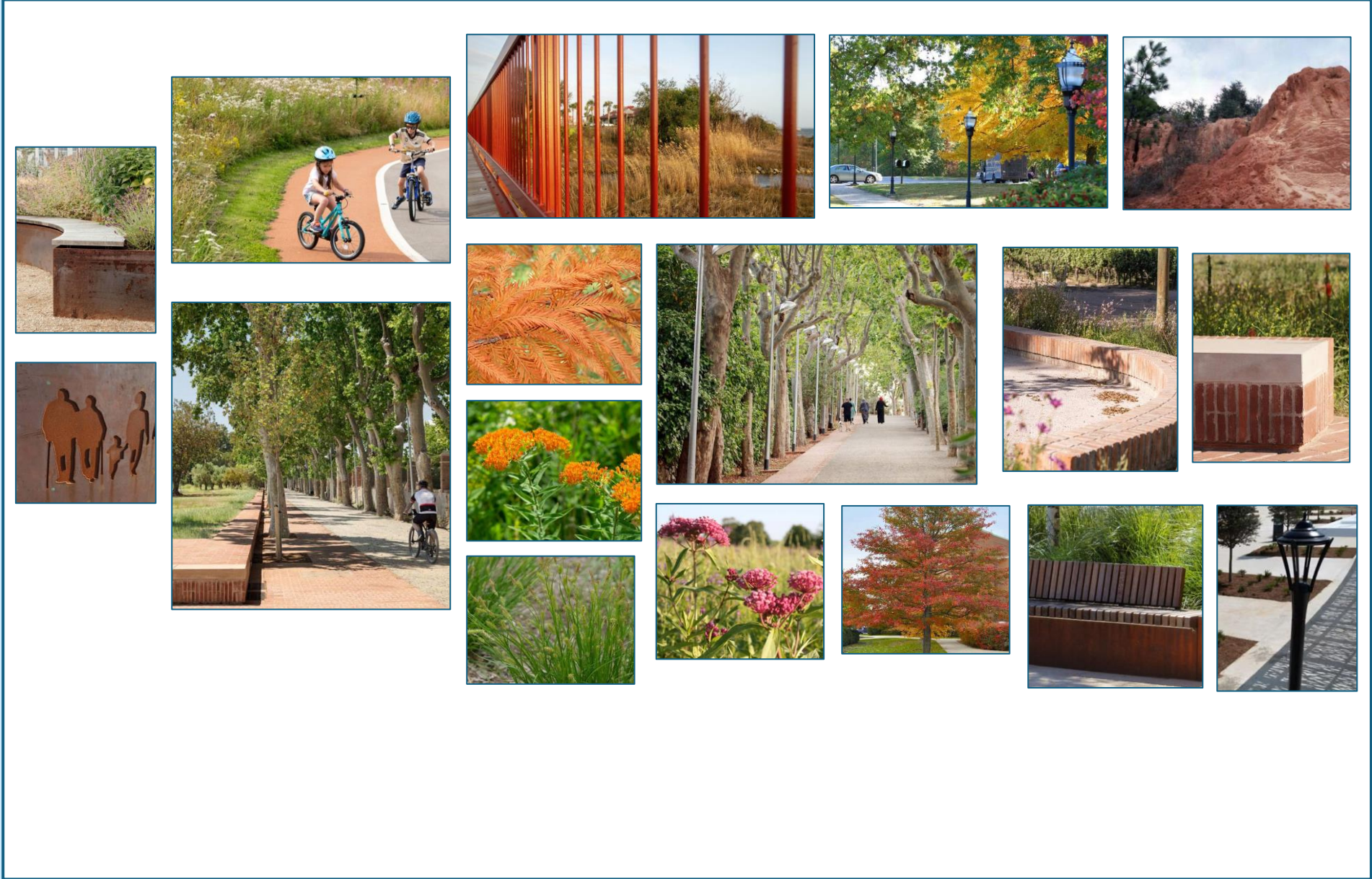
When using a waterfront shared use path, which look and feel are more important to you, shade OR water view? (Place a sticker to the right of your preference.)

Shade 	SHADE! STICKERS HERE!
Water View 	VIEW! STICKERS HERE!

Sabal Palm and Washington Palm trees are being considered at intersections and midblock locations to provide landscape character while helping preserve visibility. Do you support using palms in these locations? (Place a sticker in your preferred column.)

 Sabal Palm  Washington Palm	YES STICKERS HERE!	NO STICKERS HERE!
--	--	---

Bluff Palette



Place a sticker under or next to your preference!

Historic Palette



Are there future features you believe are appropriate along the shared use path? (use your sticky notes!)



Memorandum

File #: 26-680

Urban Core Redevelopment Board

6/23/2026

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

FY2027 RECOMMENDED BUDGET - CRA FUND (URBAN CORE)

RECOMMENDATION:

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

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 Urban Core 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 final revenue estimates will not be available until July.

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.

March 24, 2026 - The Urban Redevelopment Board recommended that the CRA reallocate the \$1,349,600.00 from the Strategic Development Support Incentives — Mixed Use Grocery Development Streetscape as follows: \$800,000.00 to the Wright and Alcaniz area around the Bay Center for planning, and \$549,600.00 to South Alcaniz planning and construction project. As well as reallocate \$95,000.00 from Palafox Pier Fountain Improvements to the Alcaniz crosswalk project and approve remaining as presented.

April 6, 2026 - The CRA received an update on the Urban Core Redevelopment Board's (UCRB) carryforward recommendations and approved reallocation of \$95,000 from the Hashtag and Waterfront Development (Palafox Pier Fountain) project to Alcaniz Streetscape Revitalization (Garden to Bayfront), a component of the UCRB's recommendation.

May 11, 2026 - The CRA adopted Supplemental Budget Resolution No. 2026-16 reallocating funding in accordance with recommendations of the Urban Core Redevelopment Board, and approved a reallocation of \$15,000 from the Hashtag/Waterfront Development Project to the Bayfront Trail Improvement Project.

May 28, 2026 - City Council adopted Supplemental Budget Resolution No. 2026-19, reappropriating Urban Core CRA unencumbered carryforward allocations and funding for the Bayfront Trail Improvement Project.

FUNDING:

N/A

FINANCIAL IMPACT:

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. FY2027 Preliminary Budget Recommendation - CRA Fund
2. Urban Core Project Priority List

PRESENTATION: No

URBAN CORE TAX INCREMENT FINANCING DISTRICT FUND (CRA FUND)

Project Name	Proposed Preliminary FY27 Budget		FY2026 Budget	FY2025-26 Carryforward	Total	Funding Phase
Hashtag/Waterfront Development (Spec. Demonstration Project)	\$	2,044,800.00	\$ -	\$ 2,217,803.00	\$4,262,603.00	Planning/Design/Construction
A Street Improvements**	\$	165,000.00	\$ -	\$ 114,106.00	\$ 279,106.00	Design/Construction
Residential Property Improvement Program	\$	450,000.00	\$ 450,000.00	\$ -	\$ 900,000.00	Implementation
Residential Resiliency Program	\$	100,000.00	\$ 45,000.00	\$ 100,000.00	\$ 245,000.00	Implementation
Commercial Property Improvement Program (CPIP)	\$	300,000.00	\$ 300,000.00	\$ 482,500.00	\$ 1,082,500.00	Implementation
Small-Scale Affordable Housing Rental Program	\$	150,000.00	\$ 300,000.00	\$ 900,000.00	\$ 1,350,000.00	Implementation
Community Policing	\$	395,900.00	\$ 352,100.00	\$ -	\$ 748,000.00	Implementation
Asset Revitalization Projects (See detail list below)	\$	624,000.00	\$ -	\$ -	\$ 624,000.00	Construction
Palafox Pier Fountain Improvements (part of Hashtag/Waterfront SDP)	\$	-	\$ -	\$ 25,000.00	\$ 25,000.00	Construction
South Palafox Pedestrian Improvement Project (part of Hashtag/Waterfront SDP)	\$	-	\$ 1,227,587.00	\$ 5,999,758.00	\$ 7,227,345.00	Construction
Suntrail - East Segment (part of Hashtag/Waterfront SDP)	\$	-	\$ -	\$ 74,330.00	\$ 74,330.00	Planning/Design
Wright & Alcaniz Area (Spec Demonstration Project) - Connectivity	\$	-	\$ -	\$ 800,000.00	\$ 800,000.00	Planning
Garden & Alcaniz Revitalization (part of Wright & Alcaniz Area SDP)	\$	-	\$ -	\$ 100,000.00	\$ 100,000.00	Design/Construction
Alcaniz Streetscape Revitalization + Crosswalk (part of Wright & Alcaniz Area SDP)	\$	-	\$ -	\$ 644,600.00	\$ 644,600.00	Planning/Design/Construction
Hollice T. Williams Park SDP - Oral History Study*	\$	-	\$ 9,800.00	\$ -	\$ 9,800.00	Planning
Bruce Beach Phase III	\$	-	\$ 400,000.00	\$ -	\$ 400,000.00	Planning/Design
Public Restrooms	\$	-	\$ -	\$ 500,000.00	\$ 500,000.00	Planning/Design/Construction
Garden Street Improvements	\$	-	\$ -	\$ 1,523,100.00	\$ 1,523,100.00	Design/Construction
Bayfront Parkway Trail Improvements	\$	-	\$ -	\$ 25,000.00	\$ 25,000.00	Planning/Design
Affordable Housing Infill Development	\$	-	\$ -	\$ 177,540.00	\$ 177,540.00	Planning/Design/Construction
Affordable Housing Infill Development - 925 E Jackson St Redevelopment	\$	-	\$ -	\$ 240,000.00	\$ 240,000.00	Construction
Affordable Housing Infill Development - DIG Grant (Land Acquisition)	\$	-	\$ -	\$ 182,460.00	\$ 182,460.00	Acquisition (Grant Matching Funds)
Affordable Housing Predevelopment Program	\$	-	\$ -	\$ 209,448.00	\$ 209,448.00	Implementation
TIF Expansion/Plan Update	\$	-	\$ -	\$ 23,655.00	\$ 23,655.00	Implementation
Parks and Public Spaces	\$	-	\$ 78,200.00	\$ -	\$ 78,200.00	Planning/Design/Construction
GRAND TOTAL	\$	4,229,700.00	\$3,162,687.00	\$14,625,700.00	\$22,018,087.00	

*Project shared with Eastside district. ES allocation - \$22,900.
**Project shared with Westside district (50/50 split)

Asset Revitalization Projects	Allocation
Reus Streetscape Revitalization	\$ 62,500.00
DeVilliers Streetscape Revitalization	\$ 140,000.00
Seville Square Park Revitalization	\$ 30,000.00
Plaza Ferdinand Park Revitalization	\$ 30,000.00
Jefferson Streetscape Revitalization	\$ 25,000.00
Main Streetscape Revitalization	\$ 100,000.00
Plaza de Luna Park Revitalization	\$ 236,500.00
	\$ 624,000.00

Palafox	TIF	Bonds	TOTAL
Carryforward	\$1,558,611.00	\$4,441,147.00	\$5,999,758.00
FY26 Budget	\$1,227,587.00	\$0.00	\$1,227,587.00
	<u>\$2,786,198.00</u>	<u>\$4,441,147.00</u>	<u>\$7,227,345.00</u>

Suntrail	TIF	Bonds	TOTAL
Carryforward	\$59,330.00	\$15,000.00	\$74,330.00
FY26 Budget	\$0.00	\$0.00	\$0.00
	<u>\$59,330.00</u>	<u>\$15,000.00</u>	<u>\$74,330.00</u>

Urban Core Project Priority List

Affordable Housing Initiatives - Identified as priority #1 on 3/24/26	Urban Core/ Westside/ Eastside	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.
Low Barrier Shelter and Day Use Center Identified as priority #2 on 3/24/26	Urban Core	In partnership with homeless organizations advocate for creating a low-barrier shelter and day center in accordance with the 2025 Urban Core Redevelopment Plan.
PROJECT NAME	CRA DISTRICT	DESCRIPTION
Bruce Beach Park Improvements (Phases 1-3) Identified as priority #3 on 3/24/26	Urban Core	Park improvements to Bruce Beach Natural Area guided by the Urban Core Community Redevelopment Plan and the Waterfront Framework Plan developed by SCAPE.
Residential Property Improvement Program Identified as priority #4 on 3/24/26	Urban Core/ Eastside/ 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
Public Restrooms Identified as priority #5 on 3/24/26	Urban Core	Partner with the City to construct and maintain public restrooms in accordance with the 2025 Urban Core Redevelopment Plan.

Memorandum

File #: 26-744

Urban Core Redevelopment Board

6/23/2026

ACTION ITEM

SPONSOR:

SUBJECT:

REVISIONS TO URBAN CORE RECOMMENDED PROJECT LIST AND IMPLEMENTATION PLAN

RECOMMENDATION:

That the Urban Core Redevelopment Board (UCRB) approve revisions to its recommended project list and implementation plan, as enumerated herein.

SUMMARY:

The Urban Core Redevelopment Board (UCRB) is being asked to review and approve revisions to its project list and implementation plan based on project allocations made as a part of the unencumbered carryforward and the preliminary Fiscal Year 2027 budget recommendations. A copy of the proposed revisions are attached for reference.

The Board will also receive updates on projects identified under its recommended project list and implementation plan as a part of this item.

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.

March 24, 2026 - The Urban Core Redevelopment Board recommended that the CRA approve the allocation of the FY2025 Non-Encumbered Carryover as presented by staff with changes.

May 11, 2026 - The CRA re-allocated the FY25-26 unencumbered carryover funding.

May 26, 2026 - City Council re-appropriated the FY25-26 unencumbered carryover funding.

FUNDING:

N/A

FINANCIAL IMPACT:

N/A

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. UCRB Project List and Implementation Plan Status Report and Proposed Revisions 06.23.26
2. Urban Core RPIP Managers Report June 2026
3. Urban Core CPIP Managers Report June 2026
4. 2026 FHFC Income Limits

PRESENTATION: Yes

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

6/23/2026

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
Affordable Housing Initiatives - Identified as priority #1 on 3/24/26	Urban Core/ Westside/ Eastside	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 FY2031	On-going	The 113 Spring Street Home has sold.	Hilary Halford; CRA Programs Officer	ERB, UCRB (Added 12/2/20) & WRB recommended inclusion in project list.
Affordable Housing Infill Development - 925 E Jackson Street Redevelopment	Urban Core	Affordable infill housing in partnership with the Community Land Trust for redevelopment of 925 E Jackson Street.	Thru FY2028	Planning	The land donation and development agreement for 925 E Jackson Street was approved at the February CRA and City Council meetings. Closing is expected on or befofore 8/17/2026	Anna Kate Baygents, Assistant Economic Development Director	UCRB recommended funding March 2026.
Affordable Housing Infill Development - DIG (Land Acquisition)	Urban Core	Affordable infill housing utilizing Defense Infrastructure Grant (DIG) funding.	Thru FY2031	Planning	Funding allocated in unencumbered carryforward.	Anna Kate Baygents, Assistant Economic Development Director	UCRB recommended funding March 2026.
Low Barrier Shelter and Day Use Center Identified as priority #2 on 3/24/26	Urban Core	In partnership with homeless organizations advocate for creating a low-barrier shelter and day center in accordance with the 2025 Urban Core Redevelopment Plan.	Thru FY2031	New Project	Feedback was reported to the CRA at their May meeting.	Hilary Halford, CRA Programs Officer	UCRB recommended inclusion in project list (Added 7/22/25).

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

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
Bruce Beach Park Improvements (Phases 1-3) Identified as priority #3 on 3/24/26	Urban Core	Park improvements to Bruce Beach Natural Area guided by the Urban Core Community Redevelopment Plan and the Waterfront Framework Plan developed by SCAPE.	Thru FY2031	Phase 1 & 2 - Complete; Phase 3 - Planning	Feedback was reported to the CRA at their May meeting.	Victoria D'Angelo, CRA Administrative Officer	UCRB recommended inclusion in project list (Added 7/21/20).
Residential Property Improvement Program Identified as priority #4 on 3/24/26	Urban Core/ Eastside/ 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	Thru FY2031	On-going	See attached report.	Amanda Childers, CRA Program Coordinator	ERB, UCRB (Added 7/21/20) & WRB recommended inclusion in project list.
Public Restrooms Identified as priority #5 on 3/24/26	Urban Core	Partner with the City to construct and maintain public restrooms in accordance with the 2025 Urban Core Redevelopment Plan. <i>Interest for Portland Loo at Veterans Memorial Park added 3/24/2026.</i>	Thru FY2026	Construction	Veteran's Memorial Park - Staff is working with Romtec on a 4-unit pre-fab permanent restroom proposal. Proposal to be dated 6/18 to secure pricing, expires after 30 days. Target Council date is 7/16/26 to procure restroom via Sourcewell. Goal is to include approval for installation via State contractor on same agenda, but may require subsequent meeting.	Victoria D'Angelo, CRA Administrative Officer; Adrienne Walker, Strategic Initiatives Officer (VMP)	UCRB recommended inclusion in project list (Added 7/22/25).
Florida Square Improvements	Urban Core	Evaluate the current status and explore opportunities for improvement.	Thru FY2031	Planning	No updates.	Christian Feliberty, CRA Lansdscape Program Manager	UCRB (Added 3/24/2026)

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

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
Wright and Alcaniz Area (Special Demonstration Project)	Urban Core	Explore development opportunities in accordance with the 2025 Urban Core Redevelopment Plan special demonstration project or as otherwise authorized by the plan.	Thru FY2031	Planning	Bay Center study presentation to joint Pensacola City Council and Escambia County Board of County Commissioners will be held on 4/17.	Anna Kate Baygents, Economic Development Assistant Director, Victoria D'Angelo, CRA Administrative Officer	UCRB recommended inclusion in project list (Added 7/22/25).
Garden & Alcaniz Revitalization (part of Wright & Alcaniz SDP)	Urban Core	Landscape improvement along Alcaniz and Garden Street in partership with FDOT under a Joint Partnership Agreement.	Thru FY2027	Planning	Phase 1 has been installed. Funding allocated in unencumbered carryforward for Phase 2.	Christian Feliberty, CRA Lansdscape Program Manager	UCRB recommended funding March 2026.
Grand Hotel (part of Wright & Alcaniz SDP)	Urban Core	Explore development opportunities in accordance with the 2025 Urban Core Redevelopment Plan special demonstration project or as otherwise authorized by the plan.	Thru FY2031	Planning	No Updates.	Anna Kate Baygents, Economic Development Assistant director, Victoria D'Angelo, CRA Administrative Officer	UCRB recommended inclusion in project list (Added 7/22/25).
Alcaniz Streetscape Revitalization + Crosswalk (part of Wright & Alcaniz SDP)	Urban Core	Corridor improvements to Alcaniz from Garden to Bayfront, including a crosswalk at IHMC.	Thru FY2031	Planning	Funding allocated in unencumbered carryforward.	Victoria D'Angelo, CRA Administrative Officer; Caitlin Cerame, Transportation Planner	UCRB recommended funding March 2026.
Community Policing	Urban Core	Community policing efforts are on-going. Implementation of community policing strategies within the Urban Core CRA through the City of Pensacola Police Department (PPD)	Thru FY2031	On-going	Community policing efforts are on-going.	Hilary Halford, CRA Programs Officer; Eric Winstrom, Police Chief	UCRB recommended inclusion in project list (Added 7/21/20).
West Main Street Corridor Management	Urban Core/ Westside	Corridor Management of West Main street from Clubbs to Barrancas.	Thru FY2027	Design	Project 100% designed, Staff recieved construction funding agreement from FDOT and will be taken to Council in August. The solicitation for constrution and CEI is anticipated shortly after.	Victoria D'Angelo, CRA Administrative Officer; Caitlin Cerame, Transportation Planner	URCB recommended inclusion in project list (Added 7/21/20).

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

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
Two Way Conversion 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 FY2031	Planning	This project is currently ranked #10 on the FL-AL TPO project priorities. The City originally designated funds towards two-way design in an effort to take advantage of the current resurfacing work by FDOT. However, FDOT has stated a two way will not be supported so design has been stopped.	Victoria D'Angelo, CRA Administrative Officer; Amy Tootle, Public Works Director; Brad Hinote, City Engineer; Caitlin Cerame, Transportation Planner	ERB & UCRB (Added 7/21/20) recommended inclusion in project list.
Residential Resiliency Program	Urban Core/ Eastside/ 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, UCRB (Added 12/2/20) & WRB recommended inclusion in project list.
CRA Commercial Property Improvement Program	Urban Core/ Westside	The Commercial Property Improvement Program (CPIP) is designed to support preservation and enhancement of commercial and non-residential buildings, increased building occupancy and reuse, elimination and prevention of blight and preservation and enhancement of the tax base in accordance with the public purposes authorized under Chapter 163, Part III of the Florida Statutes. More information and target area maps are available on the City website: www.cityofpensacola.com/CRAPrograms	Thru FY2030	On-going	Boundaries were recently expanded and program is being monitored for new activity. See attached reports. Currently, there is one CPIP application in progress. Applicant is seeking general contractors to do the project.	Shirley Baylis, CRA Program Manager	UCRB (Added 7/21/20) & WRB recommended inclusion in project list.

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

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
Small Scale Affordable Housing Rental Program	Urban Core/Eastside/Westside	Construction of affordable rental units under CRA Small Scale Affordable Housing Rental Program within the City's designated Urban Core, Westside, and Eastside community redevelopment areas.	Thru FY2031	Planning	The new Affordable Housing Small-Scale Rental Development Program (RDP) policy framework was approved by the CRA Board 4/6/26. An RFQ seeking Financial Services support was published 4/14/26. Due to a limited response, however, the RFQ will be resolicited. The program is anticipated to open for applications in winter 2027.	Hilary Halford, CRA Programs Officer	UCRB recommended funding March 2026.
Affordable Housing Predevelopment Program	Urban Core/Westside	Construction of affordable homeownership units under CRA Affordable Housing Predevelopment Program within the City's designated Urban Core, and Westside community redevelopment areas.	Thru FY2031	Planning	~The CRA is drafting an affordable housing pre-development program. The program is proposed to provide funding towards soft costs (design plans, surveys, etc.) to reduce the cost of construction of affordable owner occupied homes serving households at or below 80% AMI.	Hilary Halford, CRA Programs Officer	UCRB recommended funding March 2026.
Garden Street Improvements	Urban Core	Lighting replacement from Alcaniz to Baylen. Future phases may include lighting improvements to the west or other amenity/corridor improvements.	Thru FY2027	Planning	Funding allocated in unencumbered carryforward.	Christian Feliberty, CRA Lansdscape Program Manager	UCRB recommended funding March 2026.
"A" Street Traffic and Connectivity Strategy (formerly "A" Streetscape Revitalization)	Urban Core/ Westside	Conduct a study to analyze traffic and connectivity issues and develop a strategy to address those issues as authorized in the redevelopment plan.	Thru FY2030	Design	The City's Engineering Department is kicking off design of connectivity improvements from Garden to Main Street, as the first phase to include sidewalk connectivity, safe crossings, and lighting. Funding for design was included in the carryforward recommendation. Partial construction funding is being sought in the FY2027 budget.	Victoria D'Angelo, CRA Administrative Officer; Brad Hinote, City Engineer; Caitlin Cerame, Transportation Planner	UCRB (Added 7/21/20) & WRB recommended inclusion in project list. UCRB approved continued inclusion on the list 10/13/2025.
Hashtag/Waterfront SDP	Urban Core	Improvements in accordance with the 2025 Urban Core Redevelopment plan special demonstration project.	Thru FY2031	Planning	Funding allocated in unencumbered carryforward.	Victoria D'Angelo, CRA Adminstrative Officer	UCRB recommended funding March 2026.
Hashtag/Waterfront SDP / "Hashtag" Streetscape / Continuous Waterfront Trail System - Phase 1 (Main Street)	Urban Core	Streetscape and corridor improvements along Main Street.	Thru FY2030	Phase 1 - Design Substantially Complete	Design for phase 1 along Main Street from Baylen to Alcaniz is substantially complete, however, updates are expected to be needed for alignment with Cedar Street/Suntail East Segment.	Victoria D'Angelo, CRA Administrative Officer; Brad Hinote, City Engineer	UCRB recommended inclusion in project list (Added 7/21/20).

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

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
South Palafox Pedestrian Improvement Project (part of Hashtag/Waterfront SDP)	Urban Core	Improvements to Palafox Street from Garden to Main + cross streets.	Thru FY2026	Palafox substantially complete; Side Streets - Under Construction	Palafox portion of The New Palafox/South Palafox Pedestrian Improvements (Garden to Main)) completed on 5/22/26. Side street construction commenced 6/1/26; anticipated to be complete by 10/30/26 per current construction schedule.	Victoria D'Angelo, CRA Administrative Officer; Brad Hinote, City Engineer; Adrienne Walker (New Palafox Project)	-
Suntrail - East Segment (part of Hashtag/Waterfront SDP)	Urban Core	Trail improvements along eastern segment of Suntrail, substantially along Cedar Street. Also known as Hashtag, Phase 2.	Thru FY2031	Design	The project is being designed by AtkinsRealis and SCAPE Landscape Architecture. Design is underway based on feedback recieved during the concept phase. Staff exploring the alternate alignment to Commendencia street along the rail line.	Victoria D'Angelo, CRA Administrative Officer; Brad Hinote, City Engineer; Caitlin Cerame, City Transportation Planner	UCRB made project recommendations March 2026.
Palafox Pier Fountain Improvements (part of Hashtag/Waterfront SDP)	Urban Core	Improvement to Palafox Pier Fountain within Palafox Promenade.	FY2026	Construction	Fountain is operating. Next step is to perform resurfacing work.	Christian Feliberty, CRA Landscape Program Manager	UCRB recommended funding March 2026.
Bayfront Trail Improvements (Suntrail)	Urban Core	Landscape and amenity improvements complementing FDOT Suntrail improvements from Tarragonna to 14th Avenue.		Design	Public input meeting on concept plans for landscape and amenties was held 6/16. Board recommendations to be taken at the meeting.	Victoria D'Angelo, CRA Administrative Officer; Brad Hinote, City Engineer; Caitlin Cerame, City Transportation Planner; Christian Feliberty, CRA Landscape Program Manager	-
Hollice T. Williams Urban Greenway	Urban Core/ Eastside	Hollice T. Williams Park development.	Thru FY2030	EDFP, Phase I - Complete; Park - Design	Submittals for HTW Stormwater Park project came in over budget based on available grant funding, therefore the city will rebid the project in the near future with the needed adjustments to the design plans. Revised plans will include scope reduction south of Blount St, additional clarity on structural/building demolition, haul off, and pump station electrical, along with removal of certain demolition activities like the radio tower at Long Hollow Pond. Rebid is expected in July.	Victoria D'Angelo, CRA Administrative Officer; Brad Hinote, City Engineer; Rachel Bennett, Urban Design Planner; Caitlin Cerame, Transportation Planner	UCRB (Added 7/21/20) & ERB recommended inclusion in project list.
Hollice T. Williams Park SDP - Oral History Study	Urban Core/Eastside	Oral history study in support of Hollice T. Williams Park development.	Thru FY2027	Planning	Funding allocated in the FY26 budget.	Rachel Bennet, Urban Design Planner	-
Sidewalk Improvements	Urban Core	Sidewalk improvements including repairs and connectivity guided by the redevelopment plans and the City's recent sidewalk ADA accessibility study.	Thru FY2030	Planning	The City's Engineering Department is obtaining scope and fee proposals for the Alcaniz Streetscape Revitalization project from Garden to Bayfront. Funding for this project was included in the carryforward recommendation.	Victoria D'Angelo, CRA Administrative Officer; Brad Hinote, City Engineer; Daniel Moak, Engineering Design Manager	UCRB recommended inclusion in project list (Added 7/21/20).

City Of Pensacola Community Redevelopment Agency
Urban Core
Programs Status Report
June 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: 3**
- **Projects Invited for Full Application: 0**
- **Projects Pending Inspections: 0**
- **Projects Pending Bidding: 0**
- **Projects Under Contract: 1**
- **Projects Completed: 0**

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**

COMMERCIAL PROPERTY IMPROVEMENT PROGRAM

The Commercial Property Improvement Program is designed to support preservation and enhancement of commercial and non-residential buildings, increased building occupancy and reuse, elimination and prevention of blight and preservation and enhancement of the tax base in accordance with the public purposes authorized under Chapter 163, Part III of the Florida Statutes. (For full details please see attached program guidelines).

- **Applications in Review: 0**
- **Projects Pending Bidding: 0**
- **Project – CRA Approved: 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