City of Pensacola

Eastside Redevelopment Board

Agenda

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

August 18, 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. 26-649 ERB MEETING MINUTES 05/19/2026

Attachments: *ERB MEETING MINUTES 05/19/2026*

PRESENTATIONS

2. 26-882 COMMUNITY POLICING

Request:

Sponsors:

Attachments: *None*

DISCUSSION ITEMS

ACTION ITEMS

3. 26-863 REVISIONS TO EASTSIDE RECOMMENDED PROJECT LIST AND IMPLEMENTATION PLAN

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

Sponsors:

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

Preliminary Home Plans - 1700 Dr. MLK Jr. Dr. Redevelopment
Preliminary Home Plans - 2700 Dr. MLK Jr. Dr. Redevelopment
Eastside Proposed FY27 Budget Worksheet

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.

File #: 26-649 | Eastside Redevelopment Board | 8/18/2026

ACTION ITEM

SUBJECT:

ERB MEETING MINUTES 05/19/2026

ATTACHMENTS:

1. ERB MEETING MINUTES 05/19/2026

City of Pensacola

EASTSIDE REDEVELOPMENT BOARD

MINUTES

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

May 19, 2026 | 3:30 PM | Hagler-Mason, 2nd Floor

CALL TO ORDER

The Eastside Redevelopment Board (ERB) meeting was called to order by Chairperson White at 3:33 P.M.

ROLL CALL/DETERMINATION OF QUORUM

Members Present: Tommy White, George Grace, Hugh King, Zachary Lane

Members Absent: Jennifer Brahier

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

DRAFT

ADMINISTRATOR'S COMMUNICATIONS

None

APPROVAL OF MINUTES

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

A motion to Approve was made by Board Member Lane and seconded by Vice-Chairperson King.

The motion Passed by the following vote:

Yes: 4 Tommy White, Hugh King, George Grace, Zachary Lane
No: 0 None

(Board Member Brahier Not Present)

PRESENTATIONS

None

ACTION ITEMS

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

A motion to recommend was made by Board Member Lane and seconded by Board Member Grace.

Anna Kate Baygents, Assistant Economic Development Director, provided an overview of the item. Discussion ensued. The board requested additional information, including the Florida CRA policing statute, as well as a future presentation from the sergeant overseeing the CRA officers outlining their mission and the contributions they would provide to the Eastside district.

DRAFT

A secondary motion to table the $26,900 line item for community policing was made by Chairperson White and seconded by Vice-Chairperson King.

The motion passed by the following vote:

Yes: 4 Tommy White, Hugh King, George Grace, Zachary Lane
No: 0 None

Discussion further ensued. Amanda Childers, CRA Program Coordinator, provided an overview of how Residential Property Improvement Program funding is utilized, including possible scopes and capacity of projects that can be completed with available funds. She clarified that the program is not solely a façade grant and may include other improvements intended to ensure safe and decent living conditions, which may not always be visible from the exterior of the home. Board Member Lane requested a list of previously completed projects, including generalized scopes.

Anna Kate Baygents, Assistant Economic Development Director, discussed the communities awareness and response to the programs. At the request of the Board, program flyers will be provided to assist members in informing the community.

Staff reported that the property at 2700 MLK is in need of infrastructure

improvements, and potential funding sources have been identified through collaboration with City Housing for the possible use of CDBG grant funds. The property at 1700 MLK is awaiting approval of the carryover budget by the City Council next week, after which an RFP for demolition may be issued. Anna Kate will provide the Board with site plans and the environmental report completed for 1700 MLK. Vice-Chairperson King recommended that parking be considered as an option for the 1700 MLK site.

The Board then considered the main item with the line item for community policing tabled.

A motion to recommend the main motion as presented, except for the tabled community policing line item, was made by Board Member Lane and seconded by Board Member Grace.

The motion passed by the following vote:

Yes: 4 Tommy White, Hugh King, George Grace, Zacharly Lane

No: 0 None

DRAFT

(Board Member Brahier was not present)

DISCUSSION ITEMS

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

Anna Kate Baygents, Assistant Economic Development Director, introduced the item. Amanda Childers, CRA Program Coordinator, provided an update on the Residential Property
Improvement and Resiliency Programs. Discussion ensued. Topics included type improvements intended to ensure safe and decent living conditions, such as plumbing, HVAC, electrical work, the 2026 Income and Rent Limits provided by the Florida Housing Finance Corporation, and the status of the Crystal Ice House project. Staff addressed questions accordingly.

BOARD MEMBERS COMMENTS

Vice-Chairperson King requested that the CRA explore potential options to support the marketing efforts of the Chappie James Museum. Anna Kate Baygents, Assistant Economic Development Director, informed the board that the CRA is not

permitted to engage in marketing activities; however, the CRA may be able to support educational initiatives related to the museum's history and will look into possible options.

Ms. Baygents also clarified that the board approved the recommendation with the community policing item withheld, and noted that this board does not have the authority to approve the budget itself. Board members acknowledged and confirmed this clarification.

OPEN FORUM

None.

ADJOURNMENT

4:56 P.M.

DRAFT

File #: 26-882 | Eastside Redevelopment Board | 8/18/2026

PRESENTATION

SPONSOR:

SUBJECT:

COMMUNITY POLICING

REQUEST:

SUMMARY:

On May 19, 2026, staff introduced the Eastside Redevelopment Board to the expansion of the CRA's Community Policing Program into the Eastside district via the preliminary FY2027 budget proposal. The Eastside board requested more information be provided.

A presentation from the Pensacola Police Department on the CRA's Community Policing Program will be provided during the meeting.

PRIOR ACTION:

May 19, 2026 - The Eastside Redevelopment Board recommended that the CRA approve the preliminary FY2027 Budget as presented by staff with changes.

FUNDING:

N/A

FINANCIAL IMPACT:

N/A

STAFF CONTACT:

Anna Kate Baygents, Assistant Economic Development Director
Victoria D'Angelo, CRA Administrative Officer

Hilary Halford, Programs Officer
Eric Winstrom, Pensacola Police Chief

ATTACHMENTS:

None

PRESENTATION: Yes

File #: 26-863 Eastside Redevelopment Board 8/18/2026

ACTION ITEM

SPONSOR:

SUBJECT:

REVISIONS TO EASTSIDE RECOMMENDED PROJECT LIST AND IMPLEMENTATION PLAN

RECOMMENDATION:

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

SUMMARY:

The Eastside Redevelopment Board (ERB) 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.

February 24, 2026 - The Eastside 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 19, 2026 - The Eastside Redevelopment Board recommended that the CRA approve the preliminary FY2027 Budget as presented by staff with changes.

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

July 23, 2026 - The CRA held a budget workshop for FY2027 budgetary allocations.

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. Eastside Project List and Implementation Plan August 2026
2. Eastside RPIP Managers Report August 2026
3. 2026 FHFC Income Limits
4. Preliminary Home Plans - 1700 Dr. MLK Jr. Dr. Redevelopment
5. Preliminary Home Plans - 2700 Dr. MLK Jr. Dr. Redevelopment
6. Eastside Proposed FY27 Budget Worksheet

PRESENTATION: Yes

EASTSIDE REDEVELOPMENT BOARD PROJECT LIST AND IMPLEMENTATION PLAN (FY2026-31) **08/18/2026**

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
Affordable Housing Initiatives	Eastside / Urban Core/ Westside	Affordable housing initiatives within the Urban Core, Westside and Eastside areas as identified in the redevelopment plans.	Thru FY2031	On-going	No updates	Hilary Halford, Programs Officer	ERB (Added 2/23/2021), UCRB & WRB recommended inclusion in project list.
Affordable Housing Infill Development - 1700 Dr. MLK Jr. Dr. Redevelopment Identified as priority #1 on 2/24/2026	Eastside	Affordable infill housing redevelopment for 1700 Dr. MLK Jr. Drive (corner of MLK & Mallory).	Thru FY2029	Planning	Proceeding with action planning and cost estimates in furtherance of redevelopment. Preliminary home plans have been designed and will be presented at the meeting for feedback.	Victoria D'Angelo, CRA Administrative Officer	ERB (Added 7/8/2020) recommended inclusion in project list.
Affordable Housing Infill Development - 2700 Dr. MLK Jr. Dr. Redevelopment Identified as priority #2 on 2/24/2026	Eastside	Affordable infill housing redevelopment for 2700 Dr. MLK Jr. Drive.	Thru FY2029	Planning	Proceeding with action planning and cost estimates in furtherance of redevelopment. Preliminary home plans have been designed and will be presented at the meeting for feedback.	Victoria D'Angelo, CRA Administrative Officer	ERB(Added 2/24/2026)
Affordable Housing Infill Development	Eastside	Affordable infill housing redevelopment. New sites TBD.	Thru FY2031	New Project	No updates	Victoria D'Angelo, CRA Administrative Officer	-
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.	Thru FY2031	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 for residential properties under CRA Residential Resiliency Program within the City's adopted CRA districts.	Thru FY2031	On-going	See attached report.	Amanda Childers, CRA Program Coordinator	ERB (2/23/2021), UCRB & WRB recommended inclusion in project list.

EASTSIDE REDEVELOPMENT BOARD PROJECT LIST AND IMPLEMENTATION PLAN (FY2026-31) **08/18/2026**

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
Small Scale Rental Devlopment-Affordable Housing & Redevelopment Identified as priority #6 on 2/24/2026	Eastside / Urban Core/ 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 FY2030	New Program	The new Affordable Housing Small-Scale Rental Develoment Program (RDP) policy framework was approved by the CRA Board on 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	ERB (Added 2/24/2026)
Community Policing Program	Eastside / Urban Core/ Westside	Implementation of community policing strategies within the Eastside CRA thorugh the City of Pensacola Police Department (PPD).	Thru FY2031	New Project	A presentation on community policing will be provided at the meeting.	Hilary Halforda, CRA Programs Officer	-
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 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)
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 recommened inclusion in project list 3/11/2025.
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 was approved by Council in July and will be solicited for professional services via an RFQ in the next couple of months.	Victoria D'Angelo, CRA Administrative Officer; Caitlin Cerame, Transportation Planner	ERB recommended inclusion in project list 3/11/2025.

EASTSIDE REDEVELOPMENT BOARD PROJECT LIST AND IMPLEMENTATION PLAN (FY2026-31) **08/18/2026**

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PROJECT STATUS	PROJECT UPDATES	MANAGER	PRIOR REDEVELOPMENT BOARD ACTIONS
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. 90% Resurfacing Plans from FDOT were submitted July 8 and the City provided safety and maintenance comments.	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.
Hollice T. Williams Park SDP	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 July 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. Bids are due in early August.	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.
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	Funidng allocation in FY26 budget.	Rachel Bennet, Urban Design Planner	-

City Of Pensacola Community Redevelopment Agency
Eastside
Programs Status Report
August 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:** 2
- **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

HUD release: 5/1/2026
Effective: 5/1/2026

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	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
Median: 65,800	**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	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
Median: 60,400	**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	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
(Jacksonville HMFA;	**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**
Jacksonville MSA)	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
Median: 108,700	**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	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
(Pensacola-Ferry Pass-	**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**
Brent MSA)	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
Median: 92,800	**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	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
(Palm Coast MSA)	**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
Median: 114,500	**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	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
Median: 82,300	**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

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.

MARTIN LUTHER KING JR ELEVATION-A

MARTIN LUTHER KING JR ELEVATION-A

SECOND FLOOR PLAN

REAR ELEVATION - A

MALLORY STREET ELEVATION - A

SIDE ELEVATION - A

FIRST FLOOR PLAN
1546 SF 3 BEDROOM

FIRST FLOOR PLAN
1321 SF 2 BEDROOM

DR. MARTIN LUTHER KING JR. DRIVE

COHEN CARNAGGIO REYNOLDS
ARCHITECTURE INTERIORS DESIGN

TOWNHOME PROTOTYPE SCHEMATIC
1700 MARTIN LUTHER KING JR. DRIVE
PENSACOLA, FLORIDA

DATE:
10/09/23

REVISIONS:
10/18/23

JOB NUMBER:
22091-B

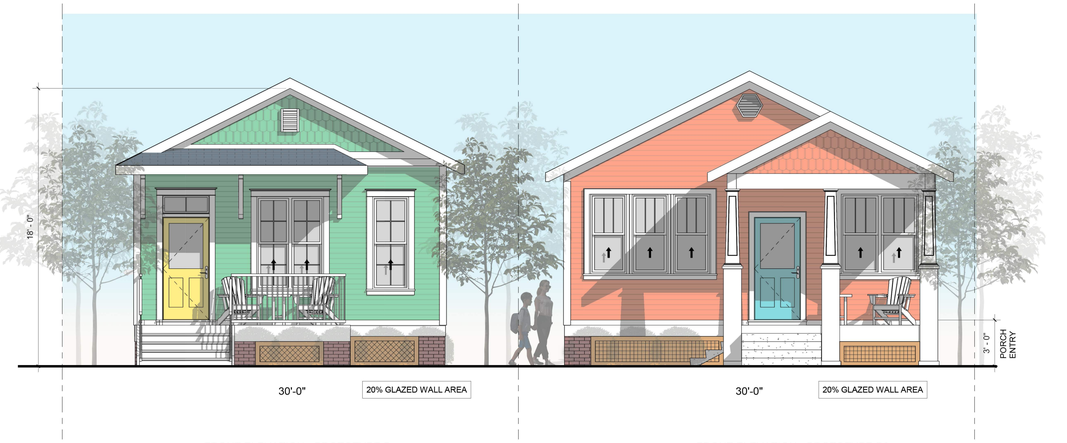
SHEET NUMBER:
A-1
Townhome Schematic

PENSACOLA HOME PROTOTYPES

30'-0" FOOT LOTS

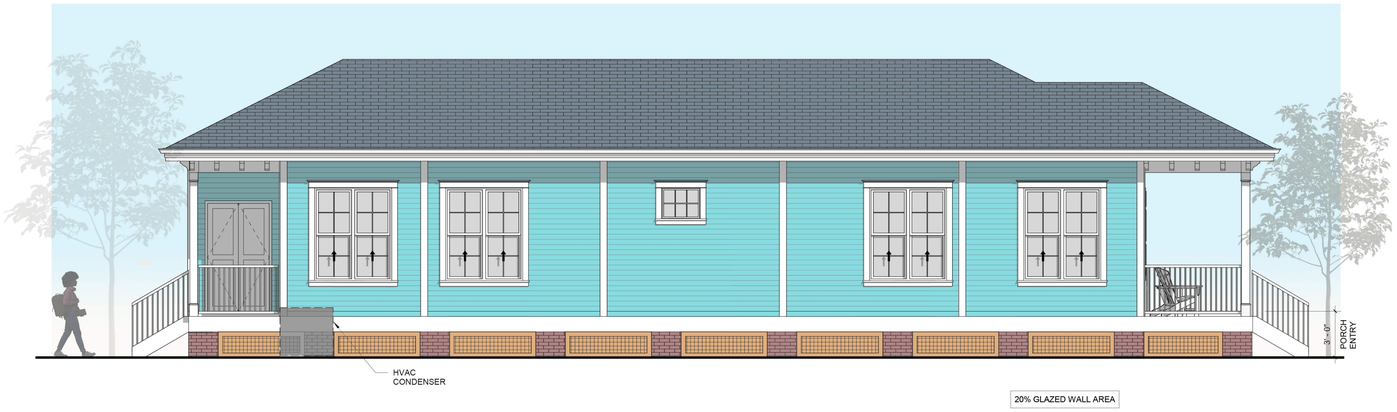
FRONT ELEVATION - PROTOTYPE A -
2 BED 2 BATH
1/4" = 1'-0"

FRONT ELEVATION - PROTOTYPE B2
2 BED 2 BATH
1/4" = 1'-0"

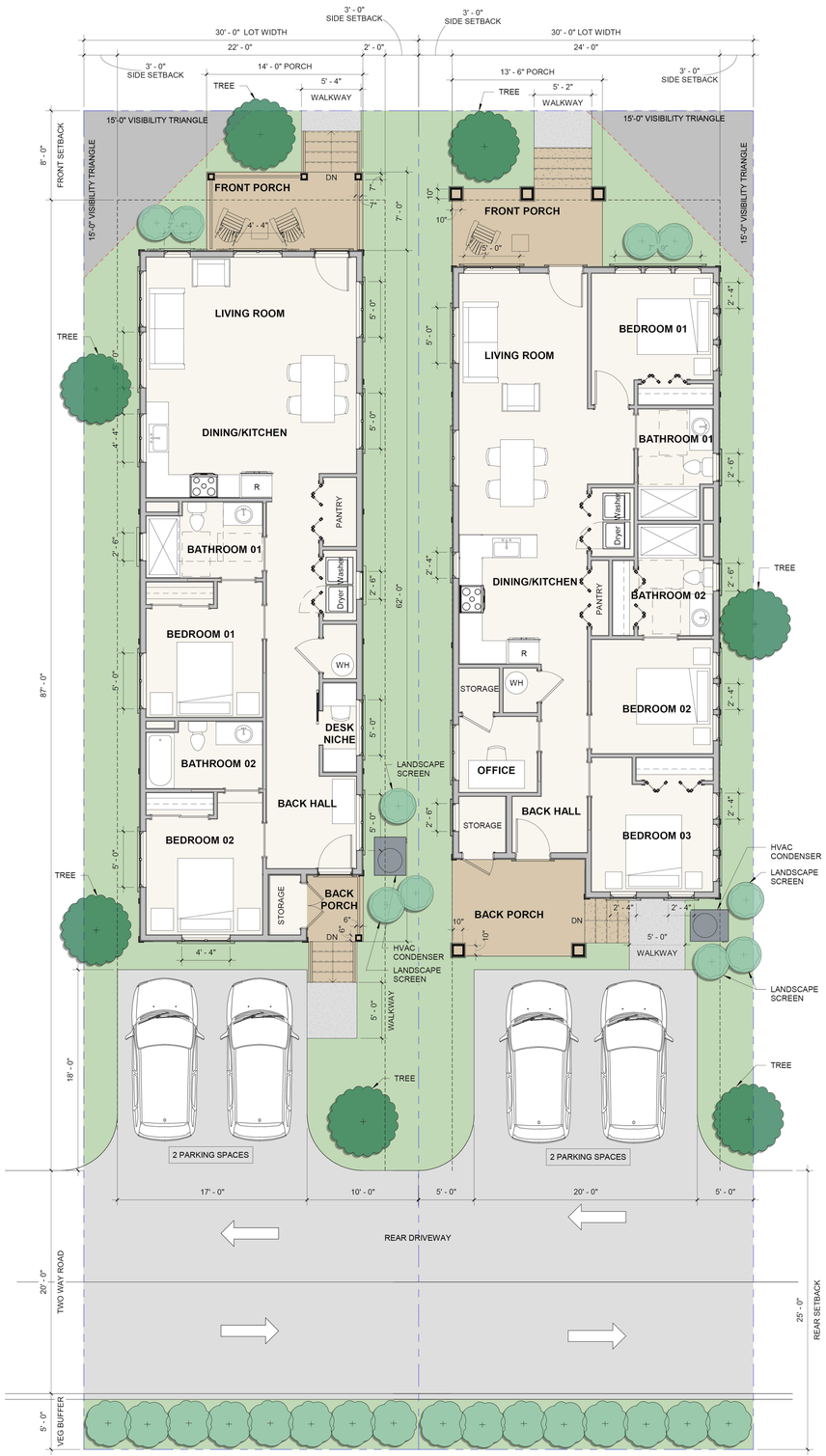


FRONT ELEVATION - PROTOTYPE B -
2 BED 2 BATH
1/4" = 1'-0"

FRONT ELEVATION - PROTOTYPE B3 -
3 BED 2 BATH
1/4" = 1'-0"



SIDE ELEVATION - PROTOTYPE A
1/4" = 1'-0"



FLOOR PLAN - 30' LOT - 2 BED/2 BATH -
1115 SQ. FT
3/16" = 1'-0"

FLOOR PLAN - 30' LOT - 3 BED/2 BATH -
1219 SQ. FT.
3/16" = 1'-0"

SCHEMATIC DESIGN

PRELIMINARY - NOT FOR CONSTRUCTION

SINGLE FAMILY PROTOTYPE

PENSACOLA, FL

JOB NUMBER:
22091

DATE:
03/08/2023

PRINTED / REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE:
SINGLE FAMILY PROTOTYPES - COLOR RENDERS

SHEET NUMBER:
A101A

3/8/2023 10:19:27 AM
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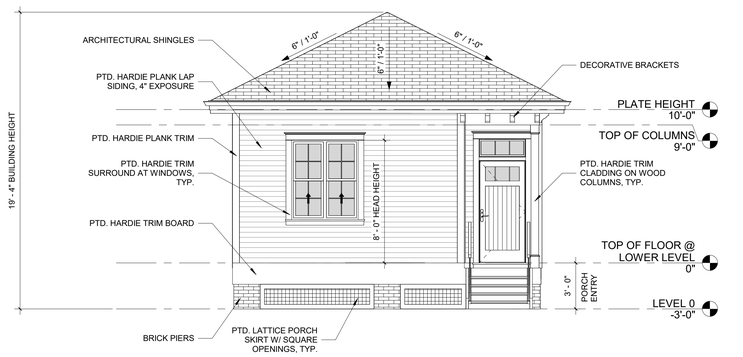
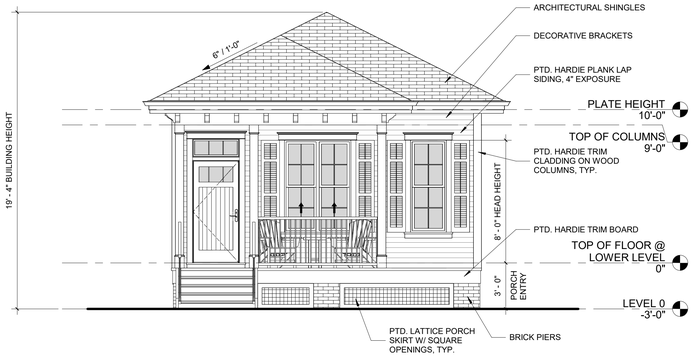
30' LOT - 2 BEDROOM 2 BATH



5 SOUTH - PROTOTYPE A
1/4" = 1'-0"



4 NORTH - PROTOTYPE A
1/4" = 1'-0"

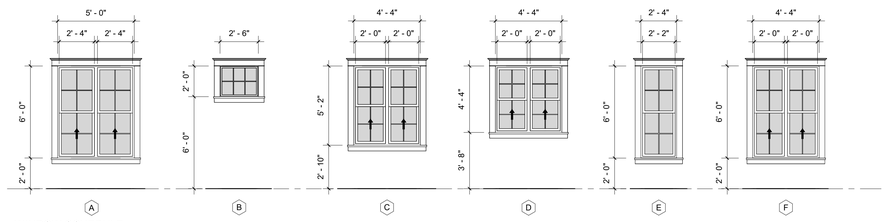
20% GLAZED WALL AREA

3 WEST - PROTOTYPE A
1/4" = 1'-0"

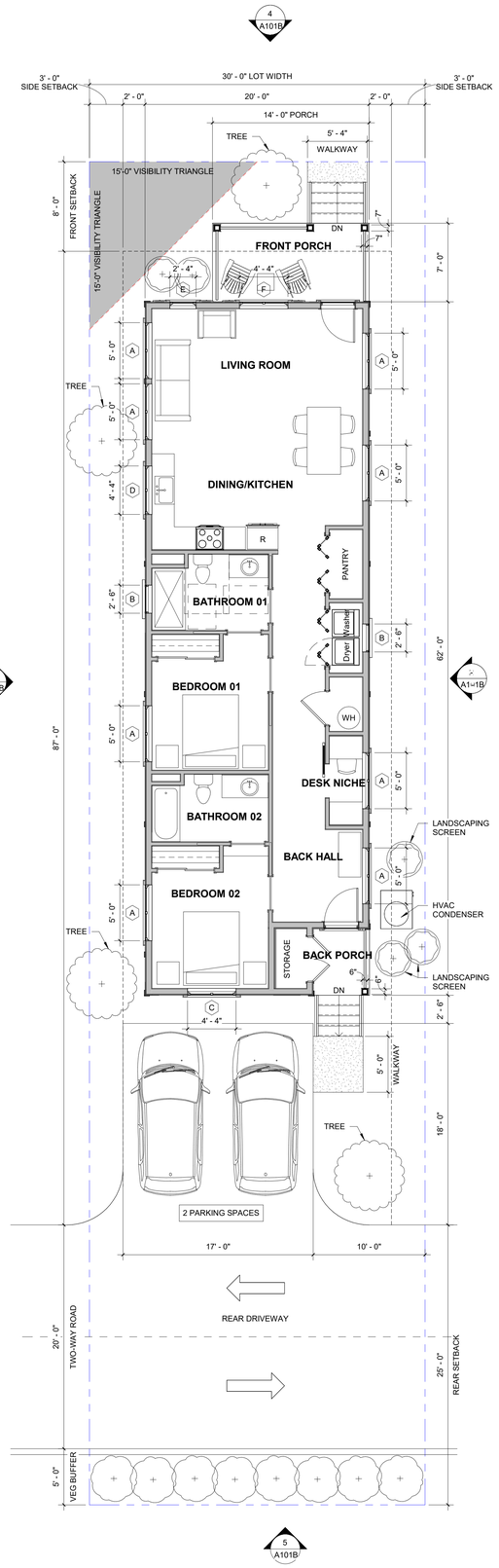
20% GLAZED WALL AREA

2 EAST - PROTOTYPE A
1/4" = 1'-0"

20% GLAZED WALL AREA



WINDOW SCHEDULE



FLOOR PLAN - 30' LOT - 2 BED/2 BATH - 1115 SQ. FT
1 3/16" = 1'-0"

SCHEMATIC DESIGN

PRELIMINARY - NOT FOR CONSTRUCTION

SINGLE FAMILY PROTOTYPE

PENSACOLA, FL

JOB NUMBER: 22091

DATE: 03/08/2023

PRINTED / REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE: SINGLE FAMILY PROTOTYPE - 30'-0" LOT

SHEET NUMBER: A101B

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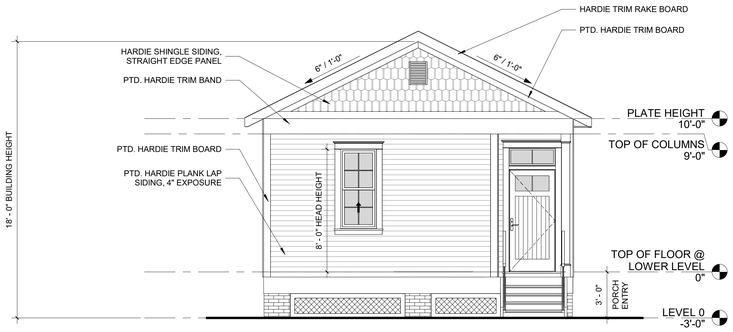
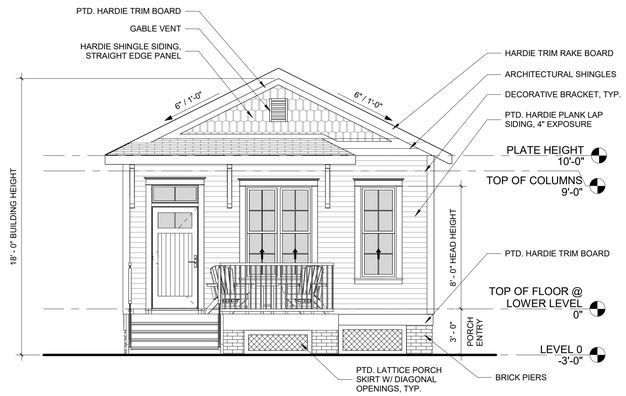
30' LOT - 2 BEDROOM 2 BATH

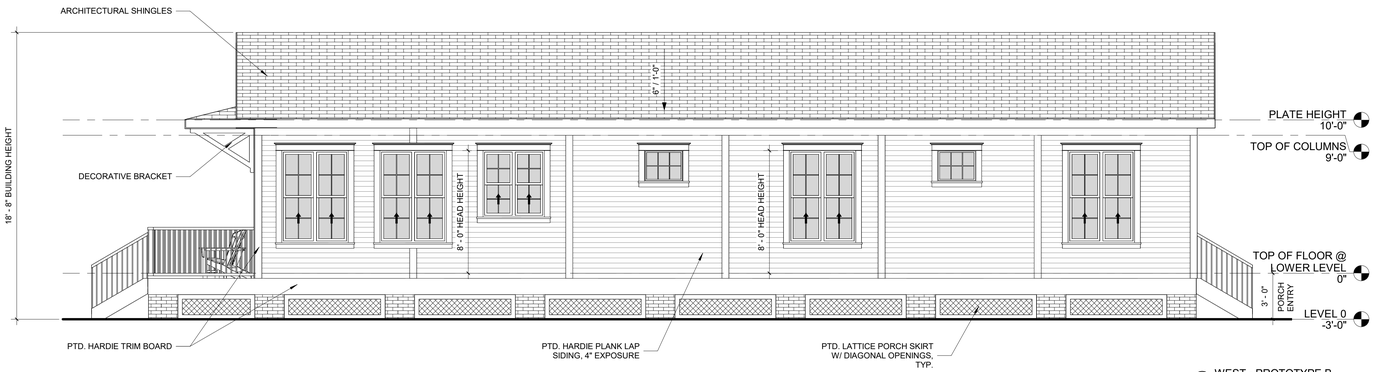


4 SOUTH - PROTOTYPE B
1/4" = 1'-0"



3 NORTH - PROTOTYPE B
1/4" = 1'-0"

20% GLAZED WALL AREA

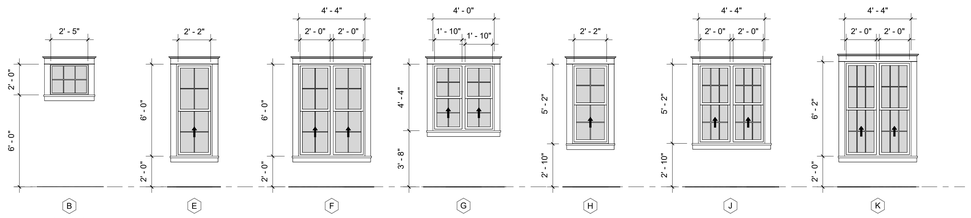


6 WEST - PROTOTYPE B
1/4" = 1'-0"

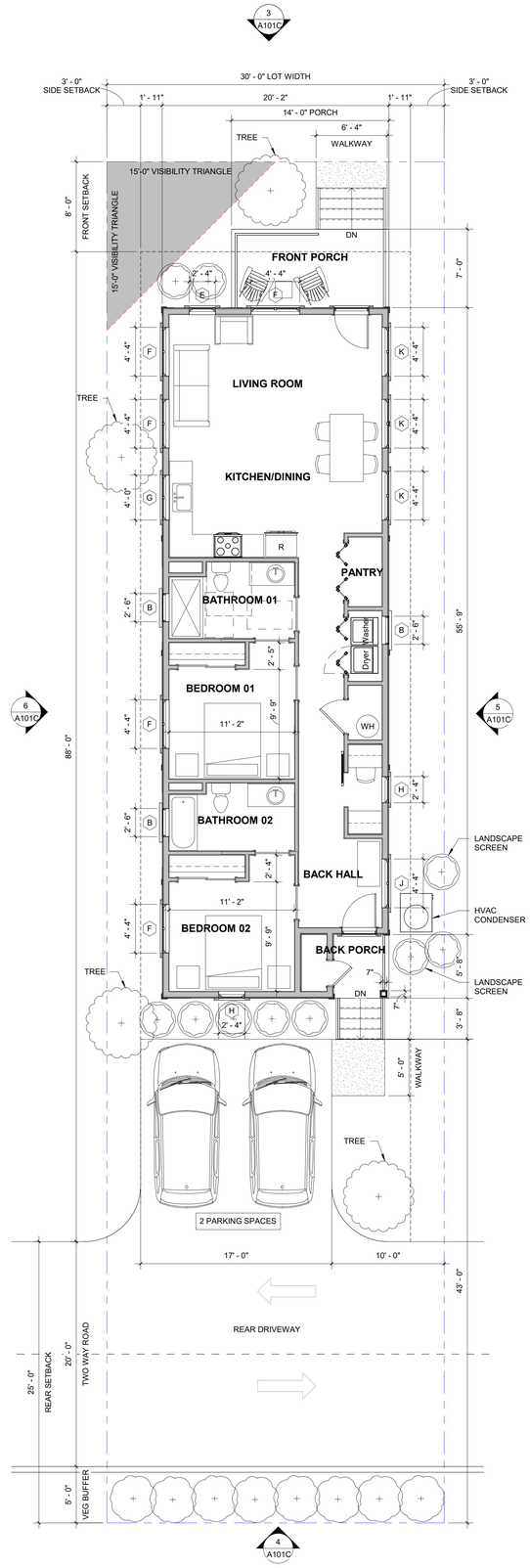
20% GLAZED WALL AREA

5 EAST - PROTOTYPE B
1/4" = 1'-0"

20% GLAZED WALL AREA



WINDOW SCHEDULE



1 FLOOR PLAN - 30' LOT - 2 BED/2 BATH - 1094 SQ. FT.
3/16" = 1'-0"

SCHEMATIC DESIGN

PRELIMINARY - NOT FOR CONSTRUCTION

SINGLE FAMILY PROTOTYPE

PENSACOLA, FL

JOB NUMBER:
22091

DATE:
03/08/2023

PRINTED / REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE:
SINGLE FAMILY PROTOTYPE - 30'-0" LOT

SHEET NUMBER:
A101C

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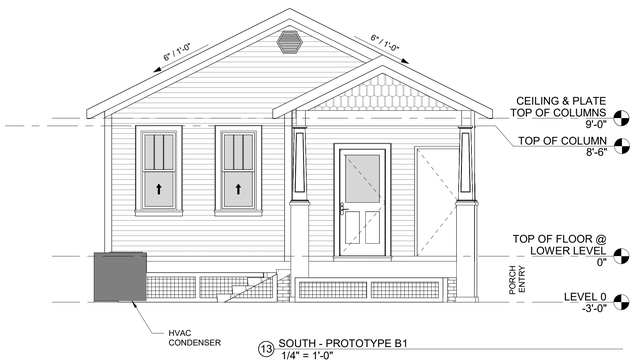
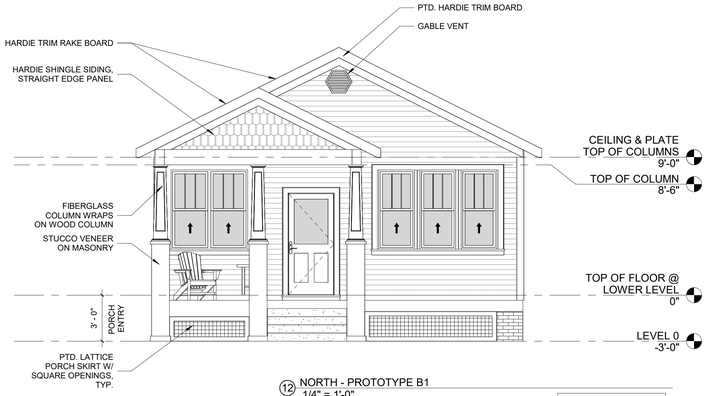
30' LOT - 3 BEDROOM 2 BATHROOM



13 SOUTH - PROTOTYPE B1
1/4" = 1'-0"



12 NORTH - PROTOTYPE B1
1/4" = 1'-0"

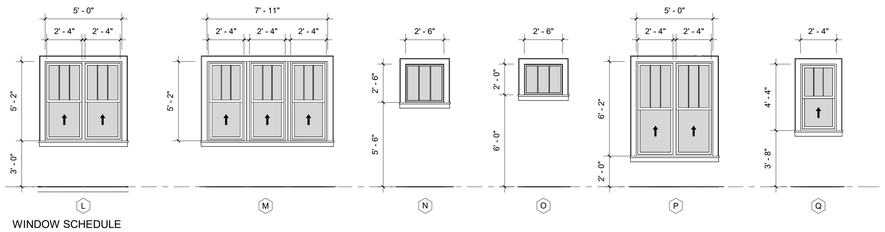
20% GLAZED WALL AREA

14 WEST - PROTOTYPE B1
1/4" = 1'-0"

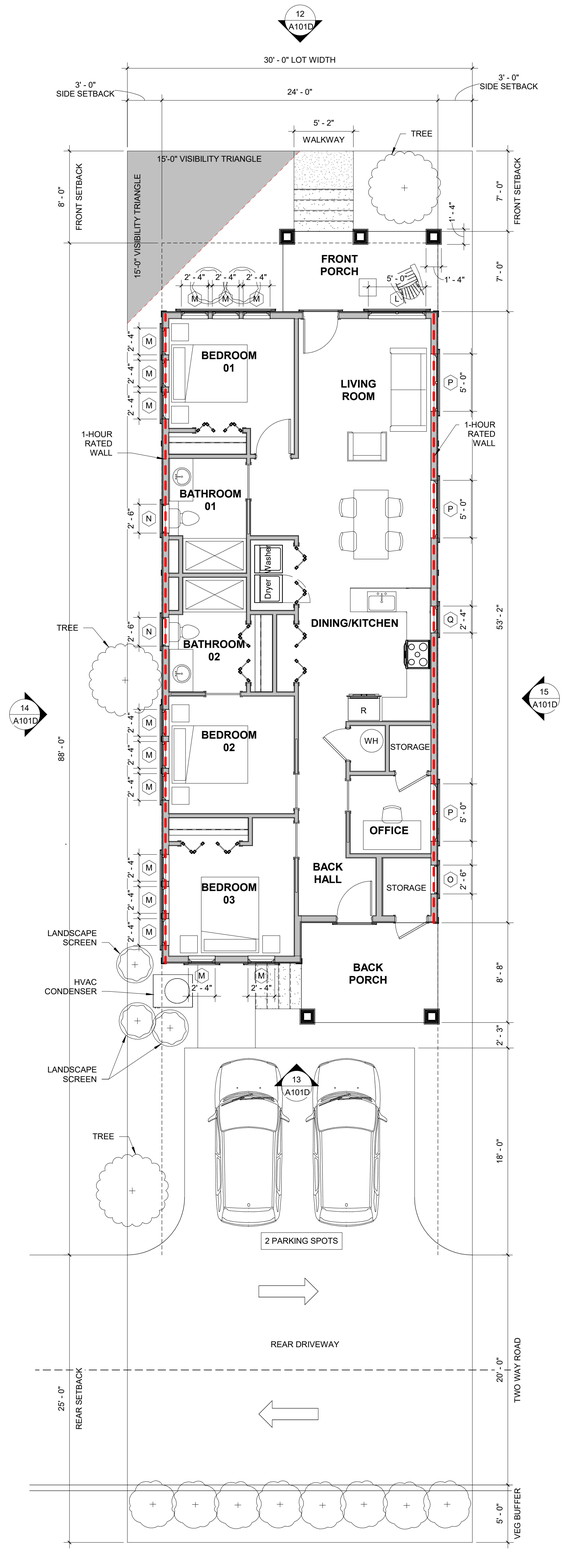
20% GLAZED WALL AREA

15 EAST - PROTOTYPE B1
1/4" = 1'-0"

20% GLAZED WALL AREA



WINDOW SCHEDULE



1 FLOOR PLAN - 30' LOT - 3 BED/2 BATH - 1219 SQ. FT.
3/16" = 1'-0"

SCHEMATIC DESIGN

PRELIMINARY - NOT FOR CONSTRUCTION

SINGLE FAMILY PROTOTYPE

PENSACOLA, FL

JOB NUMBER:
22091

DATE:
03/08/2023

PRINTED / REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE:
SINGLE FAMILY PROTOTYPE - 30'-0" LOT

SHEET NUMBER:
A101D

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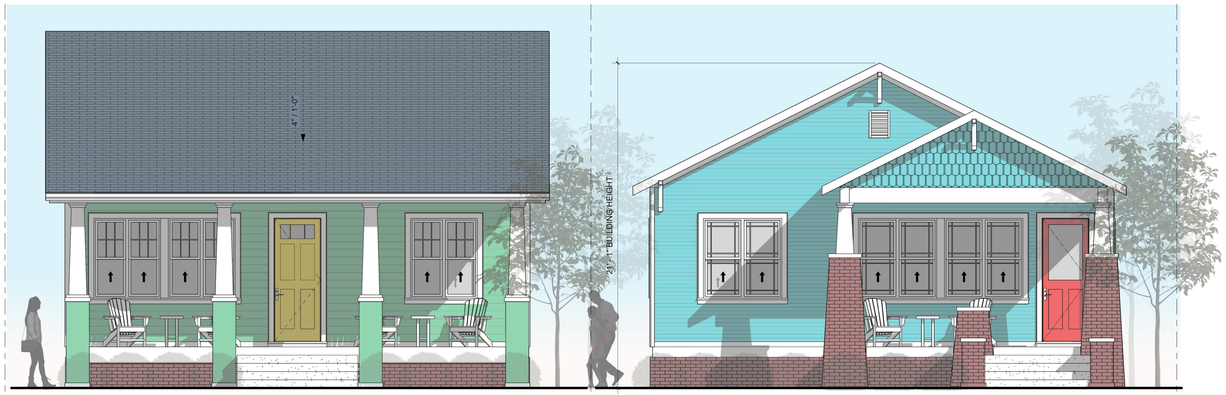
PENSACOLA HOME PROTOTYPES

40'-0" FOOT LOTS

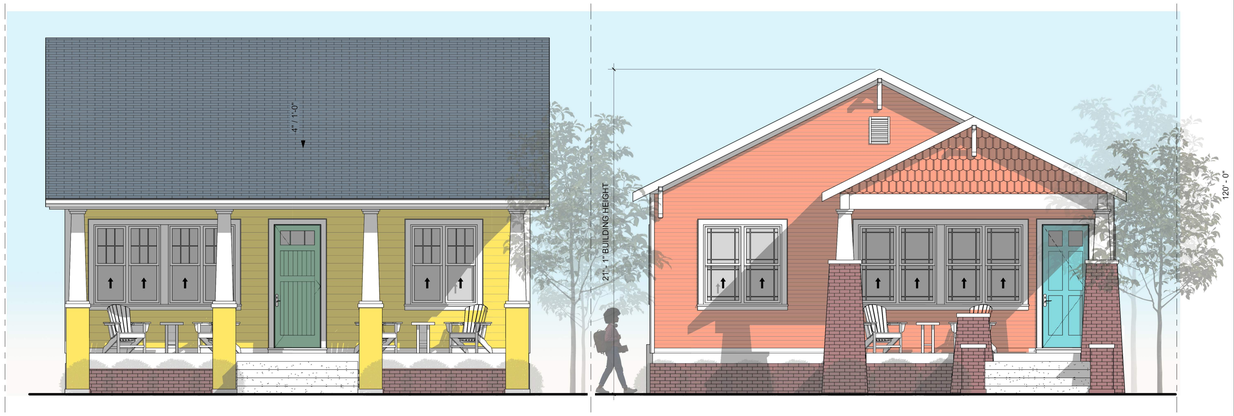


40'-0" 20% GLAZED WALL AREA

NORTH - PROTOTYPE C Copy 1
1/4" = 1'-0"

40'-0" 20% GLAZED WALL AREA

FRONT ELEVATION - PROTOTYPE D
1/4" = 1'-0"

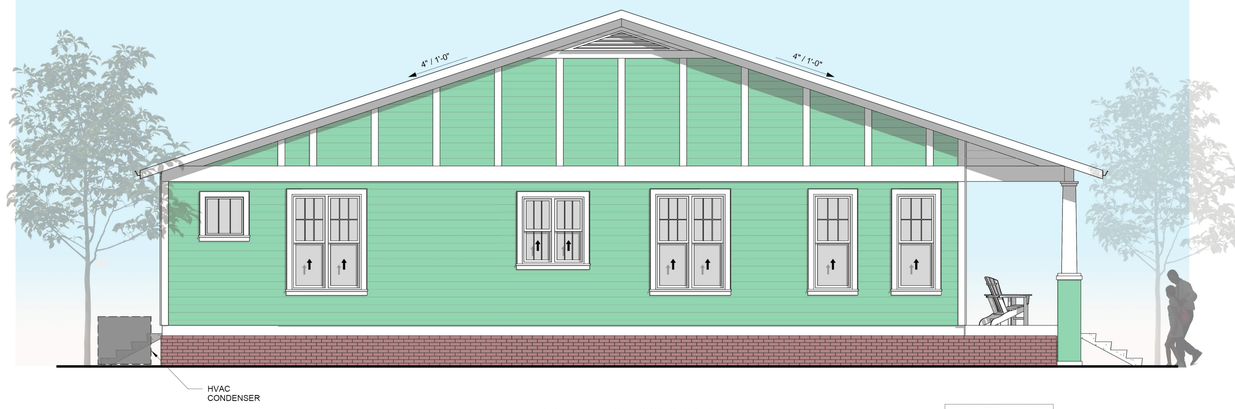


40'-0" 20% GLAZED WALL AREA

NORTH - PROTOTYPE C Copy 2
1/4" = 1'-0"

40'-0" 20% GLAZED WALL AREA

FRONT ELEVATION - PROTOTYPE D2
1/4" = 1'-0"



SIDE ELEVATION - PROTOTYPE C
1/4" = 1'-0"

20% GLAZED WALL AREA

FLOOR PLAN - 40' LOT - 2 BED/2 BATH -
1246 SQ. FT.
3/16" = 1'-0"

FLOOR PLAN - 40' LOT - 3 BED/2 BATH -
1494 SQ. FT.
3/16" = 1'-0"

SCHEMATIC DESIGN

PRELIMINARY - NOT FOR CONSTRUCTION

SINGLE FAMILY PROTOTYPE

PENSACOLA, FL

JOB NUMBER:
22091

DATE:
03/08/2023

PRINTED / REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE:
SINGLE FAMILY PROTOTYPES - COLOR RENDERS

SHEET NUMBER:
A102A

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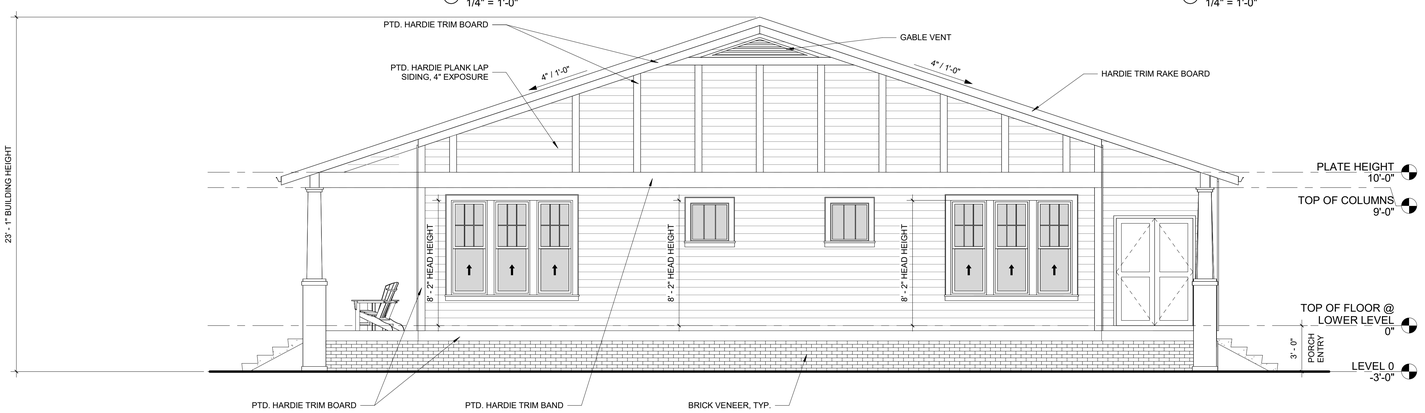
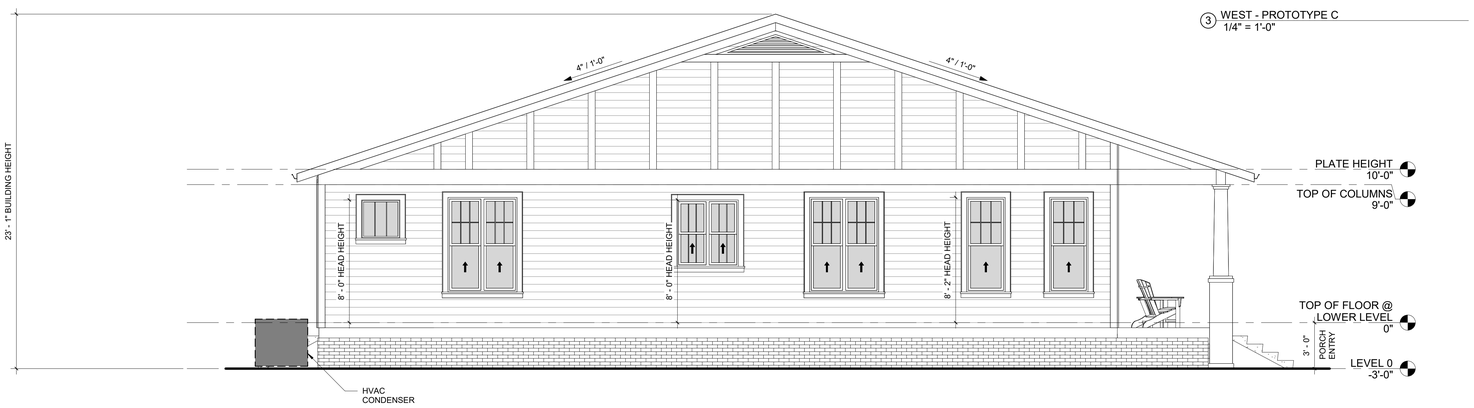
40' LOT - 2 BEDROOM 2 BATHROOM

5 SOUTH - PROTOTYPE C
1/4" = 1'-0"

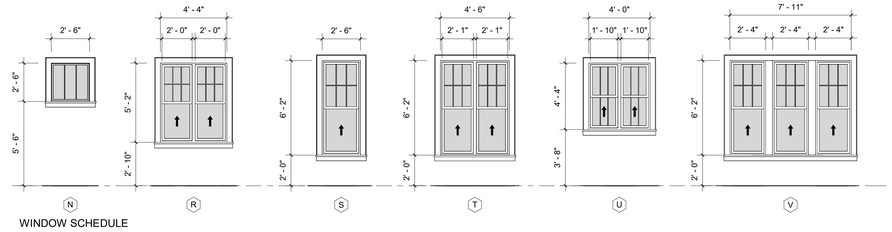
4 NORTH - PROTOTYPE C
1/4" = 1'-0"



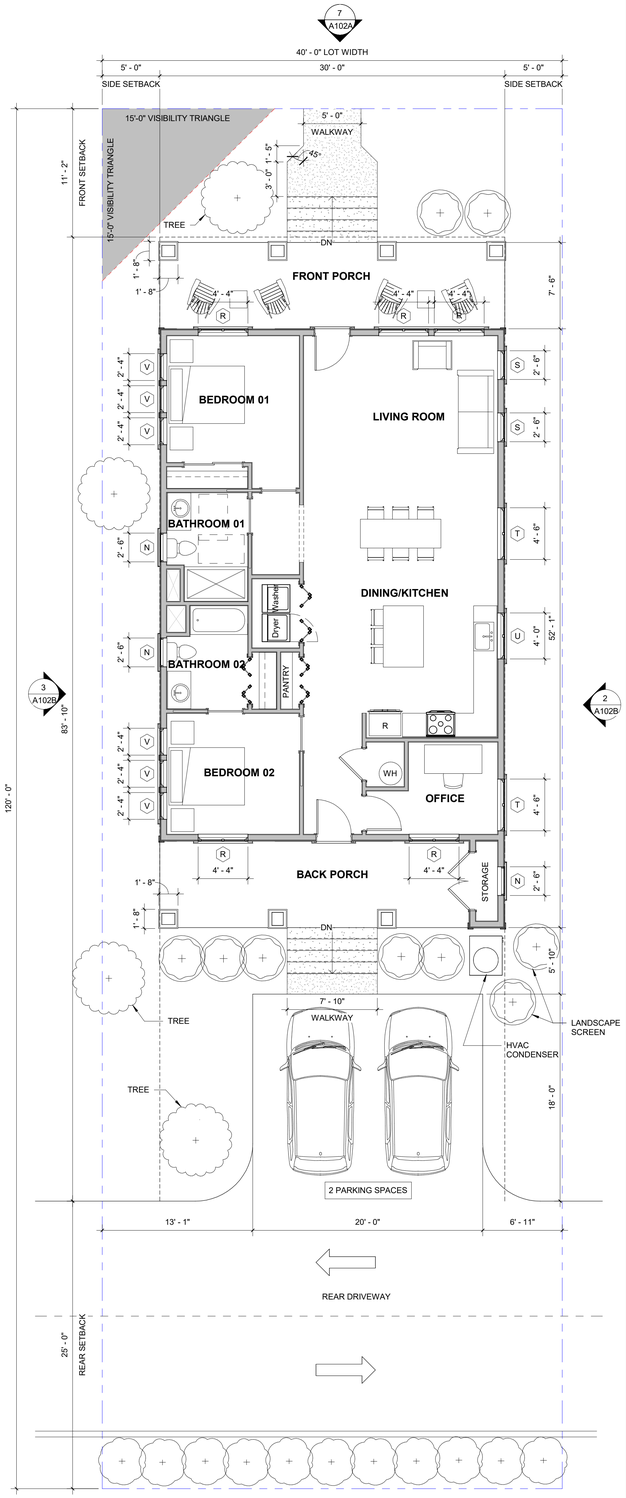


3 WEST - PROTOTYPE C
1/4" = 1'-0"

2 EAST - PROTOTYPE C
1/4" = 1'-0"



WINDOW SCHEDULE



5 A102B

FLOOR PLAN - 40' LOT - 2 BED/2 BATH -
1 1246 SQ. FT.
3/16" = 1'-0"

SCHEMATIC DESIGN

PRELIMINARY - NOT FOR CONSTRUCTION

SINGLE FAMILY PROTOTYPE

PENSACOLA, FL

JOB NUMBER:
22091

DATE:
03/08/2023

PRINTED / REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE:
SINGLE FAMILY PROTOTYPE - 40'-0" LOT

SHEET NUMBER:
A102B

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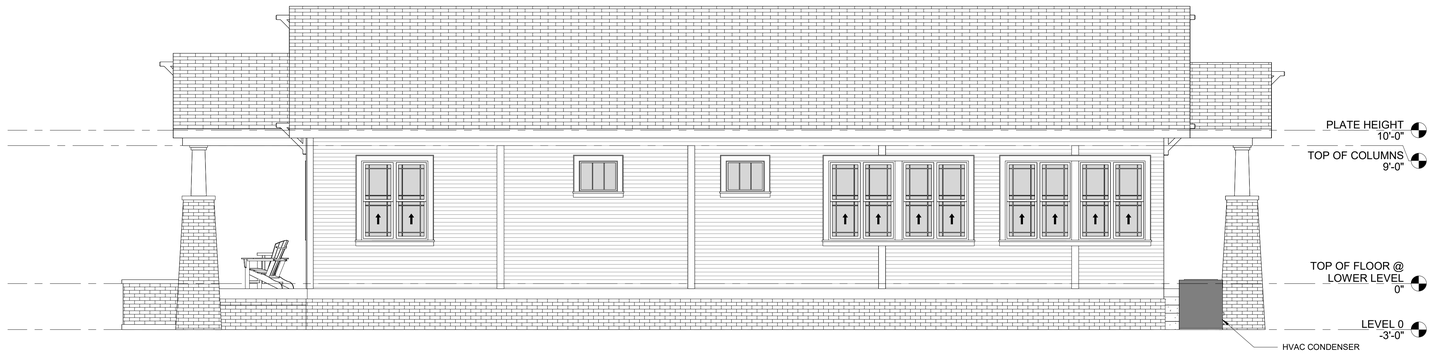
40' LOT - 3 BEDROOM 2 BATHROOM

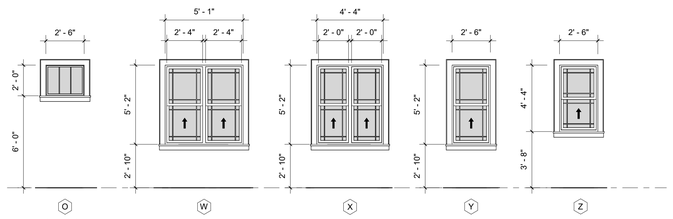
14 SOUTH - PROTOTYPE D
1/4" = 1'-0"

2 NORTH - PROTOTYPE D
1/4" = 1'-0"

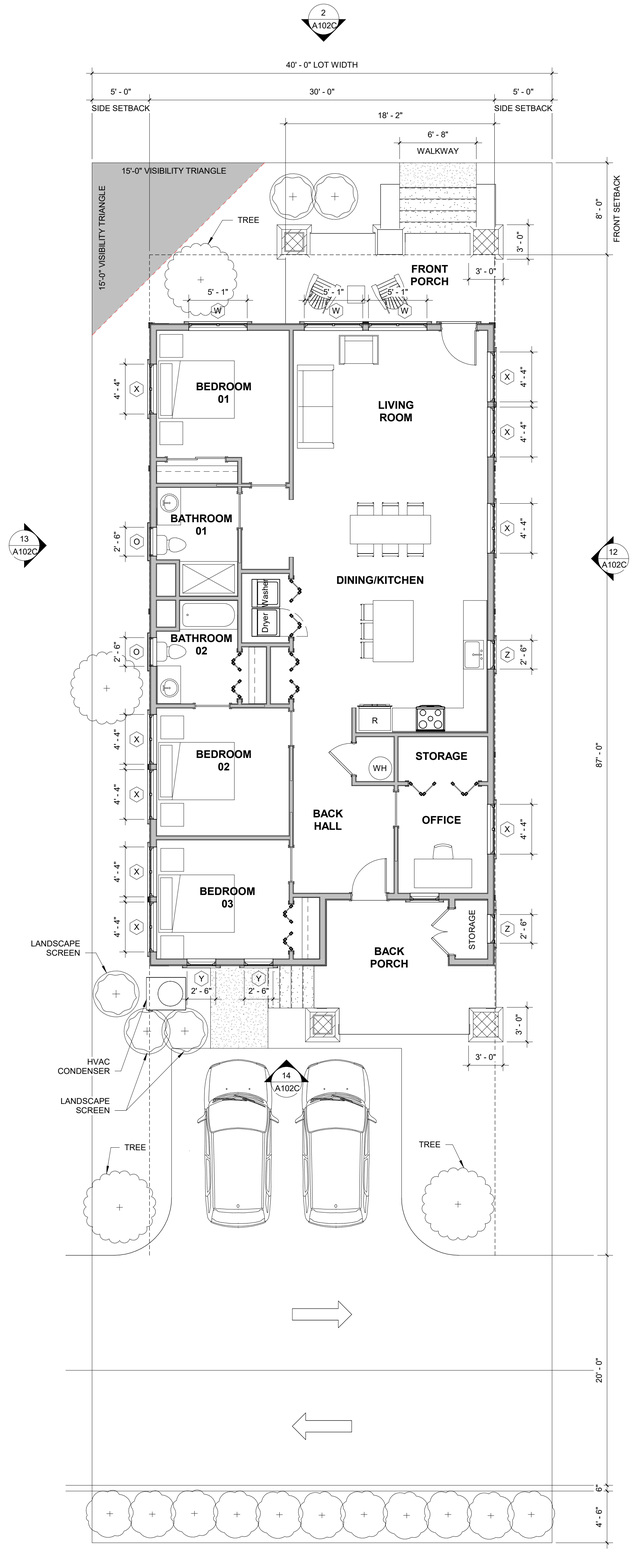


13 WEST - PROTOTYPE D
1/4" = 1'-0"

12 EAST - PROTOTYPE D
1/4" = 1'-0"



WINDOW SCHEDULE



FLOOR PLAN - 40' LOT - 3 BED/2 BATH - 1494 SQ. FT.
1 3/16" = 1'-0"

SCHEMATIC DESIGN

PRELIMINARY - NOT FOR CONSTRUCTION

SINGLE FAMILY PROTOTYPE

PENSACOLA, FL

JOB NUMBER: 22091

DATE: 03/08/2023

PRINTED / REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE: SINGLE FAMILY PROTOTYPE - 40'-0" LOT

SHEET NUMBER: A102C

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	Proposed FY2027 Budget	FY2026 Starting Budget	FY2025-26 Carryforward***	Total	Description	Statutory Reference *(163.317 or 163.387(6)(c))*	Plan Reference	Board Priority	
Administration									
Salaries & Benefits	$ 118,300.00	$ 80,100.00	$ -	$ 198,400.00	CRA staffing costs.	Administrative & Overhead	Activities, "Administration and Professional Consulting Services"	N/A	
Operating	$ 30,600.00	$ 44,300.00	$ -	$ 74,900.00	CRA operating costs.	Administrative & Overhead	Activities, "Administration and Professional Consulting Services"	N/A	
Allocated Overhead	$ 40,800.00	$ 30,100.00	$ -	$ 70,900.00	CRA operating costs.	Administrative & Overhead	Activities, "Administration and Professional Consulting Services"	N/A	
Capital	$ -	$ 1,600.00							
Subtotal - Administration	*$ 189,700.00*	*$ 156,100.00*	*$ -*	*$ 344,200.00*					
Asset Management									
Regular Ops									
Existing Areas	$ 70,900.00	$ 20,000.00		$ 90,900.00	Regular maintenance of CRA assets.	Administrative & Overhead	Activities, "Property Management and Maintenance"	N/A	
New Areas	$ -		$ -	$ -					
Subtotal - Regular Ops	$ 70,900.00	$ 20,000.00	$ -	$ 90,900.00					
Special Projects									
Chappie James Park Revitalization	$ 31,200.00	$ -	$ -	$ 31,200.00	Amenity and landscape improvements.	Administrative & Overhead	Activities, "Property Management and Maintenance"	N/A	
Subtotal - Special Projects	*$ 31,200.00*	*$ -*	*$ -*	*$ 31,200.00*					
Subtotal - Asset Management	*$ 102,100.00*	*$ 20,000.00*	*$ -*	*$ 122,100.00*					
Debt Service									
2017 Bond Issue	$ 89,100.00	$ 89,100.00	$ 4,590.00	$ 182,790.00	Annual debt service payment	Debt Service	Activities, "Administration and Professional Consulting Services"	N/A	
Eastside City Loan - Chappie James	$ 15,000.00	$ 15,000.00							
Subtotal - Debt Service	*$ 104,100.00*	*$ 104,100.00*	*$ 4,590.00*	*$ 182,790.00*					
Programs									
Residential Property Improvement Program	$ 200,000.00	$ 250,000.00	$ 161,727.00	$ 611,727.00	Program funds	Affordable Housing	2025 Eastside Plan; Housing - Residential Property Improvement Project	#3	
Residential Resiliency Program	$ 50,000.00	$ -	$ 60,000.00	$ 110,000.00	Program funds	Affordable Housing	2025 Eastside Plan; Housing - Residential Property Improvement Project	#4	
Small Scale Affordable Housing Rental Program	$ -	$ -	$ 100,000.00	$ 100,000.00	Program funds	Affordable Housing	2025 Eastside Plan; Housing - Small Scale Affordable Housing Rental Program	#6	

Commercial Property Improvement Program				$ -	Program funds	Rehab Grants & Loans	2025 Westside Plan; Economic Development - Neighborhood Commercial Nodes		
Community Policing Program	$ 39,200.00	$ -	$ -	$ 39,200.00	Program funds	Community Policing Innovations	2025 Eastside Plan; Neighborhood Development - Community Safety	None.	
Pre-Development Program									
Affordable Housing Infill Development	$ -	$ -	$ 270,971.00	$ -	Funding for infill development of 1700 and 2700 MLK.	Affordable Housing	2025 Eastside Plan; Housing - "CRA-Led Infill Development".	#1 (1700 MLK)& #2(2700 MLK)	
Subtotal - Programs	*$ 289,200.00*	*$ 250,000.00*	*$ 592,698.00*	*$ 860,927.00*					
Projects									
Crystal Ice House Market	$ -	$ 80,000.00	$ 20,000.00	$ 100,000.00	Project funding for Crystal Ice House Market Special Demonstration Project.	Parks	2025 Eastside Plan; Ice House Market SDP	#7	
TIF Expansion/Plan Update	$ -	$ -	$ 124,770.00	$ 124,770.00	Project funding for Eastside TIF district expansion initiative.	Redevelopment Planning	2025 Eastside Plan; Land Use, Zoning, and Special Districts, "CRA Boundary Expansion"	None.	
Hollice Park - Oral History Study**	$ -	$ 22,900.00		$ 22,900.00	Project funding for preparation of an oral history study in support of the Hollice Williams Park project.	Parks/Planning	2025 Eastside Plan; Hollice T. Williams Park Equitable Development Plan	None.	
Complete Streets				$ -					
Acquisition & Redevelopment				$ -					
Parks and Public Spaces	$ -								
Subtotal - Projects	*$ -*	*$ 102,900.00*	*$ 144,770.00*	*$ 247,670.00*					
GRAND TOTAL	**$ 685,100.00**	**$ 633,100.00**	**$ 742,058.00**	**$ 1,757,687.00**					
** Project shared with Urban Core district									
***Excludes encumbered carryfoward amounts at the time of resolution adoption.									