

## Community Redevelopment Agency (CRA) Overview

The City of Tallahassee Community Redevelopment Agency (CRA) was created in August 1998. The CRA Board was established in September 1998, and the membership was amended in September 2002, October 2007, and May 2018. The Agency is governed by an interlocal agreement between the City of Tallahassee, Leon County and the CRA that addresses, among other things, Board membership. The CRA Board consists of the City of Tallahassee Mayor and the four City Commissioners. CRA staff consists of five full-time employees. The City of Tallahassee provides the CRA with professional and technical services, including, but not limited to, accounting, communications, procurement, human resources, in-house legal support, treasurer-clerk services, and information systems.

The primary function of the CRA is to develop, support, and implement the Greater Frenchtown/Southside Community Redevelopment Plan and the Downtown Community Redevelopment Plan. In doing so, the agency can create an environment that addresses the unique needs of each targeted geographic area.

### **Greater Frenchtown/Southside (GFS) CRA District**

The City Commission adopted the [Greater Frenchtown/Southside Community Redevelopment Plan](#) and established the Greater Frenchtown/Southside Community Redevelopment Trust Fund in June 2000. The Greater Frenchtown/Southside Community Redevelopment Area comprises three distinct geographic sections and encompasses 1,858 acres of residential, office, commercial/retail, industrial, and green/open space land uses. CRA GFS funds can only be used within the district.

The [Greater Frenchtown/Southside \(GFS\) Strategic Investment Plan](#) is a complementary document to the Greater Frenchtown/Southside Redevelopment Plan. The Strategic Investment Plan contains the objectives, strategies and measurements for the goals listed in the Redevelopment Plan. The goals which are listed in order of importance were ranked by GFS residents and business owners. To find out if your project is within the district go to [Is My Property Within A CRA District?](#)

### **Greater Frenchtown/Southside Citizens Advisory Committee (GFS CAC)**

The purpose of the GFS CAC is to advise the Community Redevelopment Agency on redevelopment strategies to be addressed and implemented in support of the redevelopment area. Specifically, the CAC may recommend changes to the redevelopment plan, develop an annual work program, set priorities and develop incentives to further the redevelopment efforts.

The CAC consists of nine (9) members, including two non-voting members, who represent the various neighborhood and commercial stakeholders within the Greater Frenchtown and Southside areas.

## Downtown (DT) CRA District

The City Commission adopted the [Downtown Community Redevelopment Plan](#) and established the DT District Trust Fund in June 2004. The Downtown District Community Redevelopment Area comprises approximately 440 acres, situated in downtown Tallahassee, between the northern and southern portions of the GFS District. The DT District comprises five subareas with distinct land uses, physical characteristics, and functions. Land uses in the Downtown District include residential, office, commercial/retail, light industrial, and green/open space. CRA DT funds can only be used within the district. To find out if your project is within the district, go to [Is My Property Within A CRA District?](#)

## **Downtown Redevelopment Commission (DRC)**

The purpose of the Downtown Community Redevelopment Area's Downtown Redevelopment Commission (DRC) is to advise the Community Redevelopment Agency on redevelopment strategies to be addressed and implemented in support of the redevelopment area. Specifically, the DRC is to make recommendations on expenditures or investments within the redevelopment area, and may recommend changes to the redevelopment plan, develop an annual work program, set priorities, and develop incentives to further the redevelopment efforts.

The DRC consists of nine (9) individuals who have extensive experience in the development and/or redevelopment of urban properties.

## ***Frequently Asked Questions***

### **How are CRAs Created?**

Under [Florida law \(Chapter 163, Part III\)](#), local governments are able to designate areas as Community Redevelopment Areas when certain conditions exist. Examples include: the presence of substandard or inadequate structures, a shortage of affordable housing, and inadequate infrastructure.

### **What is a Community Redevelopment Agency (CRA)?**

The activities and programs offered within a Community Redevelopment Area are administered by the CRA. A five- to seven-member CRA "Board" is created by the local government, which directs the Agency. The CRA Board can be comprised of local government officials and/or other individuals appointed by the local government.

CRA staff are responsible for planning, coordinating, and implementing the goals and objectives of the CRA Board and Community Redevelopment Plan. The employees work with a wide variety of stakeholders, including City staff, developers, local business owners, City residents, and outside consultants.

### **What is a Community Redevelopment Plan?**

The CRA is responsible for developing and implementing a Community Redevelopment Plan that addresses the unique needs of each targeted area (CRA District). The plan includes the overall goals for redevelopment in the area, as well as identifying the types of programs and projects planned for the area.

## What is Tax Increment Financing? (TIF)

After approval of a community redevelopment plan, a redevelopment trust fund is established for the CRA. Revenue deposited to this fund results from the incremental growth in taxable value within the area subsequent to the establishment of the CRA. All funds received from a tax increment financing area must be used for specific redevelopment purposes within that area.

## How can I get involved?

Would you like to learn more about the CRA districts and what they have to offer? Would you like to become involved? Do you have a business, or want to start one, within either district? If so, you can:

- Attend a meeting (link to meetings page)
- Email [CRA@Talgov.com](mailto:CRA@Talgov.com)
- Call 850·891·8357
- Apply to become a member of one of the CRA committees at  
<https://www.talgov.com/transparency/boards>
  - Click on the yellow “Apply” button
  - You will have to select the “Downtown Redevelopment Commission” or “Greater Frenchtown/Southside Citizens Advisory Committee” on the application when asked, “Which Boards would you like to apply for?”

## How can CRA Funds be used?

The expenditure of CRA funds is limited by Florida law. A CRA is created under Chapter 163 of the Florida Statutes, and CRA spending is limited to those items authorized by statute. See [§ 163.387, Fla. Stat.](#) (listing authorized expenditures of CRA funds); [§ 163.370, Fla. Stat.](#) (listing CRA powers and authority).

**Florida law specifically states that a CRA can spend money on the following:**

### **Authorized Expenditures of CRA Funds**

- Purchase of real property (to further a purpose set out in CRA redevelopment plan)
- Demolition (lot clearing)
- Affordable housing
- Streets, utilities, parks, and playgrounds (if not scheduled as city capital improvements within the prior 3 years)
- Building repair and rehabilitation
- Appraisals, title searches, planning, surveying, and studies

### **Not Authorized for CRA Funds Use**

As CRA funds are restricted, CRA funds cannot be spent on items that are not specified in the statute or reasonably within the scope of the statutory authorization.

**CRA funds cannot be spent on items such as the following:**

- Social Services
- Healthcare, health and wellness initiatives
- Childcare
- Credit Counseling
- Community Organizing
- Leadership Training
- After-school programs
- Mental health programs
- Social gatherings
- Community Festivals
- Youth listening sessions
- Elder care services
- Financial education
- Vocational training
- Routine private business expenses
- Life skills coaching

Please contact CRA staff with any questions about authorized expenditure of CRA funds.