

**COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST - PROGRESSO - FLAGLER HEIGHTS AREA**

done in accordance with the procedures and requirements of the Redevelopment Act and other applicable regulatory approvals and laws.

If any section, subsection, sentence, clause, provision, or part of this Redevelopment Plan shall be held invalid for any reason, the remainder of this Redevelopment Plan shall not be affected.

D. NEIGHBORHOOD IMPACT AND BENEFITS

This Redevelopment Plan is found at time of its adoption to promote programs and projects that will have a positive impact on the neighborhood residents and low and moderate income households within the NPF CRA. The Redevelopment Program will assist in providing public amenities and incentives as inducements to stimulate private development to upgrade and replace incompatible land uses and blighting conditions currently affecting the area. The Redevelopment Plan will not present any adverse effects on community facilities and schools and, in fact, fosters the construction of needed medical facilities and more accessible postal services by locating them in the neighborhood area. The Redevelopment Program will help preserve and expand the supply of affordable housing through the extension to the entire NPF CRA of Federal- and State-funded housing programs designed to principally assist low and moderate income persons. It is Redevelopment Plan policy to minimize the effects of such activities on residential households and, when appropriate in the sole determination of the CRA, the property owner or the CRA will provide relocation advisory and financial assistance to other affordable and comparable replacement housing. The Redevelopment Program is designed, in part, to assist in the replacement or installation of basic public utilities that will improve the quality of life of residential neighborhoods, and stimulate private development of areas planned for commercial development.

Overall, this Redevelopment Plan will generally, but not solely, assist in serving the needs of low and moderate income neighborhoods by fostering development regulations designed to preserve and protect abutting neighborhood areas from incompatible commercial development. Additionally, it will help focus and direct basic physical improvement programs to the NPF CRA in order to enhance the quality of life in the residential neighborhoods, and improve the overall environment necessary to retain and attract sound business and commercial development that provide employment and job opportunities as well as essential neighborhood services to the surrounding neighborhood areas.