

## Community Redevelopment Area Incentive Programs Comparison Sheet

Original Language	Proposed Language	Explanation of Changes
COMMERCIAL INCENTIVE PROGRAMS	NON-RESIDENTIAL INCENTIVE PROGRAMS	<i>Name change to reflect inclusion of not-for-profit entities</i>
	<u>Goal:</u> To encourage private participation in the undertaking the preservation, rehabilitation, and redevelopment of the NPF-CRA consistent with the outlined community redevelopment program and strategies outlined in the Redevelopment Plan.	<i>Goal taken from the Redevelopment Plan and applies to all non-residential projects within the CRA.</i>
	<u>Focus Areas of Non-residential Incentive Programs:</u> <ul style="list-style-type: none"> <li><u>Focus Area 1:</u> Properties adjacent to Sistrunk Boulevard between NW 24 Avenue and the FEC Railway, including one block north and south of Sistrunk Boulevard;</li> <li><u>Focus Area 2:</u> Properties adjacent to Northwest 9th Avenue between Sunrise Boulevard and Broward Boulevard, including one block east and west of Northwest 9<sup>th</sup> Avenue</li> <li><u>Focus Area 3:</u> Properties adjacent to Northwest 7th Avenue between Sunrise Boulevard and Broward Boulevard, including one block east and west of Northwest 7<sup>th</sup> Avenue.</li> <li><u>Focus Area 4:</u> The Progresso commercial revitalization project area defined by the Redevelopment Plan as the commercial-industrial area between Sistrunk Boulevard and Sunrise Boulevard and N.W. 9th Avenue and N.W. 5th Avenue.</li> </ul>	<ul style="list-style-type: none"> <li><i>Focus areas are components of each incentive program therefore rather than include the focus areas within the descriptions for each we define them in this new section that applies to all of the programs.</i></li> <li><i>Addition of the Progresso commercial revitalization project area</i></li> </ul>
	Funding Restrictions: Incentive funds may not be used to directly fund: <ol style="list-style-type: none"> <li>Socially benefiting programs; or</li> <li>Inherently religious activities.*</li> </ol> <i>*U.S. Department of Housing and Urban Development Notice CPD 04-10 will be used to evaluate applications from faith-based organizations.</i>	<i>Outlines the legal restrictions on the uses of incentive funds for not-for-profits projects.</i>
	Administrative Approval: Means the CRA Executive Director is authorized to administratively approve awards. The Agency may recommend an increase of the funding limits on a case-by-case basis.	<i>Administrative approval was established in 2016 but the definition of the term was not included in the documentation.</i>

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Original Language	Proposed Language	Explanation of Changes
COMMERCIAL FACADE IMPROVEMENT PROGRAM (CFIP)	NON-RESIDENTIAL FACADE IMPROVEMENT PROGRAM (NRFIP)	<i>Name changed to reflect inclusion of not-for-profit entities</i>
<u>Goals/Objectives:</u> Eliminate slum and blight, remove deterioration, and update the exteriors of existing buildings, with an emphasis on improving the viability of healthy retail uses. Furthermore, the intent of this program is to create active walking areas by increasing the “curb appeal” of the business corridors in the CRA.	<u>Objective:</u> To eliminate slum and blight, remove deterioration; update exteriors of existing buildings in a manner that improves conditions of non-residential areas.	<i>Revised to highlight the main objective of the NRFIP incentive.</i>
<u>Eligible Area:</u> All properties within the CRA. There is a designated Focus Area defined as Sistrunk Boulevard between NW 24 Avenue and the FEC Railway, including one block north and south of Sistrunk Boulevard; as well as, 9th Avenue (between Sunrise Boulevard and Broward Boulevard), and 7th Avenue (between Sunrise Boulevard and Broward Boulevard).	<u>Eligible Projects:</u> 1. Improvements to an existing building within the NPF-CRA designed and used for: a. Non-residential use, or b. Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.  The proposed project must comply with the CRA Redevelopment Plan, urban design guidelines, applicable land use regulations, and current code requirements.	<ul style="list-style-type: none"> <li>• <i>Eligible area deleted as redundant.</i></li> <li>• <i>Focus areas are defined in another part of the document</i></li> </ul>
<u>Eligible Properties:</u> Existing commercial and mixed-use buildings with commercial elements in the CRA with uses permitted by applicable land use codes or approved conditional uses.		<ul style="list-style-type: none"> <li>• <i>Reformatted as numbered list rather than paragraph form.</i></li> <li>• <i>Changed commercial to non-residential</i></li> </ul>
<u>Eligible Project Costs:</u> Generally, all costs associated with exterior improvements which include, but are not limited to: entry doors, windows, lighting, shade canopy, sidewalks, signage, parking, restoration, and/or rehabilitation are eligible for consideration (including costs for associated with architectural, engineering, permit and application fees). The proposed Project must comply with the CRA Plan, urban design guidelines, applicable land use regulations, and current code requirements, subject to review/approval by the City of Fort Lauderdale Planning Division, Code Compliance Division, and CRA staff.	<u>Eligible Project Costs:</u> 1. All costs associated with exterior improvements which include but are not limited to: entry doors, windows, lighting, shade canopy, sidewalks, signage, and parking facilities the further the objectives of this incentive. 2. Cost of restoration, rehabilitation or both of exterior building are eligible for consideration. 3. Costs of associated with design and permitting of exterior improvements, restoration, or rehabilitation such as architectural, engineering, permit and application fees.	<ul style="list-style-type: none"> <li>• <i>Reformatted as numbered list rather than paragraph form.</i></li> <li>• <i>Code compliance sentence removed as redundant.</i></li> </ul>
<u>Basis/Limits of Benefits:</u> Throughout the CRA, a CFIP award will provide a forgivable loan for up to 75% of the eligible costs not to exceed \$125,000. In the CRA Focus Area, a CFIP award will provide a forgivable loan for up to 90% of the eligible costs not to exceed \$125,000. Commercial Properties located on Sistrunk Boulevard, between NW 24 Avenue and the FEC Railway will be awarded a forgivable loan for 100% of the eligible costs, not to exceed \$75,000. If the costs in the focus area exceed \$75,000, an owner's cash investment of 5% is required for the portion that exceeds the \$75,000. In the case of multiple structures on a single property, the CRA Board (and/or designee), at its sole discretion, may	<u>Award Guidelines:</u> CRA Area: • 75% of the eligible costs not to exceed \$125,000. Focus Areas: • 90% of the eligible project costs not to exceed \$125,000. • 100% of the eligible project costs not to exceed \$75,000. • Project costs that exceed the initial \$75,000 may be funded if the owner provides cash investment of 5% of the additional cost.  Administrative Approval: Not to exceed \$100,000	<ul style="list-style-type: none"> <li>• <i>Reformatted as bullet list rather than paragraph form. No change in funding amounts.</i></li> <li>• <i>Administrative approval acknowledged in the document</i></li> <li>• <i>Administrative approval level increased from \$50,000 to \$100,000.</i></li> </ul>

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<p>consider a forgivable loan application for each structure subject to the terms, conditions, and limits applicable to location of the subject property. The Agency, at its sole discretion, may consider increasing the funding limits on a case-by-case basis.</p>		
<p>Job Creation and Retention Requirements: Job creation and/or job retention or another approved performance indicator may be a requirement for assistance provided through this program.</p> <p>Terms and Obligations: The program award will have ongoing obligations/covenants, which includes but is not limited to a lien on the applicant's property.</p> <p>Special Conditions: There must be a documented selection process for the General Contractors selected for this project. The CRA recommends the use of General Contractors from its approved contractor list. A CRA / City approved contractor must be used for projects where 60% or more of the costs are paid by the CRA.</p>	<p><u>Funding Conditions:</u></p> <ul style="list-style-type: none"> <li>• Applicants shall propose a performance measure that demonstrates how the project contributes to the elimination or prevention of slum and blight. Job creation or job retention is an example of a performance indicator that may be required to fulfill this requirement.</li> <li>• The program award will have ongoing obligations or covenants, which includes but is not limited to a lien on the applicant's property.</li> <li>• In the case of multiple structures on a single property, the CRA Board (and/or designee), at its sole discretion, may consider a forgivable loan application for each structure subject to the terms, conditions, and limits applicable to location of the subject property.</li> <li>• There must be a documented selection process for the General Contractors selected for this project. The CRA recommends the use of General Contractors from its approved contractor list.</li> <li>• A CRA or City approved contractor must be used for projects where 60% or more of the project costs are paid by the CRA.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Reformatted as bullet list rather than paragraph form.</i></li> <li>• <i>Job creation and retention acknowledged as an example of a performance measure</i></li> </ul>

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PROPERTY AND BUSINESS IMPROVEMENT PROGRAM (PBIP)		No change
<u>Goals/Objectives:</u> Eliminate slum and blight, remove deterioration, and improve the “energy efficiency” of existing buildings in the CRA, with an emphasis on bringing these buildings up to current building codes and making them more viable for occupancy. The program provides funding for interior and exterior improvements for mixed-use or commercial projects. Additionally, this program seeks to improve the operating efficiency of existing restaurants in the CRA and attract new restaurants to the CRA, with an emphasis on creating a dining destination within the City.	<u>Objectives:</u> Eliminate slum and blight, remove deterioration, retrofitting and rehabilitation of structures to remove undesirable uses, improve the “energy efficiency” of existing buildings in the CRA, or renovations designed to bring the structure into compliance with the current building codes.	<i>Revised to highlight the main objective of the PBIP incentive.</i>
<u>Eligible Area:</u> All properties within the CRA. There is a designated Focus Area defined as Sistrunk Boulevard between NW 24 Avenue and the FEC Railway, including one block north and south of Sistrunk Boulevard; as well as, 9th Avenue (between Sunrise Boulevard and Broward Boulevard), and 7th Avenue (between Sunrise Boulevard and Broward Boulevard).	<u>Eligible Projects:</u> <ol style="list-style-type: none"> <li>Improvements to an existing building within the NPF-CRA designed and used for: <ol style="list-style-type: none"> <li>Non-residential use, or</li> <li>Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.</li> </ol> </li> <li>Construction a new building within the NPF-CRA designed for: <ol style="list-style-type: none"> <li>Non-residential use, or</li> <li>Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.</li> </ol> </li> </ol> <p>The proposed project must comply with the CRA Redevelopment Plan, urban design guidelines, applicable land use regulations, and current code requirements.</p>	<ul style="list-style-type: none"> <li><i>Eligible area deleted as redundant.</i></li> <li><i>Focus areas are defined in another part of the document</i></li> </ul>
<u>Eligible Properties:</u> Existing commercial and mixed-use buildings with commercial elements in the CRA with uses permitted by applicable land use codes or approved conditional uses. Existing and new properties with retail/commercial food preparation uses within the CRA as permitted by applicable land use codes or approved conditional uses, with a particular emphasis on retail restaurants.		<ul style="list-style-type: none"> <li><i>Reformatted as numbered list rather than paragraph form.</i></li> </ul>
<u>Eligible Project Costs:</u> Generally, all costs associated with substantial renovation and new construction, including interior improvements, restoration, rehabilitation, and permanently attached fixtures/systems are eligible for consideration (Project). Additionally, eligible costs include architectural, engineering, permit fees, application fees, property taxes, tax liens, City liens and property insurance. The proposed Project must comply with the Plan, CRA urban design guidelines, applicable land use regulations,	<u>Eligible Project Costs:</u> <ol style="list-style-type: none"> <li>All costs associated with interior and exterior renovation of existing non-residential buildings including interior improvements, restoration, rehabilitation, and permanently attached fixtures or systems.</li> <li>All costs associated with construction of a new non-residential building.</li> <li>Architectural, engineering, permit fees,</li> </ol>	<ul style="list-style-type: none"> <li><i>Reformatted as numbered list rather than paragraph form.</i></li> </ul>

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and current code requirements, subject to review/approval by the City of Fort Lauderdale Planning Division, Code Compliance Division, and CRA staff. Substantial renovation means the cost of rehabilitation/renovation exceeds 50% of the current property value, as indicated by Broward County Property Appraiser or private appraisal.	application fees, property taxes, tax liens, City liens and property insurance.	
Eligible Restaurant and Kitchen Related Costs: Generally, all costs specific to commercial kitchen improvements and permanently attached commercial-grade kitchen equipment/systems are eligible for consideration (Project). The proposed Project must comply with the Plan, CRA urban design guidelines, applicable land use regulations, and current code requirements, subject to review/approval by the City of Fort Lauderdale Planning Division, Code Compliance Division, and CRA staff. The kitchen design/engineering, construction materials, and equipment/systems must comply with applicable industry standards, such as: Dairy and Food Industries Supply Association, Inc. (3-A), United States Department of Agriculture (USDA), Food and Drug Administration (FDA), American Welding Society (AWS), Occupational Safety and Health Association (OSHA), American Society of Testing Materials (ASTM), American National Standards Institute (ANSI), Current Good Manufacturing Practices (cGMPs), and National Electrical Manufacturer's Association (NEMA). The kitchen and its equipment will comply with all local health and safety requirements that apply to food produced for sale.	4. All costs specific to commercial kitchen improvements and permanently attached commercial-grade kitchen equipment or systems. The kitchen design or engineering, construction materials, and equipment or systems must comply with applicable industry standards, such as: Dairy and Food Industries Supply Association, Inc. (3-A), United States Department of Agriculture (USDA), Food and Drug Administration (FDA), American Welding Society (AWS), Occupational Safety and Health Association (OSHA), American Society of Testing Materials (ASTM), American National Standards Institute (ANSI), Current Good Manufacturing Practices (cGMPs), and National Electrical Manufacturer's Association (NEMA). The kitchen and its equipment will comply with all local health and safety requirements that apply to food produced for sale.	Consolidate with other eligible project cost.
<u>Job Creation and Retention Requirements:</u> Job creation and/or job retention or another approved performance indicator may be a requirement for assistance provided through this program.	<i>See Funding Conditions Section below</i>	<i>Consolidated with funding conditions.</i>
<u>Basis/Limits of Benefits:</u> Throughout the CRA, a PBIP award will provide a forgivable loan for up to 75% of the eligible costs not to exceed \$500,000. In the Focus Area, the program award will provide a forgivable loan for up to 90% of the eligible costs not to exceed \$500,000. In the Focus Area, owner's equity investment for funding requests that do not exceed \$150,000, will be determined on a case-by-case review. The CRA Board (and/or designee), at its sole discretion, may consider increasing the funding limits and equity investment requirements on a case-by-case basis.  In order to be eligible for the PBIP, the business/property owner must invest at a minimum, a dollar-for-dollar match of the CRA investment within the project, if the project is not located within the focus area. The CRA's project	<u>Award Guidelines:</u> CRA Area: <ul style="list-style-type: none"> <li>75% of the eligible costs not to exceed \$225,000.</li> </ul> Focus Areas: <ul style="list-style-type: none"> <li>90% of the eligible project costs not to exceed \$225,000.</li> <li>In the Focus Area, owner's equity investment for funding requests that do not exceed \$150,000, will be determined on a case-by-case review. The CRA Board (and/or designee), at its sole discretion, may consider increasing the funding limits and equity investment requirements on a case-by-case basis.</li> </ul> Administrative Approval: <ul style="list-style-type: none"> <li>Not to exceed \$100,000</li> </ul>	<ul style="list-style-type: none"> <li><i>Reformatted as bullet list rather than paragraph form. No change in funding amounts.</i></li> <li><i>Authorize administrative approval at \$100,000.</i></li> </ul>

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<p>contribution cannot exceed the documented contribution of the business/project owner.</p>		
<p>Terms and Obligations: The program award will have ongoing obligations/covenants, which includes, but is not limited to a lien on the applicant's property.</p> <p>Special Conditions: There must be a documented selection process for the General Contractors selected for the applicants project. The City recommends the use of General Contractors from its approved contractor list. A CRA / City approved contractor must be used for projects where 60% or more of the costs are paid by the CRA. Contractors on the City/CRA contractor list, must be invited to bid on all work solicited by the project owner/developer.</p>	<p><u>Funding Conditions:</u></p> <ul style="list-style-type: none"> <li>• <u>Job Creation and Retention Requirements:</u> Job creation and/or job retention or another approved performance indicator may be a requirement for assistance provided through this program.</li> <li>• The CRA's project contribution cannot exceed the documented contribution of the business/project owner.</li> <li>• <u>Terms and Obligations:</u> The program award will have ongoing obligations/covenants, which includes, but is not limited to a lien on the applicant's property.</li> <li>• <u>Special Conditions:</u> There must be a documented selection process for the General Contractors selected for the applicants project. The City recommends the use of General Contractors from its approved contractor list.</li> <li>• A CRA / City approved contractor must be used for projects where 60% or more of the costs are paid by the CRA. Contractors on the City/CRA contractor list, must be invited to bid on all work solicited by the project owner/developer.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Reformatted as bullet list rather than paragraph form.</i></li> </ul>

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<b>STREETSCAPE ENHANCEMENT PROGRAM (SEP)</b>	<i>No change</i>	
<u>Goals/Objectives:</u> Eliminate slum and blight by encouraging projects to demonstrate high quality urban and environmental design and sustainability, thus creating a higher quality environment and sense of place by enhancing the public realm across the CRA. This program will also allow the CRA to provide land as an incentive via donation and/or purchase. In order to be eligible for the SEP, the business/property owner must invest at a minimum, a dollar-for-dollar match of the CRA investment within the project, if there project is not located in the focus area. The CRA's project contribution cannot exceed the documented contribution of the business/project owner.	<u>Objective:</u> To enhance the exterior public space beginning at the face of a building extending to the adjacent right-of-way ("streetscape") with high quality urban and environmental design that creates a sense of place and eliminates slum and blight.	<i>Revised to highlight the main objective of the SEP incentive.</i>
<u>Eligible Area:</u> All properties within the CRA. There is a designated Focus Area defined as Sistrunk Boulevard between NW 24 Avenue and the FEC Railway, including one block north and south of Sistrunk Boulevard; as well as, 9th Avenue (between Sunrise Boulevard and Broward Boulevard), and 7th Avenue (between Sunrise Boulevard and Broward Boulevard).	<u>Eligible Projects:</u> 1. Streetscape improvements for an existing building within the NPF-CRA designed and used for: <ol style="list-style-type: none"> <li>Non-residential use, or</li> <li>Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.</li> </ol> 2. Streetscape improvements associated with the construction of a new building within the NPF-CRA designed for: <ol style="list-style-type: none"> <li>Non-residential use, or</li> <li>Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.</li> </ol>	<ul style="list-style-type: none"> <li><i>Eligible area deleted as redundant.</i></li> <li><i>Focus areas are defined in another part of the document</i></li> </ul>
<u>Eligible Properties:</u> All existing and new buildings in the CRA approved for commercial, multifamily, or mixed use.		<ul style="list-style-type: none"> <li><i>Reformatted as numbered list rather than paragraph form.</i></li> </ul>
<u>Eligible Project Costs:</u> Generally, all costs associated with enhanced (features/finishes beyond mandatory City requirements) streetscape improvements constructed on or within the public right-of-way are eligible for consideration (Project). The proposed improvements must comply with CRA design guidelines for the particular street on which the project is located, the Plan, the City of Fort Lauderdale Complete Street Guidelines, the CRA Implementation Plan, the Downtown Master Plan (as applicable), and the Fort Lauderdale Connectivity Master Plan. Design/engineering must be consistent with City, county and state requirements	<u>Eligible Project Costs:</u> All costs associated with enhanced (features/finishes beyond mandatory City requirements) streetscape improvements constructed on or within the public right-of-way. The proposed improvements may include, but not be limited to, landscaped medians and plantings, street trees, benches, and streetlights as well as fences, yards, porches, and awnings and must comply with CRA design guidelines for the particular street on which the project is located, the Plan, the City of Fort Lauderdale Complete Street Guidelines, the CRA Implementation Plan, the Downtown Master Plan (as applicable), and the Fort	

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for roadway design/construction.	Lauderdale Connectivity Master Plan. Design/engineering must be consistent with City, county and state requirements for roadway design/construction.	
<u>Job Creation and Retention Requirements:</u> Job creation and/or job retention or another approved performance indicator may be a requirement for assistance provided through this program.	<i>See Funding Conditions Section below</i>	
<u>Basis/Limits of Benefits:</u> Throughout the CRA, a SEP award will provide a forgivable loan for up to 70% of the eligible costs not to exceed \$500,000. In the Focus Area, the program award will provide a forgivable loan for up to 90% of the eligible costs not to exceed \$500,000. The CRA Board (and/or designee), at its sole discretion, may consider increasing the funding limits on a case-by-case basis.	<u>Award Guidelines:</u> CRA Area: <ul style="list-style-type: none"> <li>70% of the eligible costs not to exceed \$500,000.</li> <li>The CRA Board (and/or designee), at its sole discretion, may consider increasing the funding limits on a case-by-case basis subject to a dollar for dollar match by the applicant</li> </ul> Focus Areas: <ul style="list-style-type: none"> <li>90% of the eligible project costs not to exceed \$500,000.</li> </ul> Administrative Approval: <ul style="list-style-type: none"> <li>Not to exceed \$100,000</li> </ul>	<ul style="list-style-type: none"> <li><i>Reformatted as bullet list rather than paragraph form. No change in funding amounts.</i></li> <li><i>Administrative approval acknowledged in the document</i></li> <li><i>Administrative approval level increased from \$50,000 to \$100,000.</i></li> </ul>
<u>Terms and Obligations:</u> The program award will have ongoing obligations / covenants, which includes, but is not limited to a lien on the applicant's property.	<u>Funding Conditions:</u> <ul style="list-style-type: none"> <li><u>Job Creation and Retention Requirements:</u> Job creation and/or job retention or another approved performance indicator may be a requirement for assistance provided through this program.</li> <li><u>Terms and Obligations:</u> The program award will have ongoing obligations / covenants, which includes, but is not limited to a lien on the applicant's property.</li> <li><u>Special Conditions:</u> There must be a documented process for the General Contractors and sub-contractors selected for the project. The CRA / City encourage the use of contractors from its approved contractor list. Contractors on the City/CRA contractor list, must be invited to bid on all work solicited by the project owner/developer.</li> </ul>	
<u>Special Conditions:</u> There must be a documented process for the General Contractors and sub-contractors selected for the project. The CRA / City encourage the use of contractors from its approved contractor list. Contractors on the City/CRA contractor list, must be invited to bid on all work solicited by the project owner/developer.		



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Original Language	Proposed Language	Explanation of Changes
DEVELOPMENT INCENTIVE PROGRAM (DIP)		<i>No change</i>
<p><u>Goals/Objectives:</u> This program seeks to eliminate slum and blight by attracting new businesses to the CRA or existing businesses to expand within the CRA. DIP is a custom designed incentive to meet the appropriate needs of a specific development project in the CRA that represents an investment / total project cost of five (\$5,000,000) million dollars or more and creates a significant economic engine or destination project in the CRA.</p> <p>This program will allow the CRA to use any of its incentive programs and options, including tax abatement, fee waivers, land donation and/or purchase, etc.</p> <p>In order to be eligible for the DIP, the business/property owner must invest at a minimum, a dollar-for-dollar match of the CRA investment within the project. The CRA's project contribution cannot exceed the documented contribution of the business/project owner.</p>	<p><u>Objectives:</u> This program seeks to eliminate slum and blight by attracting new businesses to the CRA or existing businesses to expand within the CRA. DIP is a custom designed incentive to meet the appropriate needs of a specific development project in the CRA that represents an investment or total project cost that exceeds five (\$5,000,000) million dollars and creates a significant economic engine or destination project in the CRA.</p>	<p><i>Revised to highlight the main objective of the DIP incentive.</i></p>
<p><u>Eligible Area:</u> All properties within the CRA. There is a designated Focus Area defined as Sistrunk Boulevard between NW 24 Avenue and the FEC Railway, including one block north and south of Sistrunk Boulevard; as well as, 9th Avenue (between Sunrise Boulevard and Broward Boulevard), and 7th Avenue (between Sunrise Boulevard and Broward Boulevard).</p>	<p><u>Eligible Properties:</u></p> <ol style="list-style-type: none"> <li>1. Improvements to an existing building within the NPF-CRA designed and used for: <ol style="list-style-type: none"> <li>a. Non-residential use, or</li> <li>b. Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.</li> </ol> </li> <li>2. Construction of a new building within the NPF-CRA designed for: <ol style="list-style-type: none"> <li>a. Non-residential use, or</li> <li>b. Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.</li> </ol> </li> </ol> <p>The proposed project must comply with the CRA Redevelopment Plan, urban design guidelines, applicable land use regulations, and current code requirements.</p>	<ul style="list-style-type: none"> <li>• <i>Eligible area deleted as redundant.</i></li> <li>• <i>Focus areas are defined in another part of the document</i></li> </ul>
<p><u>Eligible Properties:</u> Commercial and/or mixed-use projects in the CRA with uses permitted by applicable land use codes or approved conditional uses.</p>		
<p><u>Eligible Project Costs:</u> Generally, all costs associated with the CRA desired redevelopment project (Project), including costs and fees associated with acquisition, rehabilitation and fines. The proposed Project must comply with the Plan, CRA urban design guidelines, applicable land use regulations, and current code requirements, subject to</p>	<p><u>Eligible Project Costs:</u> All costs associated with the CRA desired redevelopment project (Project), including costs and fees associated with acquisition, rehabilitation and fines. The proposed Project must comply with the Plan, CRA urban design guidelines, applicable land use regulations, and current code requirements, subject to</p>	

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review/approval by the City of Fort Lauderdale Planning Division, Code Compliance Division, and CRA staff.	review or approval by the City of Fort Lauderdale Planning Division, Code Compliance Division, and CRA staff.	
<u>Job Creation and Retention Requirements:</u> Job creation and/or job retention or another approved performance indicator may be a requirement for assistance provided through this program.		
<u>Basis/Limits of Benefits:</u> Throughout the CRA, a DIP award (with no minimum or maximum amount) will provide a forgivable loan or low interest loan to assist the eligible project. The CRA Staff will review the project and recommend a funding plan/strategy and amount to the CRA Advisory Board and CRA Board.	<u>Award Guidelines:</u> <ul style="list-style-type: none"> <li>DIP award (with no minimum or maximum amount) will provide a forgivable loan or low interest loan to assist the eligible project. The CRA Staff will review the project and recommend a funding plan/strategy and amount to the CRA Advisory Board and CRA Board.</li> <li>This program will allow the CRA to use any of its incentive programs and options, including tax abatement, fee waivers, land donation and/or purchase, etc.</li> <li>In order to be eligible for the DIP, the business/property owner must invest at a minimum, a dollar-for-dollar match of the CRA investment within the project. The CRA's project contribution cannot exceed the documented contribution of the business/project owner</li> </ul>	
<u>Terms and Obligations:</u> The program award will have ongoing obligations/covenants, which may include, but is not limited to a lien on the applicant's property.		
<u>Special Conditions:</u> Where possible, the developer will use best efforts to hire Fort Lauderdale contractors to work on approved projects. If a HCD/CRA approved contractor is awarded work, it will be for the portion of the project that is funded through the CRA.	<u>Funding Conditions:</u> <ul style="list-style-type: none"> <li><u>Job Creation and Retention Requirements:</u> Job creation and/or job retention or another approved performance indicator may be a requirement for assistance provided through this program.</li> <li><u>Terms and Obligations:</u> The program award will have ongoing obligations/covenants, which may include, but is not limited to a lien on the applicant's property.</li> <li><u>Special Conditions:</u> Where possible, the developer will use best efforts to hire Fort Lauderdale contractors to work on approved projects. If a HCD/CRA approved contractor is awarded work, it will be for the portion of the project that is funded through the CRA.</li> </ul>	

# Community Redevelopment Area Incentive Programs Comparison Sheet

Original Language	Proposed Language	Explanation of Changes
PROPERTY TAX REIMBURSEMENT (PTR)		<i>No change</i>
Goals/Objectives: Eliminate slum and blight, remove deterioration, update existing buildings, and encourage new investment/development with an emphasis on enhancing the overall CRA, improving the quality of existing buildings within the CRA, and attracting new construction to the CRA.	<u>Goals:</u> Eliminate slum and blight, remove deterioration, update existing buildings, and encourage new investment/development with an emphasis on enhancing the overall CRA, improving the quality of existing buildings within the CRA, and attracting new construction to the CRA.	<i>Revised to highlight the main objective of the PTR incentive.</i>
Eligible Area: All properties within the CRA that are owned by an organization that fully contributes to the tax increment income.	<u>Eligible Project:</u> All properties used for non-residential, multifamily, or a mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof within NPF-CRA that generate ad-valorem tax revenue which contribute to the tax increment funds deposited in the redevelopment trust fund for the NPF CRA .	<i>Merged with eligible properties requirement.</i>
Eligible Properties: All commercial, multifamily, or mixed-use (residential/commercial) buildings in the CRA with uses permitted by applicable land use codes or approved conditional uses that have had substantial capital improvements or new construction. Substantial capital improvements means the cost of rehabilitation/renovation exceeds 50% of the current property value, as indicated by Broward County Property Appraiser or private appraisal.	Substantial capital improvements or new construction. Substantial capital improvements means the cost of rehabilitation/renovation exceeds 50% of the current property value, as indicated by Broward County Property Appraiser or private appraisal.	<i>Revised to make easier to understand.</i>
Eligible Project Costs: The benefits of this Program are not directly based on Project costs. Rather, the benefits of this Program are based on capital improvements on existing properties or the development cost of new buildings that result in a substantial increase of Ad Valorem Tax (Property Tax). The property owner will only be entitled to the incremental tax increase generated by project that would be returned to the CRA as tax increment revenue. The proposed Project must comply with the Plan, CRA urban design guidelines, and applicable land use regulations, subject to review/approval by the City of Fort Lauderdale Planning Division and CRA staff. All construction work must be performed by licensed contractors with required building permits and progress inspections.	<u>Eligible Project Costs:</u> The benefits of this Program are not directly based on Project costs. Rather, the benefits of this Program are based on capital improvements on existing properties or the development cost of new buildings that result in a substantial increase of Ad Valorem Tax (Property Tax). The property owner will only be entitled to the incremental tax increase generated by the project that would be returned to the CRA as tax increment revenue. The proposed Project must comply with the Plan, CRA urban design guidelines, and applicable land use regulations, subject to review/approval by the City of Fort Lauderdale Planning Division and CRA staff. All construction work must be performed by licensed contractors with required building permits and progress inspections.	<i>No change</i>
Basis/Limits of Benefits: PTR is a reimbursement and payment disbursed upon verification that property taxes for the year have been paid. A PTR award will run for a maximum of five (5) years and the limits are as follows: . Year 1 – 95% of real property Ad Valorem taxes returned to the CRA as tax increment revenue . Year 2 – 90% of real property Ad Valorem taxes returned to the CRA as tax increment revenue . Year 3 – 85% of real property Ad Valorem taxes returned to the CRA as tax increment revenue . Year 4 – 80% of real property Ad Valorem taxes returned	<u>Award Guidelines:</u> PTR provides for the reimbursement of ad valorem property taxes paid. A PTR award will run for a maximum of five (5) years and the limits are as follows: . Year 1 – 95% of real property Ad Valorem taxes returned to the CRA as tax increment revenue . Year 2 – 90% of real property Ad Valorem taxes returned to the CRA as tax increment revenue . Year 3 – 85% of real property Ad Valorem taxes returned to the CRA as tax increment revenue . Year 4 – 80% of real property Ad Valorem taxes returned	<i>Revised to make easier to understand.</i>

## Community Redevelopment Area Incentive Programs Comparison Sheet

<p>to the CRA as tax increment revenue          . Year 5 – 75% of real property Ad Valorem taxes returned to the CRA as tax increment revenue          Applicant: The property owner /developer (Owner) must be the applicant. A RFIG award will have ongoing obligations/covenants, which will be protected by a lien on the applicant's property.</p>	<p>to the CRA as tax increment revenue          . Year 5 – 75% of real property Ad Valorem taxes returned to the CRA as tax increment revenue</p>	
<p>Special Conditions: Where possible, the developer will use best efforts to hire Fort Lauderdale contractors to work on approved projects. If a HCD/CRA approved contractor is awarded work, it will be for the portion of the project that is funded through the CRA.</p>	<p><u>Funding Conditions:</u></p> <ul style="list-style-type: none"> <li>• <u>Applicant:</u> The property owner /developer (Owner) must be the applicant. A RFIG award will have ongoing obligations/covenants, which will be protected by a lien on the applicant's property.</li> <li>• <u>Special Conditions:</u> Where possible, the developer will use best efforts to hire Fort Lauderdale contractors to work on approved projects. If a HCD/CRA approved contractor is awarded work, it will be for the portion of the project that is funded through the CRA.</li> <li>• <u>Program Terminates November , 2020</u></li> </ul>	

# Community Redevelopment Area Incentive Programs Comparison Sheet

Original Language	Proposed Language	Explanation of Changes
RESIDENTIAL PROGRAMS	Neighborhood Housing Improvement Incentive Programs	
RESIDENTIAL REHABILITATION FORGIVABLE LOAN (RRG)		<i>No change.</i>
Goals/Objectives: Eliminate slum and blight, remove deterioration, and update the exteriors of existing residential buildings, with an emphasis on generally enhancing the residential neighborhoods in the CRA and to correct code violations, health and safety issues including but not limited to electrical, plumbing, roofing, windows, ac/heating and structural items including emergency repair.	<u>Objectives:</u> Housing preservation by providing funds to eligible homeowners to correct code violations and to address health and safety issues, which include but are not limited to electrical, plumbing, roofing, windows, AC/ Heating and structural items.	<i>Revised to highlight the main objective of the RRG incentive.</i>
Eligible Area: All properties within the CRA. There is a designated Focus Area defined as Sistrunk Boulevard between NW 24 Avenue and the FEC Railway, including one block north and south of Sistrunk Boulevard; as well as, 9th Avenue (between Sunrise Boulevard and Broward Boulevard), and 7th Avenue (between Sunrise Boulevard and Broward Boulevard).	<u>Eligible Area:</u> <ul style="list-style-type: none"> <li>Northwest District defined as all properties located within the areas between Broward Boulevard and Sunrise Boulevard, NW 24<sup>th</sup> Avenue and the FEC Railway.</li> </ul>	<ul style="list-style-type: none"> <li><i>Revised to include residential areas of the Northwest District.</i></li> </ul>
Target Client: Individuals and/or families that occupy their homesteaded property. The annual household income cannot exceed 160% of the Area Median Income (AMI).	<u>Target Participants:</u> Individuals rehabilitating their primary, homesteaded residence and have an annual household income that does not exceed 160% of the Area Median Income (AMI).	<i>Term Target Client changed to Target Participant.</i>
Eligible Properties: Existing single family residential, whose appraised value does not exceed \$300,000.	<u>Eligible Projects:</u> Existing owner occupied single family residence with an appraised value less than \$300,000.	<i>Term Eligible Properties changed to Eligible Projects</i>
Eligible Project Costs: Generally, all costs associated with interior and exterior improvements, restoration, and/or rehabilitation are eligible for consideration (Project). The proposed Project must comply with the Plan, CRA urban design guidelines, and applicable land use regulations, subject to review/approval by the City of Fort Lauderdale Planning Division and CRA staff.	<u>Eligible Project Costs:</u> Generally, all costs associated with interior and exterior improvements, restoration, and/or rehabilitation are eligible for consideration (Project). The proposed Project must comply with the Plan, CRA urban design guidelines, and applicable land use regulations, subject to review/approval by the City of Fort Lauderdale Planning Division and CRA staff.	<i>No change</i>
Basis/Limits of Benefits: The maximum award for the RRG is \$75,000. Throughout the CRA and Focus Area, a RRG award will provide assistance to owner occupied single family homes. Owners will not require a contribution if the rehabilitation costs do not exceed a CRA award amount of \$55,000. An owner cash contribution of 10% is required if the costs of the repair exceeds the available CRA funds. The owners' cash contribution will be based on the costs that exceed \$55,000. The CRA Board (and/or designee), at its sole discretion,	<u>Funding Guidelines:</u> <ul style="list-style-type: none"> <li>The maximum award is \$75,000.</li> <li>Owners will not be required to contribute funds if the rehabilitation costs do not exceed a CRA award amount of \$55,000.</li> <li>An owner cash contribution of 10% is required if the costs of the repair exceeds the available CRA funds. The owners' cash contribution will be based on the costs that exceed \$55,000.</li> </ul> Administrative Approval:	<ul style="list-style-type: none"> <li><i>Reformatted as bullet list rather than paragraph form. No change in funding amounts.</i></li> <li><i>Administrative approval acknowledged in the document</i></li> </ul>

## Community Redevelopment Area Incentive Programs Comparison Sheet

may consider increasing the funding limits on a case-by-case basis.	<ul style="list-style-type: none"> <li>Not to exceed \$50,0000</li> </ul>	
Terms and Obligations: The program award will require an application and review process. The RRG will have ongoing obligations/covenants, which includes, but is not limited to a lien on the applicant's property. The maximum household income of the families assisted in this program cannot exceed 160% of the Area Median Income (AMI). The City/CRA will develop the scope of work for each project.	<u>Terms and Obligations:</u> The program award will require an application and review process. The RRG will have ongoing obligations/covenants, which includes, but is not limited to a lien on the applicant's property. The maximum household income of the families assisted in this program cannot exceed 160% of the Area Median Income (AMI). The City/CRA will develop the scope of work for each project.	<i>No change.</i>
General Contractor: There must be a documented selection process for the General Contractor used for the project. Owner-occupied single family rehabilitation must use an approved General Contractor from the City's approved contractor list.	<u>General Contractor:</u> There must be a documented selection process for the General Contractor used for the project. Owner-occupied single family rehabilitation must use an approved General Contractor from the City's approved contractor list.	<i>No change</i>

# Community Redevelopment Area Incentive Programs Comparison Sheet

Original Language	Proposed Language	Explanation of Changes
<b>PURCHASE ASSISTANCE PROGRAM (PAP)</b>		<i>No change</i>
Goals/Objectives: To provide assistance to for profit and not for profit organizations to construct single family homes on CRA and/or City owned infill housing lots, for the benefit of eligible families to purchase. The assistance provided to the organization must be passed through to the eligible family to purchase the property. Eligible homebuyers must be identified by the organization and submitted to the CRA for eligibility review and approval.	<u>Objectives:</u> To provide down payment and closing cost assistance to eligible participants seeking to purchase and occupy as their primary residence a single family home within the NPF-CRA constructed on a previously City or CRA owned lot, vacant or abandoned structure to prevent the creation of blighted conditions within the CRA.	<i>Revised to highlight the main objective of the PAP incentive.</i>
Eligible Area: NPF CRA		
Target Client: Eligible individuals and/or families that are purchasing a property they will occupy as their primary and homesteaded residence.	<u>Eligible Participants:</u> Individuals purchasing a property for the purposes of occupying as their primary and homesteaded residence.	<i>Term Target Client changed to Target Participant.</i>
Eligible Properties: Existing residential CRA and City-owned residential lots within the NPF CRA boundary.	<u>Eligible Properties:</u> Funds may be used towards the purchase of: <ol style="list-style-type: none"> <li>1. New residential single family home constructed on CRA-owned property within the NPF CRA boundary. (Target Property)</li> <li>2. New residential single family home constructed on City-owned property within the NPF CRA boundary.</li> <li>3. Formerly vacant of abandoned structure rehabilitated for single family residential use within the NPF CRA boundary.</li> </ol>	<ul style="list-style-type: none"> <li>• <i>Term Eligible Properties changed to Eligible Projects.</i></li> <li>• <i>Revised language consistent with previously stated intent of the program.</i></li> <li>• <i>Reformatted as number list rather than paragraph form.</i></li> </ul>
<u>Basis/Limits of Benefits:</u> Throughout the CRA a PAP award will provide down payment and closing cost assistance to the eligible homebuyer. Assistance to the homebuyer from the CRA cannot exceed \$45,000 and is based on affordability needs.	<u>Funding Guidelines:</u> <ul style="list-style-type: none"> <li>• Award cannot exceed \$45,000.</li> <li>• All properties must be owner occupied</li> <li>• The maximum household income of the individuals or families assisted in this program cannot exceed 160% of the Area Median Income (AMI).</li> </ul> Administrative Approval: <ul style="list-style-type: none"> <li>• Not to exceed \$50,0000</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Reformatted as bullet list rather than paragraph form. No change in funding amounts.</i></li> <li>• <i>Administrative approval acknowledged in the document</i></li> </ul>
<u>Terms and Obligations:</u> The program award will require an application and review process. The PAP award will have ongoing obligations/covenants, which includes, but is not limited to a lien on the applicant's property. All properties will require owner occupancy and the maximum household income of the individuals or families assisted in this program cannot exceed 160% of the Area Median Income (AMI).	<u>Terms and Obligations:</u> The program award will require an application and review process. The PAP award will have ongoing obligations and covenants, which include, but are not limited to a lien on the applicant's property.	
<u>General Contractor:</u> The General Contractor selected must		

## Community Redevelopment Area Incentive Programs Comparison Sheet

come from the City's/CRA's approved contractor list.		
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