



CRA Interim Report – Dec 2025

Fiscal Year 2025

Florida Statute 189.0694

City of Pensacola Community Redevelopment Agency

The Pensacola Community Redevelopment Agency (CRA) was created by the City Council in 1980 to revitalize designated areas of Pensacola.

- The role of the CRA is to implement the City's redevelopment plans utilizing Tax Incremental Financing (TIF) revenues to undertake and complete redevelopment projects authorized by Chapter 163, Part III, Florida Statutes (the "Community Redevelopment Act").
- This funding mechanism allows the City to reinvest rising property tax revenue back into the same district, supporting local projects without raising taxes or pulling funds from other areas.
- The City has three designated TIF districts, Urban Core, Westside, and Eastside, each with their own adopted redevelopment plan and TIF trust fund.

The CRA will continue this work through 2046.

Key redevelopment goals include:

- Preserving, rehabilitating and enhancing the community redevelopment area neighborhoods to maximize livability and quality of life;
- Fostering a diverse supply of housing options, especially affordable and workforce housing; and
- Creating a robust and stable economy that offers employment, culture and entertainment and is filled with people and businesses.

Goals & Objectives

Primary “Goals and Objectives” for CRA programs and activities are:

- a) to reduce slum and blight as stated in the finding of necessity; and
- b) accomplish statutory redevelopment pursuant to:
 - i. the *Community Redevelopment Act of 1969*; and
 - ii. the CRA’s applicable community redevelopment plan.

Secondary “Goals and Objectives” are stated in the individual funding program descriptions and program rules and/or guiding framework plans, as applicable.

Redevelopment Plan Goals & Objectives

Goal	Objective
Land Use, Zoning and Special Districts	Optimize planning regulations to encourage appropriate future development while preserving the existing character of neighborhoods
Economic Development	Boost local economies by bringing commercial and rich mixes of uses into the district.
Neighborhood Development	Strengthen neighborhoods through partnerships, capacity building and building on existing assets.
Housing	Create a wide range of affordable/attainable housing options.
Transportation, Streets and Parking	Improve safety, connectivity, accessibility, and navigability for all users.
Open Space and Community Amenities	Improve public spaces and distribute and provide community resources.

Performance Standards & Measures

To evaluate the successful achievement of the goals and objectives in accordance with F.S. 189.0694, the City of Pensacola Community Redevelopment Agency publishes the statutory “Performance Data” listed in the Act as follows:

- Number of projects started and completed.
- Total assessed property valuation.
- Amount expended for each TIF trust fund.
- Amount expended toward affordable housing projects.

It should be noted that additional performance standards and measures may be established from time to time, especially alongside redevelopment plan updates.

Urban Core District Activities FY2025

Project	Goal Category	Status
FY25 Urban Core Community Policing	Neighborhood Development	Completed
Bruce Beach Park Improvements (Phase 2)	Open Space and Community Amenities	Completed
"Hashtag" Streetscape / Continuous Waterfront Trail (Phases 1)	Transportation, Streets and Parking	Started/Underway
"Hashtag" Streetscape / Continuous Waterfront Trail (Phases 2)	Transportation, Streets and Parking	Started/Underway
South Palafox Pedestrian Improvements/ "Hashtag" Phase 3	Transportation, Streets and Parking	Started/Underway
Portland Loo Restroom - MLK Plaza	Open Space and Community Amenities	Started/Underway
Portland Loo Restroom - Blake Doyle Skate Park	Open Space and Community Amenities	Started/Underway
Affordable Housing Home Plans	Housing	Started/Underway
101 W Main Street Redevelopment	Economic Development	Started/Underway
610 Commendancia Street Redevelopment	Economic Development	Started/Underway
Grand Hotel Redevelopment	Economic Development	Started/Underway
Community Redevelopment Plan Update (2025)	Administration	Completed
Finding of Necessity/Plan Update (2025/26)	Administration	Started/Underway
Equity Development Plan - Hollice T Williams Park (Phase 1)	Open Space and Community Amenities	Completed
West Main Corridor Management (Clubbs to Barrancas)	Transportation, Streets and Parking	Started/Underway
925 E Jackson Street Redevelopment	Housing	Started/Underway
Residential Property Improvement Program (2)	Housing	Started/Underway
Residential Resiliency Program (2)	Housing	Completed
216 N A Street - Housing Redevelopment	Housing	Started/Underway
150 S Baylen Street - Housing Redevelopment	Housing	Started/Underway
Hawkshaw Redevelopment	Housing	Started/Underway
120 Government St/100 W Intendencia Redevelopment	Housing	Started/Underway
Affordable Housing Small Scale Rental Development Pilot Program	Housing	Started/Underway
Affordable Home Pre-Development Program (UC)	Housing	In the Works
Hollice T Williams Park	Open Space and Community Amenities	Started/Underway
# Started/Completed		27

Urban Core District Performance

FY2025

PERFORMANCE INDICATORS	MEASUREMENT	
Project Activity	Number of projects started and completed	27
Trust Fund Expenditures	Amount expended from Urban Core Trust Fund	\$8,385,107
Affordable Housing (=/< 80% AMI)	Amount expended toward affordable housing projects	\$22,131
Property Valuation	Total taxable assessed value of area properties	\$1,162,682,516



Statement of Achievement

FY2025

Extent of Redevelopment Plan Goal Achievement	<p>While plan implementation efforts have been substantial, ample work is still needed to remove and prevent the return of blight, stabilize, strengthen and diversify the economy and preserve and enhance neighborhood livability, including maintaining an adequate supply of affordable housing stock.</p>
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Westside District Activities FY2025

Project	Goal Category	Status*
2300 Jackson St, A - Affordable Housing Redevelopment	Housing	Started/Underway
2300 Jackson St Sidewalks - Q Street (Jackson to Cervantes)	Transportation, Streets and Parking	Started/Underway
West Garden Street Improvements	Transportation, Streets and Parking	Started/Underway
Westside Commercial Corridor Retail Strategy	Economic Development	Started/Underway
900 Blk W Blount St - Affordable Housing Redevelopment	Housing	Started/Underway
1491 E Street (Formerly 901 W Blount St) - Affordable Housing Redevelopment	Housing	Started/Underway
2305/2301 W Cervantes Street - Affordable Housing Redevelopment	Housing	Started/Underway
Baptist Hospital Redevelopment	Economic Development	Started/Underway
Connectivity to Legion Field / Global Learning Academy (L, Gregory, Wright)	Transportation, Streets and Parking	Started/Underway
West Main Corridor Management (Clubbs to Barrancas)	Transportation, Streets and Parking	Started/Underway
Jackson Street Transportation Improvements	Transportation, Streets and Parking	Started/Underway
Alice T Williams Restoration	Economic Development	Started/Underway
American Creosote Works (ACW) Superfund Site Redevelopment	Open Space and Community Amenities	Started/Underway
Finding of Necessity/Plan Update (2026)	Administration	Started/Underway
Community Redevelopment Plan Update (2025)	Administration	Completed
Residential Property Improvement Program (5)	Housing	Started/Underway
Residential Resiliency Program (3)	Housing	Completed
Commercial Property Improvement Program (2)	Economic Development	Started/Underway
Commercial Property Improvement Program (1)	Economic Development	Completed
Westside Affordable Home Plan Development	Housing	Started/Underway
Gibson School Site Redevelopment	Economic Development	Started/Underway
Affordable Housing Small Scale Rental Development Pilot Program (WS)	Housing	Started/Underway
# Started/Completed		29

Westside District Performance

FY2025

PERFORMANCE INDICATORS	MEASUREMENT	
Project Activity	Number of projects started and completed	29
Trust Fund Expenditures	Amount expended from Westside Trust Fund	\$1,368,467
Affordable Housing (=/< 80% AMI)	Amount expended toward affordable housing projects	\$601,600
Property Valuation	Total taxable assessed value of area properties	\$252,310,951



Statement of Achievement

FY2025

Extent of Redevelopment Plan Goal Achievement	<p>While plan implementation efforts have been substantial, ample work is still needed to remove and prevent the return of blight, stabilize, strengthen and diversify the economy and preserve and enhance neighborhood livability, including maintaining an adequate supply of affordable housing stock.</p>
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Eastside District Activities FY2025

Project	Goal Category	Status
General Daniel "Chappie" James, Jr. Museum and Flight Academy - Phase II	Economic Development	Completed
2700 MLK Jr. Drive - Affordable Housing Redevelopment	Housing	Started/Underway
1700 MLK Jr. Drive - Affordable Housing Redevelopment	Housing	Started/Underway
Hollice T Williams Park	Open Space and Community Amenities	Started/Underway
Affordable Home Plan Development	Housing	Started/Underway
Residential Property Improvement Program (2)	Housing	Started/Underway
Residential Property Improvement Program (2)	Housing	Completed
Residential Resiliency Program (2)	Housing	Completed
Community Redevelopment Plan Update (2025)	Administration	Completed
Finding of Necessity/Plan Update (2026)	Administration	Started/Underway
Equity Development Plan - Hollice T Williams Urban Greenway (Phase 1)	Open Space and Community Amenities	Completed
Affordable Housing Small Scale Rental Development Pilot Program (WS)	Housing	Started/Underway
# Started/Completed		15

Eastside District Performance

FY2025

PERFORMANCE INDICATORS	MEASUREMENT	
Project Activity	Number of projects started and completed	15
Trust Fund Expenditures	Amount expended from Eastside Trust Fund	\$531,341
Affordable Housing (=/< 80% AMI)	Amount expended toward affordable housing projects	\$209,783
Property Valuation	Total taxable assessed value of area properties	\$61,103,414

Statement of Achievement

FY2025

Extent of Redevelopment Plan Goal Achievement	While plan implementation efforts have been substantial, ample work is still needed to remove and prevent the return of blight, stabilize, strengthen and diversify the economy and preserve and enhance neighborhood livability, including maintaining an adequate supply of affordable housing stock.
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