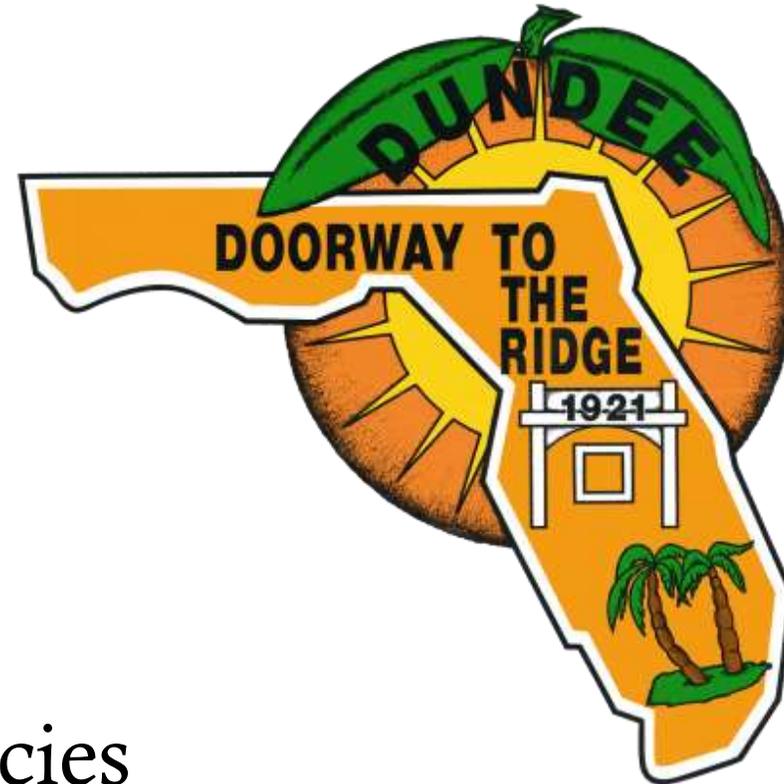


---

# TOWN OF DUNDEE, FLORIDA



CRA 101:

Community Redevelopment Agencies

---

---

# CRA 101: “REDEVELOPMENT”

- “Redevelopment” means Undertakings, Activities, or Projects for:
  - **Elimination and Prevention of the Development or Spread of Slums and Blight**  
*(including slum clearance, rehabilitation, and conservation)*
  - **Reduction or Prevention of Crime**
  - **Provision of Affordable Housing to Residents of Low or Moderate Income**

§ 163.340(9), Fla. Stat. (2024)

---

---

# CRA 101: “COMMUNITY REDEVELOPMENT AREA”

- A “Community Redevelopment Area” is a:
  - **Slum Area;**
  - **Blighted Area;** or
  - **An Area in which there is a Shortage of Affordable Housing**

***Note:** For new CRAs created after July 1, 2006, a “Community Redevelopment Area” may **NOT** consist of more than **80%** of a municipality*

§ 163.340(10), Fla. Stat. (2024)

---

---

# CRA 101: “COMMUNITY REDEVELOPMENT PLAN”

- CRA activities must be stated in a comprehensive planning document called a “**Community Redevelopment Plan**”
- A “Community Redevelopment Plan” must:
  - Be **complete** and include land acquisition, demolition, redevelopment projects, improvements, and rehabilitation plans to be carried out;
  - Provide for **affordable housing**, or say why affordable housing isn’t addressed; and
  - Provide for **community policing innovations**, if any.

§ 163.360(2), Fla. Stat. (2024)

---

---

# CRA 101: INCREMENT REVENUE

- Redevelopment is funded by **Increment Revenue** which is a special payment made annually by the **county** and **municipality** based on the increase in the overall property value of the community redevelopment area
- As overall property value increases, increment revenue increases

**Notes:** *For new CRAs created after July 1, 2002, a CRA may only receive increment revenue for “a period not to exceed **40 years**” after the fiscal year when the first CRA plan is approved. Also, for new CRAs created after June 7, 2007, increment revenue: (a) can be **limited** if there are differences between county and city millage rates; and (b) can be **capped** at any time after year 24.*

§ 163.387, Fla. Stat. (2024)

---

---

# CRA 101: CREATING A NEW CRA

## **First Requirement:** “Finding of Necessity”

- Community redevelopment powers may only be exercised after the “governing body” adopts a resolution, supported by **data and analysis**, which makes a legislative finding that the proposed Community Redevelopment Area is **slum area** or a **blighted area**.

**Note:** *The terms “slum area” and “blighted area” are specifically defined in Florida law and expert help is required to generate the “data and analysis” report necessary to support adoption of a Finding of Necessity resolution.*

§ 163.355, Fla. Stat. (2024)

---

---

# CRA 101: CREATING A NEW CRA

## **Second Requirement:** Community Redevelopment Agency “Charter” Ordinance

- A “Community Redevelopment Agency” or a “CRA” is a **public instrumentality** and a **dependent special district** created by **ordinance** of the “governing body”
- The creation ordinance (the “Charter”) must appoint a **Board of Commissioners** between 5 and 9 members
- In many cases, **elected officials** may also serve as members of a CRA Board of Commissioners

§§ 163.356, 163.357, Fla. Stat. (2024)

---

---

# CRA 101: EXERCISE OF REDVELOPMENT POWERS IN COUNTIES WITH HOME RULE CHARTERS

- In any county with a **home rule charter**, statutory redevelopment powers shall be exercised exclusively by the governing body of the **county**.
- However, the governing body of the county may, by resolution, **specifically delegate** the exercise of statutory redevelopment powers within municipal boundaries to the **governing body of the municipality**.

§ 163.410, Fla. Stat. (2024)

---

---

Step 1:

Hire a **credible** consulting firm to:

- (a) **identify** the proposed redevelopment area; and
- (b) **begin** obtaining and **analyzing data** to support a resolution for a *Finding of Necessity*

Step 2:

Negotiate with county officials to obtain a *Delegation of Authority* by either an interlocal agreement or by an official county resolution

Step 3:

Adopt:

- (a) a **Finding of Necessity resolution**;
  - (b) **ordinances** to create the new CRA and establish the CRA's trust fund; and
  - (c) a **resolution** articulating the CRA's community redevelopment plan
-

---

# CRA 101: STARTUP TIME AND COSTS

- **Consulting Fees** for studies to determine if a finding of necessity is warranted, to articulate the data and analysis supporting a finding of necessity, and to draft a redevelopment plan:

± \$75,000 <= to => ± \$120,000

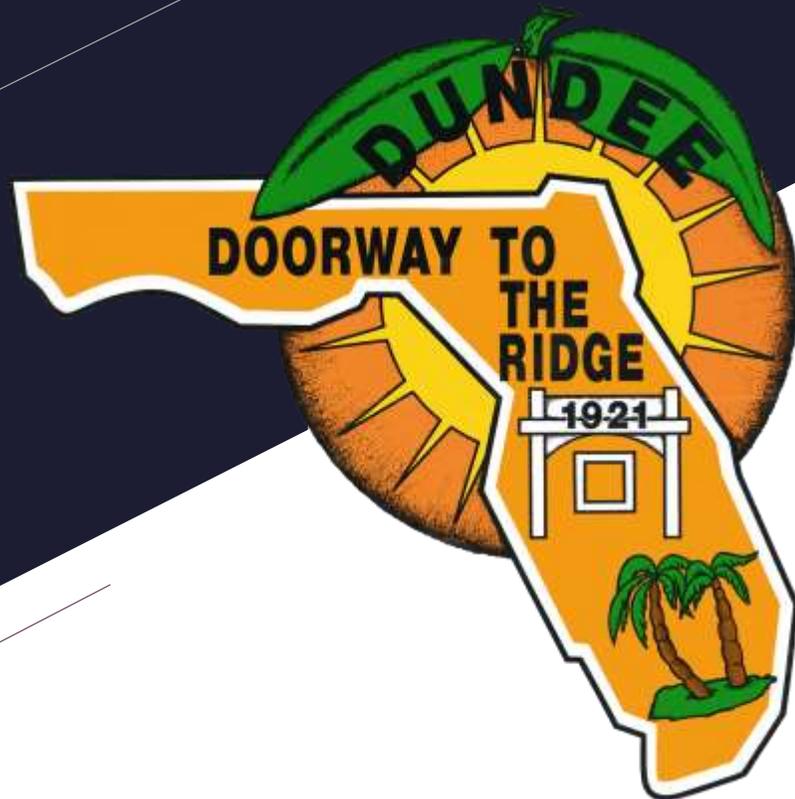
- **Legal Fees** for review of consulting studies, negotiating and drafting of interlocal agreements if appropriate, and drafting of appropriate resolutions and ordinances:

± \$5,000 <= to => ± \$15,000

- It can take anywhere between **18 months** and **24 months** to complete startup of a new CRA.
-



**DISCUSSION? / QUESTIONS?**



# THANK YOU



W.A. "Drew" Crawford



863-533-7117



drew@bosdun.com



[www.bosdun.com/Government-Law.aspx](http://www.bosdun.com/Government-Law.aspx)