



# Community Redevelopment Advisory Board Regular Meeting

## Agenda

**February 26, 2026 @ 5:30 PM**

City Hall Commission Chambers  
401 S. Park Avenue

### welcome

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### please note

Times are projected and subject to change.

- 
- 1. Call to Order**
  - 2. Approval of Minutes**
    - a. Minutes of January 22, 2026 1 Minute
  - 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
  - 4. Action Items**
  - 5. Non-Action Items**
    - a. City Department Discussion - Public Works 30 minutes
    - b. 10-Year Capital Project Conversation 30 minutes
  - 6. Staff Updates**
    - a. Project Updates 5 minutes
    - b. Board Membership Update 5 minutes
  - 7. Board Comments**
  - 8. Upcoming Agenda Items**
    - a. Next Meeting - March 26
  - 9. Adjournment**



Community  
Redevelopment  
Advisory Board

# agenda item 2.a

**item type**

Approval of Minutes

**meeting date**

February 26, 2026

**prepared by**

**approved by**

**subject**

Minutes of January 22, 2026

**motion | recommendation**

**background**

**alternatives | other considerations**

**fiscal impact**

**attachments**

1. CRAAB-min-2026-01-22 DRAFT\_rev1



# Community Redevelopment Advisory Board Regular Meeting Minutes

**January 22, 2026 at 5:30 PM**

City Hall Commission Chambers  
401 S. Park Avenue

## **Present**

Jay Trent, Pragasen Ramiah, Michael Perelman, Carl Creasman Jr, James Everett

## **Absent**

Carlos Benitez, Lindsay Eriksson

## **Staff Present**

Assistant Director of Economic Development and CRA Kyle Dudgeon, CRA Coordinator Anne Sallee, Director of Office of Management & Budget Peter Moore, Planning & Zoning Director Allison McGillis

### **1. Call to Order**

The meeting was called to order at 5:30 p.m.

### **2. Approval of Minutes**

- a. Minutes of December 11, 2025

**Motion made by Dr. Creasman to approve the minutes, seconded by Mr. Ramiah. Motion carried unanimously with a 5-0 vote.**

### **3. Public Comments (for items not on the agenda)**

### **4. Action Items**

### **5. Non-Action Items**

Prior to discussion; as a new member, the board offered Mr. Everett an opportunity to outline his priorities for the CRA. He noted he has ideas but has mostly been absorbing. The board's recent discussion about the West Fairbanks corridor and phase 3 of the CRA was particularly intriguing, highlighting a significant growth opportunity for the city where further initiatives could be pursued. He mentioned that as discussions progress, he will share his personal opinions along with what he believes is best for the city and its residents.

Mr. Trent shared his vision of aligning with Dr. Creasman in prioritizing people. While Dr. Creasman's focus is on helping people buy affordable homes, Mr. Trent aims to help residents stay in their existing homes. This could include programs with exemptions for CRA residents who meet specific income criteria, support for those remaining in their homes, and assistance for qualifying individuals in home repairs. Additionally, he

proposed offering help with estate planning for those inheriting property and need guidance. He suggested assisting the Orange County CRA with funding if available. Mr. Dudgeon recommended instead to replicate successful programs of the Orange County CRA.

a. City Department Discussion - Planning

Dr. Perelman introduced Planning & Zoning Director Allison McGillis and mentioned topics to discuss and learn from her, focusing on initiatives the city has already implemented elsewhere that could enable us to quickly get started. Mr. Dudgeon added that conversations about opportunities for the West Fairbanks corridor began in the Fall, involving CRA, Planning staff, OMB staff, and the City Commission.

Ms. McGillis noted that West Fairbanks has been a discussion topic in the planning department for many years. The city has invested several million in infrastructure but has seen limited returns. In 2023-2024, the comprehensive plan was updated to establish policies for Fairbanks, and the land development code was aligned with these policies. The presentation slides on current conditions outline the framework for how these policies were developed, beginning with the fragmented land ownership among Winter Park, Orange County, and Orlando. She added the following about the area:

- Winter Park has a joint planning agreement with Orange County to simplify any annexation process.

- The city of Orlando and Orange County have higher density and development intensity; therefore, it is essential to balance growth to remain competitive while preserving the small-town charm and atmosphere of Winter Park. This approach allows for a measured increase in density within the area. Additionally, many of the properties are underutilized and older.

- The majority of the area is designated for commercial use, with a small section located west of Formosa within the County boundaries, designated for single-family residences. It is anticipated that as these properties are annexed into the city, they will be developed for commercial purposes with mixed-use entitlements. Ms. McGillis clarified that the CRA footprint does not extend beyond the city limits on the northern side. The northern area is an established single-family neighborhood.

- Ms. McGillis presented a map of the fragmented ownership and showed a map of recent sales. She highlighted that, since investment, there hasn't been much change apart from a few renovations.

Mr. Moore discussed infrastructure improvements, including building a regional stormwater service. There is potential to coordinate with private properties as part of the redevelopment of the area, including the nearby business center. A key concern is flooding in West Fairbanks. The county has agreed to handle all underground work along Minnesota to direct water to a regional pond. We will be responsible for constructing the pond and managing the downstream work toward Killarney. The CRA budget allocates \$4 million for this project.

Mr. Dudgeon discussed the current corridor conditions slide, highlighting previous investments by the City and CRA, including Killarney Phase I & II, outfall improvements, bricking, and regional stormwater capabilities in the area. He emphasized the importance of addressing below-grade infrastructure before undertaking at-grade beautification projects. In some cases city funds were utilized for improvements such as the underground and lighting by the electric utility and a grant from DOT.

Staff continued the conversation by stating they had engaged with local developers, brokers, and property owners, but what emerged was a lack of a strong advocate in the area for anything cohesive.

Ms. McGillis explained that land costs and holdout properties are creating challenges. She presented the comprehensive plan with an area map, describing how they defined the zone where units per acre and square footage could be allocated. There is a density bonus pool offering as an incentive for extra density. As redevelopment occurs, if developers make improvements like roads, on-street parking, sidewalks, stormwater infrastructure, or provide a public park, they can access this first-come, first-served pool. Some items not included in the comp plan are outlined in the land development code. You can only draw half of the pool at a time, determined by the amount of land within the city limits. As properties are annexed, the pool increases according to the additional square footage of land incorporated into the city. There are also bonuses for workforce housing and an extra five units.

Mr. Moore also clarified that you don't need to own the entire corridor to access those units; you just need to be willing to build within it. This approach can lead to higher density on sites. However, the overall density of dwelling units cannot exceed a certain limit, which results in the formation of density nodes. For example, staff has heard building at 17 units per acre in Winter Park isn't feasible for cash flow, but achieving a higher density per acre might be possible. Being a first mover offers advantages, encouraging property aggregation, assemblage, and participation in this pool. This allows for greater density and the development of larger projects on your site. This policy has been in effect since 2024.

Dr. Creasman discussed utilizing CRA funds to promote workforce housing development, especially since this area serves as a thoroughfare to I-4. Mr. Dudgeon emphasized that attainable housing requires a multi-faceted approach, balancing acquisition, funding, investment, and private partnerships. Dr. Creasman proposed constructing 3 to 4-block multi-use buildings on side roads off Fairbanks, rather than on Fairbanks. Dr. Perelman suggested creating something akin to Winter Park Village, incorporating residential apartments.

Ms. McGillis explained that the zoning of the area is designated as commercial, with a mixed-use classification similar to C3 zoning. The district is known as the SOFA district - South of Fairbanks Avenue — and is referenced as such in the land development code. Dr. Perelman proposed considering the activities on West Fairbanks independently from those south of the area.

Ms. McGillis discussed the Orange Avenue Overlay (OAO) Master Plan, its entitlements, and the aim to develop more attractive policies for the West Fairbanks area, which can accommodate higher densities than Orange Ave. Mr. Everett asked if there has been interest from landowners or developers. Ms. McGillis mentioned a large landowner near I-4, but they will need to collaborate with smaller owners nearby to assemble the properties. Staff added that the Economic Development Advisory Board is preparing recommendations for the City Commission and CRA. They are also recommending that the CRA purchase some parcels to connect others.

b. 10-Year Capital Project Conversation

Staff compiled a worksheet of projects from earlier discussions and a color-coded CIP. Mr. Dudgeon requested the board to review the document and suggest any additional priorities or changes. He mentioned Item 12 - Lake Rose - and presented a rendering of the area surrounding Lake Rose (sinkhole) and its link to MLK park. Dr. Perelman advised the board to review the presentation and to contact Mr. Dudgeon with any suggestions.

Mr. Everett noted that affordable housing is very challenging to establish in Winter Park due to land costs. He mentioned that Park Avenue is a major driver of Winter Park's economy and its expansion to the east. He is interested in exploring how the CRAAB can assist in activating the corridor east of Park Ave.

Dr. Perelman asked about private donations in other parts of the CRA similar to the private contributions for the Park Avenue Refresh archways. Mr. Dudgeon responded that he doesn't expect any additional contributions from a private entity.

The board discussed item 9 - sidewalk enhancements, safety and landscape elements on 17-92 and the amount. Mr. Dudgeon advised that it is dependent on FDOT, is a massive project and is projected for 2030 and beyond.

Mr. Everett urges the board to focus on the fundamental issue of parking and considers the last-mile transit program as a possible solution. He mentioned that in the case of employee parking, off-site parking combined with a transit system to transport employees to their destinations should be considered. Mr. Creasman suggested making Park Ave exclusively pedestrian and establishing a transportation loop connecting all locations within the CRA.

## **6. Staff Updates**

a. Project Updates

The Killarney outfall projects are completed with Phase I; CRA lighting request is included in Q4 plans; Eleven facade buildout grants mainly for W Fairbanks, CRA III.

## **7. Board Comments**

Dr. Perelman commented that this was a useful conversation and looks forward to continued discussion around W. Fairbanks.

**8. Upcoming Agenda Items**

**9. Adjournment**

The meeting adjourned at 6:58 p.m.

Approved by the board on  
/s/ Bahiyyah Layton, Board Coordinator

DRAFT



Community  
Redevelopment  
Advisory Board

# agenda item 5.a

**item type**

Non-Action Items

**meeting date**

February 26, 2026

**prepared by**

Kyle Dudgeon, Assistant Division Director of  
Economic Development/CRA

**approved by**

Peter Moore, Director of Office of  
Management and Budget

**subject**

City Department Discussion - Public Works

**motion | recommendation**

**background**

At the December 2025 meeting, the board expressed an interest in hearing from other departments regarding existing projects, initiatives, and how they may integrate into the CRA and capital improvement plans moving forward. This month, staff welcomes Public Works Director Charles Ramdatt to discuss their latest endeavors and reflect on recent work completed.

**alternatives | other considerations**

**fiscal impact**

**attachments**

None



# Community Redevelopment Advisory Board

# agenda item 5.b

**item type**

Non-Action Items

**meeting date**

February 26, 2026

**prepared by**

Kyle Dudgeon, Assistant Division Director of  
Economic Development/CRA

**approved by****subject**

10-Year Capital Project Conversation

**motion | recommendation****background**

Staff is providing this item as a twofold discussion building upon previous conversations had by the board. The first is an ongoing discussion to identify and articulate additional projects which may be considered by the Agency starting in 2030. The request by staff was to consider project type, priority, and scope so the CRA may begin to evaluate the potential of any program/capital project under the CRA plan, and how it may be executed.

Included in this item is an update on information collected for all programs/projects considered to date. These may change/adjust/be added to as the board delves further into priority and scope, but the intent is to provide a menu of all topics with further edits to be amended in the future reflecting additional discussions moving forward.

The second element for discussion includes a vision concept for the Denning/Fairbanks corner to enhance the area and considers connectivity elements for pedestrians, multimodal parking, maintains existing uses where applicable such as around the sinkhole property and current commercial uses. Staff is requesting feedback as part of the item dialogue.

**alternatives | other considerations****fiscal impact**

## **attachments**

1. Ten Year Pro-Forma - FY 2026\_CRAAB\_10 year
2. Lake Rose Corner - Vision Concept
3. Capital Project Considerations\_Worksheet\_CRAAB\_Feb 2026\_DRAFT

**Community Redevelopment Agency 10-Year CIP**

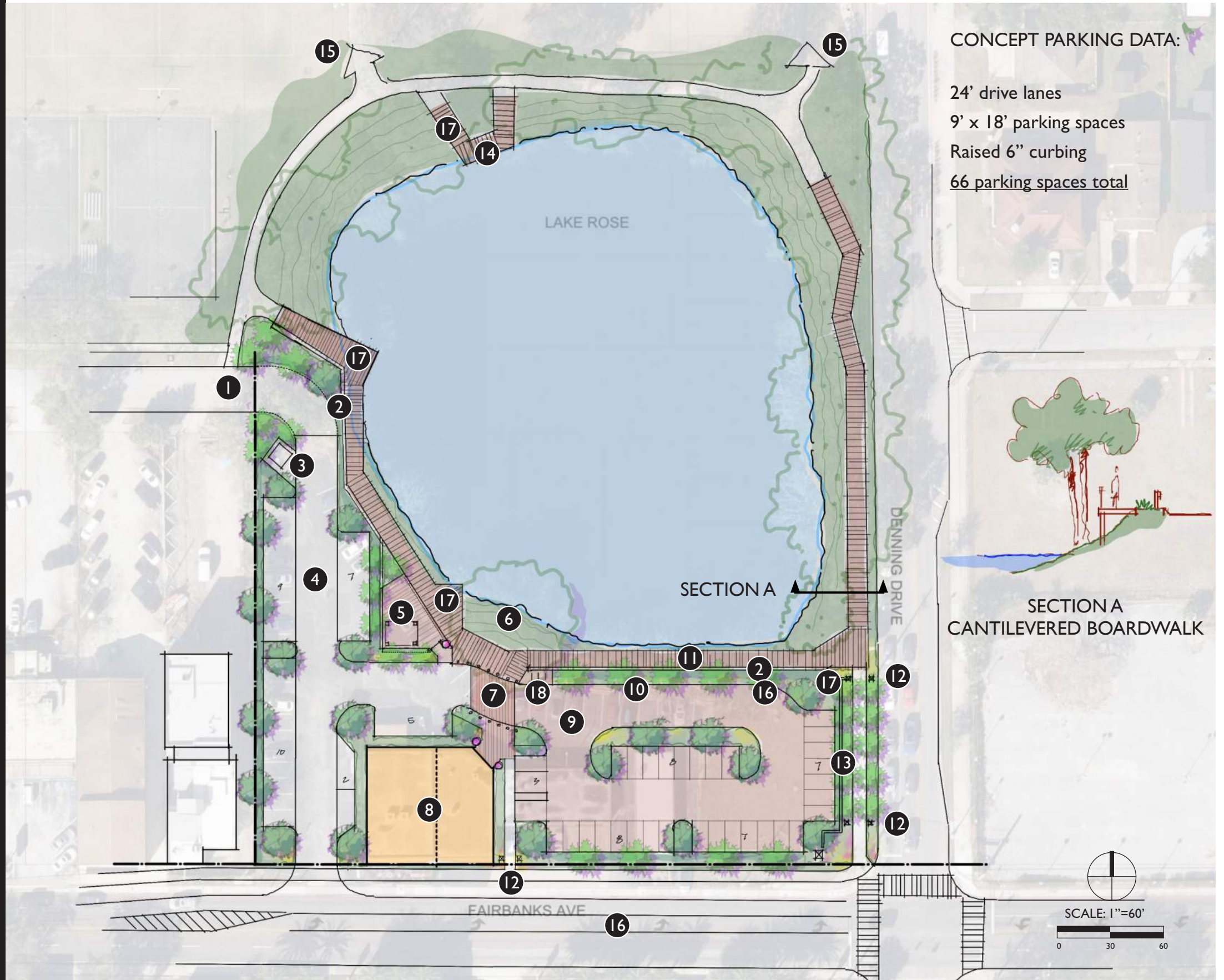
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
<b>ESTIMATED REVENUES</b>										
TIF Revenue - City	5,206,424	5,492,777	5,739,952	5,854,751	6,030,394	6,271,610	6,710,622	7,180,366	7,682,991	8,220,801
TIF Revenue - County	4,021,021	4,242,177	4,433,075	4,521,737	4,657,389	4,843,684	5,182,742	5,545,534	5,933,722	6,349,082
Investment Earnings	572,044	657,851	723,636	759,817	759,817	683,836	683,836	683,836	683,836	683,836
Misc. Revenues	30,000	-	-	-	-	-	-	-	-	-
CRA Revenues	9,829,489	10,392,805	10,896,663	11,136,305	11,447,600	11,799,130	12,577,200	13,409,736	14,300,549	15,253,719
Fund Balance	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>9,829,489</b>	<b>10,392,805</b>	<b>10,896,663</b>	<b>11,136,305</b>	<b>11,447,600</b>	<b>11,799,130</b>	<b>12,577,200</b>	<b>13,409,736</b>	<b>14,300,549</b>	<b>15,253,719</b>
<b>ESTIMATED EXPENDITURES</b>										
Personnel & Indirect Costs	850,410	888,098	924,829	959,098	994,661	1,032,966	1,072,821	1,114,292	1,157,451	1,202,369
General Operating	760,034	785,278	807,683	831,935	856,915	882,645	909,149	936,448	964,568	993,533
Community Initiatives	1,163,300	1,484,380	1,527,947	1,550,890	1,595,193	1,640,902	1,688,061	1,736,715	1,786,913	1,838,704
Capital Maintenance	185,000	192,400	199,134	205,108	211,261	217,599	224,127	230,851	237,776	244,910
Misc. Capital Enhancements	400,000	400,000	400,000	400,000	400,000	412,000	424,360	437,091	450,204	463,710
Debt Service & Transfers	710,565	-	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>4,069,309</b>	<b>3,750,157</b>	<b>3,859,593</b>	<b>3,947,030</b>	<b>4,058,031</b>	<b>4,186,112</b>	<b>4,318,517</b>	<b>4,455,397</b>	<b>4,596,912</b>	<b>4,743,226</b>
<b>Annual Surplus/Deficit</b> (Funding Available for Additional Projects and Programs)	<b>5,760,180</b>	<b>6,642,648</b>	<b>7,037,070</b>	<b>7,189,275</b>	<b>7,389,569</b>	<b>7,613,017</b>	<b>8,258,683</b>	<b>8,954,338</b>	<b>9,703,637</b>	<b>10,510,493</b>

Five Year CIP & Project Balances	Prj. Bal.	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Misc. Infrastructure Improvements	1,385,730										
17/92 Streetscape		-	-	5,000,000	5,000,000	2,000,000					
MLK Basin Stormwater Improvements	2,925,067	500,000	500,000	-	1,000,000	-					
Denning/Fairbanks Intersection Improvements	1,485,763	-	-	-	-	3,000,000					
MLK Park Improvements	2,065,862	-	-	-	-	-					
W. Fairbanks Stormwater/Infrastructure	2,479,531	1,000,000	1,000,000	-	-	-					
MLK Surface Parking	1,200,000	-	-	-	-	-					
Canton Ave Stormwater Drainage		1,300,000	3,450,000	-	-	-					
1792/Fairbanks Intersection Improvements		-	2,000,000	2,000,000	-	-					
Killarney Estates Brick & Drainage Refresh	500,000	-	-	-	-	-					
Park Ave Refresh	69,000	2,500,000	-	-	1,000,000	2,000,000					

<b>CRA Project Funding Total</b>	5,300,000	6,950,000	7,000,000	7,000,000	7,000,000	-	-	-	-	-
<b>Fund Surplus/Deficit</b>	460,180	(307,352)	37,070	189,275	389,569	7,613,017	8,258,683	8,954,338	9,703,637	10,510,493

# Final Concept

- ① VEHICULAR CONNECTION TO W. COMSTOCK AVE.
- ② <30" RETAINING WALL
- ③ RELOCATED DUMPSTER
- ④ ASPHALT PARKING
- ⑤ LAKESIDE ARBOR/PAVILION ON PAVERS
- ⑥ EXISTING TREE
- ⑦ PAVER PEDESTRIAN CROSSING (RAISED) W/ VEHICULAR-RATED BOLLARDS
- ⑧ EXISTING RESTAURANT USES
- ⑨ PARKING COURT W/ PERMEABLE PAVING AND POTENTIAL EXFILTRATION INTEGRATION
- ⑩ RAISED CURBS, TYP.
- ⑪ CANTILEVERED BOARDWALK
- ⑫ PEDESTRIAN GATEWAY
- ⑬ KNEE WALL AND LANDSCAPE BUFFER
- ⑭ OVERLOOK
- ⑮ PEDESTRIAN CONNECTIONS TO MLK PARK
- ⑯ PROPOSED TURN LANE
- ⑰ INFORMATIONAL SIGNAGE OPPORTUNITIES
- ⑱ BIKE PARKING



CONCEPT PARKING DATA:  
 24' drive lanes  
 9' x 18' parking spaces  
 Raised 6" curbing  
66 parking spaces total



NOVEMBER 2025

DR. MARTIN LUTHER KING, JR. PARK | ENTRY CORNER

WINTER PARK CRA CAPITAL PROJECT CONSIDERATIONS WORKSHEET\_DRAFT (FY26-35)

February 2026



#	Project	Amount	Notes
1	Rehabilitation of existing stock	Allocated as part of CRA's ongoing rehabilitation program	Continue and expand existing programming - review underway
2	New housing stock	TBD	Staff is evaluating peer models for attainable housing stock. Investments may include infrastructure, property acquisition, programs, and grants.
3	Park Ave refresh	Future funding in the CIP for FY29 and FY30 is estimated at 3,000,000.	Public infrastructure around Winter Park's main street is roughly 20 years or older. Improvements would include sidewalk, utilities, landscaping, lighting, and pedestrian safety.
4	Minnesota Avenue	\$ 267,000	Estimated cost per 2024 CRA plan. Does not account for CPI adjustments to labor, materials, and previous work completed.
5	Last Mile Transit Program	500,000 (per yr)	Cost is estimated at a per year value. Several communities are reviewing and implementing last mile transit. The benefit to the Winter Park CRA is the potential to evaluate programs already in effect prior to consideration and implementation.
6	Ohio/Fairbanks Intersection Improvement	\$ 2,600,000	Project costs identified in the Winter Park Transportation Master Plan/CRA Plan
7	Jackson & Fairbanks Intersection Improvement	\$ 2,730,000	Project costs identified in the Winter Park Transportation Master Plan/CRA Plan
8	Shoreview & Fairbanks	\$ 2,600,000	Project costs identified in the Winter Park Transportation Master Plan/CRA Plan
9	W. Fairbanks local/collector street revitalization (streetscapes)	TBD	This includes scope development for side streets such as Formosa and Clay
10	17-92 Unfunded	\$ 10,370,456	Improvements include sidewalk enhancements, safety, and landscaping elements. Estimate dependent upon FDOT update. Does not include cost of FDOT required utility moves.
11	17/92 & Morse Blvd	TBD	Potential to fast track signal box and mast arm enhancements for line of sight and safety improvement (also for staff access for ongoing operations and maintenance).
12	Acquisition of blighted property	TBD	removal of slum/blighted conditions, repair, replace, gift, lease, or partner with property
13	Lake Rose Connection/Denning&Fairbanks corner	TBD	Review underway by consultant to be considered by CRAAB
14	East/west connectivity between CRA downtown cores	TBD	Exploration of east/west connection between Park Avenue and Interlachen area
Misc Enhancement Items			
15	Library Kiosks	TBD	Awaiting report from Winter Park Library
16	Street Lighting	\$ 22,500	Installation in Q4 2026
17	Hannibal Square Gateway Feature	\$ 400,000	Staff is working with Public Works to understand the capacity for gateway feature implementation. Staff has learned there is more limited ROW which may impact how any improvement may be constructed, and are open to alternative considerations.

\* TBD implies estimate forthcoming

\*\*Project list is not exhaustive. Items may be added or removed as part of the CRAAB/Agency recommendation and approval process

\*\*\*Costs are provided to indicate order of magnitude and should not assumed to be a final project cost. In some cases RE: 'TBD' total scope is not identified. They are for discussion purposes to assist in discussion & prioritization.



# Community Redevelopment Advisory Board

# agenda item 6.a

## item type

Staff Updates

## meeting date

February 26, 2026

## prepared by

Kyle Dudgeon, Assistant Division Director of  
Economic Development/CRA

## approved by

Peter Moore, Director of Office of  
Management and Budget

## subject

Project Updates

## motion | recommendation

## background

Staff is providing an update relative to the following topics below. In general, these do not necessitate action by the board, but are included to provide the public with the most up-to-date information regarding the status of board discussion, next steps, and ongoing projects. The board may use this time to address discussion or viewpoints on these items.

**(1) Denning/Fairbanks Improvements** — Staff has enlisted a consultant to review the corner for potential enhancements with a concept vision included in the agenda packet. Pending revisions, next steps are to develop schematics to better understand use of the corner and pricing.

**(2) MLK Park Community Playground** — Anticipated closure is early March 2026 with completion slated for late 2026.

**(3) CRA Stormwater Improvement/W. Fairbanks Stormwater Improvements** – The CRA Agency approved a Lake Killarney outfall project in February which is expected to provide immediate relief for storm conveyance to the neighborhood. Phase I of this project is complete. The board also reviewed phase II of this project which was also approved by the Agency in early summer 2025. Phase II is in design with construction anticipated to be completed by FY26. Several sections of work for re-bricking in this area have largely been completed under the purview of Public Works.

**(4) Misc.** – Staff has completed four videos to expand dissemination of information relative to the CRA's programs, goals, and priorities. The board is urged that if there are any topics that should be covered to please advise staff. In addition, staff is researching and developing best practices from the advisory board's conversation regarding misc. enhancement funds. Updates are as follows:

Street Lighting: CRA staff has successfully coordinated with the Electric Utility Department for integration of lighting in accordance with the attached scope of work previously reviewed by the board. Expected installation date is Q4 2026.

Hannibal Square Gateway Feature: In addition to working with city departments, staff has been in communication with surrounding businesses owners to better understand this or other potential amenity needs.

Library Kiosks: The Winter Park Library met with staff to educate on opportunities and challenges. This included understanding offsite technology needs, proximity to existing locations, and varying degrees of financial resources to make a remote site possible. Staff will provide an update to the board at an upcoming meeting.

Housing Improvement Programs: Staff has developed a matrix of peer communities for evaluation. Staff is requesting priority for direction or emulation should this be a prerogative of the board.

## **alternatives | other considerations**

## **fiscal impact**

## **attachments**

1. Housing Program Comparison Matrix

City	Program	Description	Eligibility	Weblink
City of Tampa CRA	First Time Buyer Downpayment Assistance	Programs through East Tampa and Central Park CRA districts. Income and purchase price limits apply.	Individuals with HOUSEHOLD income between 50% and 140% of Area Median Income (AMI). \$30k - \$50k, based on income	<a href="https://www.tampa.gov/cra/community-redevelopment-areas/cra-housing-programs/initiatives/cra-down-payment-assistance">https://www.tampa.gov/cra/community-redevelopment-areas/cra-housing-programs/initiatives/cra-down-payment-assistance</a>
Jacksonville Downtown Investment Authority	HOME OWNERSHIP PILOT PROGRAM DOWN-PAYMENT ASSISTANCE	Forgivable loans for qualified buyers.  Participation in this program mandates home-buyer education courses to ensure applicants understand the responsibilities of home ownership.	Single-family housing unit newly built or existing (including patio homes, town homes, and condominiums), which is located within the consolidated City of Jacksonville is eligible except for mobile homes or manufactured housing. Gross income limits are adjusted annually by HUD.	<a href="https://www.jacksonville.gov/getmedia/cd4ac08c-7c1f-4f81-ab6c-40019b644dc/Down-Payment-Assistance-Home-Ownership-Program-CC">https://www.jacksonville.gov/getmedia/cd4ac08c-7c1f-4f81-ab6c-40019b644dc/Down-Payment-Assistance-Home-Ownership-Program-CC</a>
Delray Beach CRA	First Time Buyer Downpayment and closing cost Assistance	Up to \$20k. Must be within the CRA boundaries	Program Temporarily Closed.	
Palm Beach County	First Time Home Buyer Assistance	<b>APPLICATION LAUNCH DATE</b> Wednesday, July 23, 2025 at 12:00 pm and end on Wednesday, August 20, 2025  Limited to 100 applications Maximum Award \$100k	Funding will assist income-eligible (low income - 80% of AMI) applicants/households to acquire their first home (including acquisition, new construction, down payment, and closing costs) that will be used as their primary place of residence. Eligible locations and processes when purchasing desired properties will be shared during the orientation.	<a href="https://discover.pbc.gov/HED/Pages/HOME-First-Time-Homebuyer-Program.aspx">https://discover.pbc.gov/HED/Pages/HOME-First-Time-Homebuyer-Program.aspx</a>
St. Petersburg, South St Pete CRA	Short term loans, 5, 10, or 15 years. Housing down payment assistance	The Affordable Single-Family Homeownership Program provides funding to support affordable homeownership for income-eligible households in the South St. Petersburg CRA through direct financial assistance programs. Awards are in the form of loans with a term of 5, 10, or 15 years.	Program currently paused due to limited availability	<a href="https://www.stpete.org/residents/grants_loans/cra_housing-based_grants.php">https://www.stpete.org/residents/grants_loans/cra_housing-based_grants.php</a>
St Petersburg Citywide		Applications are being accepted for for households at or below 120% of Area Median Income (AMI) will continue to be processed as usual. However, applications for households exceeding 121% AMI or higher will be placed on hold until additional funding becomes available.	Current program available only for households at or below 120% AMI	<a href="https://www.stpete.org/residents/grants_loans/purchase_assistance_program.php">https://www.stpete.org/residents/grants_loans/purchase_assistance_program.php</a>
Fort Lauderdale Northwest-Progresso-Flagler Heights CRA	Housing Purchase Assistance Program	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. <a href="#">click here</a>	Program currently paused due to limited availability	<a href="https://fortlauderdalecra.com/incentive-program/">https://fortlauderdalecra.com/incentive-program/</a>
Winter Haven	First Time Buyer Downpayment and closing cost Assistance	Funds are provided for down payment assistance and closing costs to eligible individuals. Down Payment Assistance up to \$60,000 based on household income. Homes must not exceed \$510,937 Home must be a single family dwelling, condominium or townhouse. Cannot be a mobile house. The home being purchased must be located within Winter Haven City Limits.	The Sadowski Affordable Housing Act, as authorized under F.S. 420.907-420.9079 and Rule 67-37 Of the Florida Administrative Code provides for and allows State Housing Initiatives Partnership (SHIP) funds to be used for a variety of housing activities, including but not limited to; down payment assistance.	<a href="https://www.mvwinterhaven.com/488/State-Housing-Initiatives-Partnership-SHIP">https://www.mvwinterhaven.com/488/State-Housing-Initiatives-Partnership-SHIP</a>

## COMMUNITY SOCIAL, NONPROFIT AND GOVERNMENTAL ORGANIZATIONS

Heart of Florida United Way - Call 211 (A United Way Program)	211 Connects to Immediate Assistance	HFWU's 211 Information and Referral Line offers free, confidential support available 24/7/365 by call, text, or chat to connect our neighbors to existing resources, including food and housing assistance	211 Assistance is available to anyone 24/7	
Florida Hometown Heroes Housing Program	The Hometown Heroes Housing Program provides down payment and closing cost assistance to Florida's hometown workforce. Eligible homebuyers can apply to the Florida Housing Finance Corporation to receive up to 5% of the first mortgage loan amount, not exceeding \$35,000, as a second mortgage to help purchase a home.	Down Payment and Closing Cost Assistance	Eligible Applicants: Persons or families who have incomes that do not exceed 150 percent of the state median income or local median income, whichever is greater. The borrower must be seeking to purchase a home as a primary residence, must be a first-time homebuyer and a Florida resident; and must be employed full-time by a Florida-based employer. The requirement to be a first-time homebuyer does not apply to a borrower who is an active-duty servicemember of a branch of the armed forces or the Florida National Guard, as defined in s. 250.01, or a veteran. Assistance may be used for the purchase of manufactured homes that meet certain criteria.	
State Housing Initiatives Partnership (SHIP) – Home Ownership	Each local government receives an annual allocation, which is appropriated by the Florida Legislature.	Funds under Local Government Control Based on Annual Legislative Appropriation Funds available for New Construction, Gap Financing, Repairs, Rehabilitation, Acquisition, Purchase Assistance		<a href="https://www.orangecountyfl.net/Neighbors/Housing/StateHousingInitiativesPartnership.aspx">https://www.orangecountyfl.net/Neighbors/Housing/StateHousingInitiativesPartnership.aspx</a>
Weatherization Assistance Program (WAP)	Weatherization Assistance	Reduce the monthly energy burden on low-income households by improving the energy efficiency of the home. The program offers free weatherization services to homeowners and renters including upgrades of air infiltration with weather stripping, caulking, thresholds, minor repairs to walls, ceilings, and floors, and window and door replacement. Other actions may include installation of attic ventilation, solar reflective coating to manufactured homes, solar screens, repairs or replacement of inefficient heating and cooling units, and the repair or replacement of water heaters.	To qualify for the Weatherization Program, the total household income may not be more than 200 percent of the national poverty level. Preference is given to owner-occupied homes, elderly, or physically disabled residents, families with children under 12 and households with a high energy burden (repeated high utility bills).	
Rental Housing Assistance	Website provides rental housing search and assistance information as well as disaster recovery and general resources.	Households may find low-cost rental housing, the Florida Housing Finance Corporation's "Florida Housing Search" website ( <a href="http://www.floridahousingsearch.org">www.floridahousingsearch.org</a> ).		<a href="http://www.floridahousingsearch.org">www.floridahousingsearch.org</a>
Neighborhood Stabilization Program (NSP)	Neighborhood Stabilization Program (NSP) was created to respond to rising residential foreclosures and property abandonment. The main purpose of the NSP is to stabilize neighborhoods negatively impacted by foreclosures. Orange County will use NSP funds to assist with acquisition, repair and sale of foreclosed homes	NSP has five eligible uses of funds: A. Establish financing mechanisms for purchase and redevelopment of foreclosed-upon homes and residential properties. B. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop these properties. C. Establish and operate land banks for homes and residential properties that have been foreclosed upon. D. Demolish blighted structures. E. Redevelop demolished or vacant properties as housing.*	Cannot currently own property Must meet income guidelines	<a href="https://netaps.ocfl.net/nsp/docs/NSPFEver.pdf">https://netaps.ocfl.net/nsp/docs/NSPFEver.pdf</a>
<b>To access the following programs, residents can:</b>		1) Contact Orange County Housing and Community Development 2) Visit the Orange County Government website 3) Call 311 for information and referrals 4) Reach out to local non-profit organizations	<b>Eligibility requirements typically include:</b> Income limits Residency in Orange County Property ownership (for repair programs) Meeting specific program criteria - Must meet credit guidelines - Must have a minimum credit score of 640 - Must have two (2) years of satisfactory credit - INVESTORS ARE NOT ALLOWED to purchase under this program - Must have the legal right to reside permanently in the United States	
Orange County Housing and Community Development	Housing rehabilitation programs Down payment assistance Emergency home repair assistance Weatherization assistance			<a href="https://www.orangecountyfl.net/Neighbors/Housing/HousingAndCommDev.aspx">https://www.orangecountyfl.net/Neighbors/Housing/HousingAndCommDev.aspx</a>
Orange County Housing Assistance Program	Provides funds for home repairs Assists with minor and major rehabilitation projects <a href="#">Hello, with emergency repairs</a>			<a href="https://www.orangecountyfl.net/Neighbors/Housing/RentalAssistance.aspx">https://www.orangecountyfl.net/Neighbors/Housing/RentalAssistance.aspx</a>
Habitat for Humanity of Greater Orlando	Rental assistance Housing vouchers First-time homebuyer programs			<a href="https://habitatofandocsocala.org/">https://habitatofandocsocala.org/</a>
Orange County Housing Help Center	Home construction and repair services Affordable homeownership opportunities Critical home repair program			<a href="https://www.orangecountyfl.net/FamilialHealthSocialSvcs/HousingHelpCenter.aspx">https://www.orangecountyfl.net/FamilialHealthSocialSvcs/HousingHelpCenter.aspx</a>
Emergency Rental Assistance Program	Housing counseling services Financial education Foreclosure prevention assistance Housing counseling services			<a href="https://www.ocfl.net/EmergencyRentalAssistance">https://www.ocfl.net/EmergencyRentalAssistance</a>
Orange County Government Housing Portal	Financial education Foreclosure prevention assistance			<a href="https://www.orangecountyfl.net/Neighbors/Housing.aspx">https://www.orangecountyfl.net/Neighbors/Housing.aspx</a>

<b>Housing and Urban Development (HUD) - Orlando Field Office</b>	Help with Home Ownership	<p>Learn about Federal Housing Administration (FHA) loans and other homeownership programs by reading FHA's frequently asked questions.</p> <p>For customized support, speak with a HUD Approved Housing Counselor about becoming a homeowner.</p> <p>Search online for a HUD Approved Housing Counselor near you</p> <p>Check out HUD's guide to buying a home.</p> <p>Some housing agencies can help Housing Choice Voucher holders buy a home. Contact your local housing agency to find out if they are participating in a homeownership program.</p> <p>If you are a veteran, learn more about VA Home Loans.</p> <p>Learn financial management tools and strategies through the Federal Deposit Insurance Corporation FDIC's Money Smart program.</p> <p>Avoid homeowner scams and frauds.</p> <p>Use the HUD Home Store to find HUD homes for sale.</p>	<a href="https://www.hud.gov/helping-americans/homeownership">https://www.hud.gov/helping-americans/homeownership</a>
	Avoid Foreclosure	<p>Speak with a HUD Approved Housing Counselor. A HUD Approved Housing Counseling Agency can offer advice customized to your housing needs.</p> <p>Search online for a HUD Approved Housing Counselor near you.</p> <p>Find a lawyer for affordable legal aid   USAGov</p> <p>Understand your options by reviewing HUD's Avoiding Foreclosure guide and the Consumer Financial Protection Bureau guide to facing foreclosure.</p> <p>Be aware of reverse mortgage fraud.</p>	
	Need help paying utility bills.	<p>If you need help paying your utility bills, contact one of these organizations:</p> <p>Home Energy Assistance Program (HEAP): A federally funded program that helps homeowners heat and cool their homes</p> <p>Consider other ways to make your home more energy efficient:</p> <p>Tips from the Department of Energy on making your home more energy efficient</p>	
	Need a Housing Choice Voucher, (Section 8)	<p>HUD's programs are delivered by local partner organizations.</p> <p>Speak to a HUD Approved Housing Counselor for advice on your specific housing needs. Search online for a HUD Approved Housing Counselor near you.</p>	For direct assistance, please refer to the following resources: <a href="https://answers.hud.gov/housingcounseling/s/?language=en_US">https://answers.hud.gov/housingcounseling/s/?language=en_US</a>



# Community Redevelopment Advisory Board

# agenda item 6.b

**item type**

Staff Updates

**meeting date**

February 26, 2026

**prepared by**

Kyle Dudgeon, Assistant Division Director of Economic Development/CRA

**approved by**

Peter Moore, Director of Office of Management and Budget

**subject**

Board Membership Update

**motion | recommendation****background**

Staff is providing an update to board member representation and the application window for appointments in the coming months.

Interested individuals or existing board members may (re)apply through the following link:

<https://winterpark.granicus.com/boards/forms/667/apply/>

**alternatives | other considerations****fiscal impact****attachments**

1. Board Appointment Update\_CRAAB

**Lindsay Eriksson**

**1st Term**

Apr 26, 2023 to Apr 30, 2026

**Appointing Authority**

City Commission

**Dais Seat**

Commission Seat 2

**Carlos M Benitez**

**1st Term**

Apr 27, 2023 to Apr 30, 2026

**Appointing Authority**

City Commission

**Dais Seat**

Commission Seat 1

**Pragasen Ramiah**

**1st Term**

May 22, 2024 to Apr 30, 2027

**Appointing Authority**

City Commission

**Dais Seat**

Mayor

**Michael Perelman**

**1st Term**

May 22, 2024 to Apr 30, 2027

**Appointing Authority**

City Commission

**Dais Seat**

Mayor

**Carl E Creasman Jr**

**Partial Term**

Nov 12, 2024 to Apr 30, 2027

**Appointing Authority**

City Commission

**Dais Seat**

Mayor

**James Everett**

**1st Term**

Apr 23, 2025 to Apr 29, 2028

**Appointing Authority**

City Commission

**Dais Seat**

Commission Seat 4

**Jay R Trent**

**2nd Term**

Apr 23, 2025 to Apr 30, 2028

**Appointing Authority**

City Commission

**Dais Seat**

Commission Seat 3



Community  
Redevelopment  
Advisory Board

# agenda item 8.a

**item type**

Upcoming Agenda Items

**meeting date**

February 26, 2026

**prepared by**

**approved by**

Peter Moore, Director of Office of  
Management and Budget

**subject**

Next Meeting - March 26

**motion | recommendation**

**background**

**alternatives | other considerations**

**fiscal impact**

**attachments**

None