

LAKELAND CRA

COMMUNITY REDEVELOPMENT AGENCY

AGENDA

Community Redevelopment Area Advisory Board

Thursday, February 6, 2020 | 3:00 PM – 5:00 PM
City Commission Conference Room, City Hall

A. Financial Update & Project Tracker*

B. Housekeeping

C. Action Items

- i. Old Business
 - i. Meeting Minutes January 9, 2020 (Pg. 5-8)
- ii. New Business
 - i. Affordable Housing Land Bank Program (Pg. 9-17)

D. Discussion Items

E. Adjourn

* For Information

NEXT REGULAR MEETING:

Thursday, March 5, 2020 3:00 - 5:00 PM – City Commission Conference Room

Downtown Fund



■ Available	\$273,994
■ Expenses	\$1,307,058
■ Encumbrances	\$2,026,777

Dixieland Fund



■ Available	\$479,538
■ Expenses	\$4,375
■ Encumbrances	\$660,235

Midtown Fund



■ Available	\$1,821,267
■ Expenses	\$1,506,397
■ Encumbrances	\$3,134,065

LAKELAND CRA

COMMUNITY REDEVELOPMENT AGENCY

PROJECT PROGRESSION REPORT



STATUS KEY	
RISKS / ROADBLOCKS	
POTENTIAL RISKS	
ON TRACK	

Project	Status	Phase	Funding Allocated	Notes
Food Truck Park	ON TRACK	Complete		Complete
Lincoln Square	ON TRACK	Complete		Complete
114 E. Parker	ON TRACK	Bid	\$350,000.00	Redesign of New Building
Lake Parker Art Path	ON TRACK	Bid	\$820,000.00	Art Selection Underway Construction Underway
Five Points Roundabout	ON TRACK	Construction	\$175,000.00	Cul De Sac Under Construction 95% Complete Roundabout Design Phase 30% Complete
Downtown Bark Park	ON TRACK	Permitting	\$150,000.00	Underway
Tapatios	ON TRACK	Construction	\$340,000.00	Underway; Site Work & Interior Construction
Mirrorton	ON TRACK	Construction	\$970,000.00	Construction Underway Groundbreaking February 25th, 2020
Providence Rd	POTENTIAL RISKS	Pre-Bid	\$1,100,000.00	RFO Being Drafted for Corridor Design Services

LAKELAND CRA

COMMUNITY REDEVELOPMENT AGENCY

PROGRAM PROGRESSION REPORT



STATUS KEY	
RISKS / ROADBLOCKS	
POTENTIAL RISKS	
ON TRACK	

Grants/Programs	Status	Active	Notes
Alley Vacating	ON TRACK	1	Boudaries located between Florida and Kettles Avenue and 9th and 10th Street
Affordable Housing Partnerships	ON TRACK	3	Providence Reserve Seniors- Construction Underway Midtown Lofts-70+ Units Vermont Ave Apartments- 16 Units
Builder's Line of Credit	ON TRACK	1	703 W 5th Street; Underway 90%
Design Assistance	ON TRACK	5	Mary's Bagels Vanguard Room Wally's 110 W. 7th Street Coney Funeral Home
Down Payment Assistance	ON TRACK	3	Underway; Marketing Campaign Forthcoming
Façade and Site	ON TRACK	5	Pegasus Vanguard Room Wally's 110 W. 7th Street Coney Funeral Home
Fix-It Up	ON TRACK	3	Underway
Food Related	ON TRACK	0	
Infill- New Construction	ON TRACK	4	2 lots sold 2 pending
Infill Adaptive Reuse	ON TRACK	4	Coney Funeral Home Wally's Mary's Bagels Providence Reserve Seniors
Murals	ON TRACK	3	1 Complete 2 Inquiries
Downtown Second Floor Renovations	ON TRACK	0	\$50,000 Allocation

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday, January 9, 2020
3:00 – 5:00 PM
City Commission Conference Room, City Hall**

Attendance

Board Members: Ben Mundy (Chair), Pastor Edward Lake (Vice-Chair), Zelda Abram, Harry Bryant, Brandon Eady, Commissioner Stephanie Madden, Cory Petcoff and Cliff Wiley

Absent: Dean Boring, Brian Goding and Frank Lansford

Staff: Alis Drumgo, Terrilyn Bostwick, Iyanna Jones, D’Ariel Reed and Damaris Stull

Guests: Bob Donahay (Parks & Recreations Director), Commissioner Bill Read, Brian Rewis (Community and Economic Development Assistant Director), Julie Townsend and Sara Walsh

Packets

- Meeting Minutes dated December 5th, 2019
- Financial Update
- Project Progression Report
- Memo- TIF Request
- Memo- Dixieland Grant Maximums

Housekeeping

Action Items – Old Business

Meeting Minutes dated December 5, 2019

Cory Petcoff moved approval of the minutes. Pastor Eddie Lake seconded the motion which passed unanimously.

Financial Update

Ben Mundy noted the inclusion of the report for informational purposes.

Project Progression Report

Alis Drumgo noted that the City’s Engineering team is drafting a Request for Qualifications for corridor design services for the Providence Road project in order to analyze feasibility.

Action Items – New Business

Downtown Central Dog Park

City of Lakeland Parks & Recreation team initiated design of a centrally located Downtown dog park. The location selected, 678 E. Main St, sits between the Joinery and a park & ride facility. The initial dog park design called for 27,242 SF and included lighting, decorative fencing, signage and a mural. The space would be viewed as complementary to the development on the North side of Lake Mirror and an amenity for pet owners wanting to enjoy Downtown.

Parks & Recreation had a \$300,000 budget for the dog park of which the CRA contributed \$50,000. However, when the project was bid, the costs were estimated at approximately \$660,000 as designed. The Parks & Recreation staff then reevaluated and value engineered the project in an attempt to fit within the allotted budget.

Currently, Parks projects \$470,000 (including contingency) as the most cost effective budget needed to construct the park and incorporate all the design features.

At risk for omission are:

Item	Description	Estimated Value
1	Area Lighting	\$35,000
2	Signage	\$15,000
3	Decorative Fencing	\$31,000
4	Mural	\$25,000
5	Poured in Place Dog Walk	\$18,500
Total		\$124,500

With that, Staff views this dog park as a key amenity to the future of Downtown development with the incoming residential uses and opening of the Joinery. Removing the aforementioned elements would render the dog park useless after dusk, and less attractive to users overall.

Staff recommended the allocation of approximately \$175,000 to be appropriated from the Mirrorton proceeds. This would bring the CRA's total contribution to \$225,000 representing just under 50% of the overall project budget. Funds would cover the cost of the design elements at risk as well as a portion of the contingency due to uncertainty with area utilities.

Discussion ensued.

Bob Donahay expounded on the research his Staff has completed to ensure the success of the park and projected benefit to surrounding businesses.

Julie Townsend agreed that the amenity would be a great benefit to Downtown business owners and residents.

The Board suggested removing the \$50,000 contingency funds and instead reserve the \$25,000 allocated toward the mural as a safety net.

There is an 8-month anticipated construction completion timeline.

Alis Drumgo suggested removing the mural and completing in the 2021 fiscal year budget. The additional \$100,000 would then be allocated toward area lighting, signage, decorative fencing and a dog walk as referenced above.

Cory Petcoff moved to approve \$100,000 in additional funding for the remaining uses. Commissioner Stephanie Madden seconded the motion which passed unanimously.

703 W. 5th St (Builder's Line of Credit)- Addendum

In July 2018, the CRA Advisory Board approved the implementation of the Builder's Line of Credit Program. The intent of the program was to pair it with the Infill New Home Construction Program to facilitate the construction process and provide the financial resources to build quality new construction homes on infill lots owned by the CRA. In doing that, CRA would provide a line of credit to builders for the cost of the construction which would eliminate the need for the buyers to obtain a construction loan.

The buyers would obtain traditional financing and utilize the down payment assistance program. The line of credit would give builders the ability to construct new homes without the upfront expenses and high interest charges. Builders participating in the Infill New Home Construction Program would then receive a reduction in incentive from 10% to 5% if utilizing the line of credit. Additional grant guidelines were adopted as follows:

- The maximum line of credit available to builders \$150,000.
- The LCRA will only offer the line of credit if the builder has a prequalified buyer under contract to purchase the finished home.
- The credit would be paid out based on a preapproved draw schedule (see attached exhibit “C”) with the final draw coming at the time of the final certificate of occupancy
- The line of credit will be due back to the CRA upon closing of the home to the buyer.
- At the closing the buyer will receive the down payment assistance grant, and the builder will receive the 5% infill construction grant.

Since the Board’s program approval, there has been one grant awarded to Sarah Keener, Keener Builders LLC (The Builder). The Builder entered into an agreement with Danielle & Justin Barnett (The Buyers) for the construction of a 3,178SF home at 703 W. 5th St. with a purchase price of \$160,000 and a construction timeline spanning from Jan to June 2019.

With the provisions of the grant in place, CRA Staff granted the award and sold the property to the builder. Construction commenced, and the project proceeded. Work on the project aligned during the first two draws. However, the work slowed, and the Builder had challenges securing sub-contractors to complete the work on schedule. Staff met with the builder in early July to review milestones, and the third draw was issued.

In an August meeting, the Builder expressed concerns about being able to complete the home at the purchase price and within the budget allocated. Staff reviewed project invoices and expenditures presented as follows:

Scope	Expenditures
Lot Purchase	\$9,475
Permits/Impact Fees	\$16,670
Construction Material/Labor	\$79,990
Miscellaneous Expenses	\$2,365
Total	\$108,500

In September 2019, the Board voted unanimously to provide an additional \$26,240 towards the project with Kenner Builders LLC being responsible for initiating repayment of the additional funds no later than six months after completion of the project.

The Builder was tasked with securing a qualified sub-contractor to work in tandem with her to certify work quality and expedite the completion. ORBE Construction successfully took over the project and has met construction milestones to obtain all funds to date.

Concurrent with construction, Staff sought to secure signature of the promissory note to codify the Agreement set forth by the Board and close out the sale. However, Keener was non-responsive to requests to discuss closing terms, and Staff was notified of approximately \$38,168 in outstanding payments to previous sub-contractors under Keener’s management.

The non-payment of sub-contractors would ultimately cloud the ability to obtain clear title to close on the home. Under the guidance of legal counsel, Staff explored the available options and determined the following course of action:

- Keener Builders to deed the property to the CRA in lieu of foreclosure
- CRA cure outstanding debts to existing contractors in the amount of \$38,168
- CRA enter into an agreement with the buyers to purchase the home
- Additional funds are tacked onto the existing promissory note totaling \$64,408

Staff recommended the item and vote be reopened in order to modify the decision to allow for additional debts to be added to the promissory note so Staff can cure the outstanding debts to existing contractors.

Cory Petcoff reopened the item for modification.

Discussion ensued.

Cory Petcoff moved to approve Staff's recommendation. Pastor Eddie Lake seconded the motion which passed unanimously.

Discussion Items

The formal business name for the 114 East Parker project is "The Well". Staff has met with Dr. Brisbane and the design team to develop a conceptual site plan which was submitted to the City's Design Review Team in December. Comments have been received and are being reviewed by Staff. The existing building is pending demolition.

Alis Drumgo asked to the Board to keep in mind that the original \$350,000 budget for the project will need to increase significantly once construction documents are sent out to bid. Staff has secured event spaces for the duration of the year on behalf of Dr. Brisbane.

The pavers for the Lake Parker Shared Use Path have been completed. A selection committee will convene to vote for the pavers to be used on the path this month. Construction completion is anticipated for March with a ribbon cutting ceremony in April 25th, 2020. Damaris Stull shared a video of the Rochelle School of the Arts students working on their pavers. Digital copies of the pavers will be shared with the Board as they come in.

Alis Drumgo noted The Joinery's Soft Opening invitation would follow shortly. Mirrorton's tentative Groundbreaking Ceremony is scheduled for February 25th, 2020.

Adjourned at 3:51 PM

Next Meeting, Thursday, February 6, 2020 3:00 PM, City Commission Conference Room.

Ben Mundy, Chairman

Date



228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
863.834.6011

Memo

To: CRA Advisory Board
From: Alis Drumgo, CRA Manager
Date: January 31, 2020
Re: Affordable Housing Land Bank Program

In April 2019, the CRA Advisory Board approved the transition of housing program administration to the Housing Division at Coleman-Bush. In addition to funding Home Purchase Assistance (\$250,000), Home Renovation Assistance (\$250,000) and an annual Affordable Housing Partnership set-aside (\$400,000), CRA Staff has continued to collaborate with Planning & Housing Division to meet demand for affordable housing and the objectives of the Midtown CRA's Redevelopment Plan.

Attached for your consideration are proposed program guidelines for the sale of City- and CRA-owned vacant lots to qualified developers/builders for the purpose of constructing new, infill homes for income-qualified buyers. Also attached is a list of the lots to be offered through the program.

The purpose of the program is to reduce the number of vacant and blighted properties; encourage the development of new affordable housing units; reduce City maintenance costs; and increase the tax base. The program will also address the need for quality affordable housing and contribute to neighborhood stabilization. The attached list represents those lots that staff has determined are appropriate for development of housing based upon lot size, location, and zoning.

Under the proposed guidelines, the City will sell the lots to qualified purchasers at a sale price of not less than 120% of the assessed value as determined by the Polk County Property Appraiser. At the time of Contract for Sale and Purchase, the buyer shall remit a deposit in the amount of \$1,000.00 per lot to be held in escrow and applied towards the purchase price at the time of closing. The remaining purchase price shall be secured in the form of a forgivable, ten-year deferred lien.

The process will be an open review and award process by a Selection Committee consisting of representatives from City departments including Community and Economic Development (including

CRA), Public Works, Finance, and Water Utilities. Qualified purchasers must demonstrate experience in the development and construction of residential units and financial capability to construct the unit(s).

Staff requests that the CRA Advisory Board approve the attached guidelines and property list allowing for the administrative disposition of the lots by staff in accordance with the program requirements.

AFFORDABLE HOUSING LAND BANK PROGRAM GUIDELINES

The City of Lakeland Affordable Housing Land Bank Program provides buildable, City- and CRA- owned lots to qualified developers and builders for the purpose of constructing new residential units to meet the City's affordable housing needs. The purpose of this program is to add to the City's housing stock, reduce the number of vacant and blighted properties, and encourage the development of new affordable housing units on infill lots throughout the city. The program is intended to address the need for quality affordable housing and contribute to neighborhood stabilization efforts.

The City of Lakeland seeks developers and/or builders, including qualified affordable housing sponsors, to construct new, affordable housing units on available vacant lots. The housing units may be rental multi-family units or single-family units for homeownership. Both types of units must benefit households up to 120% of Area Median Income as defined by the United States Department of Housing and Urban Development.

The City and CRA currently hold an inventory of lots located throughout the city and will offer these lots for sale. Where eligible, reimbursement/waiver of non-utility impact fees will also be provided. In addition, the City of Lakeland will provide several pre-approved architectural plans that may be used by the purchaser. Purchasers shall demonstrate proven experience, financial resources, and professional expertise to develop, market and rent/sell quality, affordably priced, residential units. Purchasers must also agree to meet the criteria provided herein.

The City of Lakeland will sell vacant lots to developers/builders/sponsors at a sale price of no less than 120% of the assessed value as determined by the Polk County Property Appraiser. The sale price shall be set and information made available to the public as referenced above. The Buyer shall pay \$1,000.00 at the time a Contract for Sale and Purchase is entered into with the City of Lakeland. The balance remaining due on the purchase price (represented by 120% of the assessed value less \$1,000.00 paid) shall be secured against the property in the form of a 10-year deferred payment lien. This deferred payment lien shall be forgiven at the rate of 10% per full year of owner occupancy for single-family units and/or issuance of a Certificate of Occupancy for multi-family units. The beginning date of the lien shall correspond with the date of Closing.

Location:

The properties are located throughout the city limits of the City of Lakeland, Florida, and listed below.

Application Process:

The process will be an open review and award process by a Selection Committee consisting of representatives from the City, with purchasers required to enter into a developer agreement with specific benchmarks according to design standards approved by the City of Lakeland.

Purchasers must have experience in the construction of residential dwelling units and the financial capability to perform its obligations. The City reserves the right to request such information or require execution of such documents as may be reasonably necessary to determine the financing of construction of the unit(s).

Vacant Buildable Residential Lots:

It may be necessary to combine two or more adjacent small lots and sell them as one parcel should the individual lot size be insufficient to construct a modest sized dwelling unit while complying with all zoning requirements. A maximum of ten lots shall be made available to any single developer/builder/sponsor at any given time. Should there be sufficient interest in the program by more than one entity expressing interest in purchasing a particular lot or there are more participants than lots available, preference will be given in the following order:

First: Lakeland Electric Service Area developers/builders/sponsors;

Second: Polk County developers/builders/sponsors; and

Third: Outside of Polk County developers/builders/sponsors.

Terms of Sale to a Non-Profit or For-Profit Builder/Developer/Sponsor:

- Property must benefit extremely low to moderate income buyers as evidenced by the sales contract and household income verification. Extremely low to moderate income is defined as equal to or below 120% of median income per the Local Housing Assistance Plan (LHAP).
- Property must be developed or redeveloped as affordable housing.
- Property to be developed or redeveloped as a minimum 2-bedroom dwelling unit.
- Architectural plans must be approved by the City of Lakeland Planning and Housing Division prior to closing of the lot.
- Purchaser must provide construction schedule and building permit.
- Purchaser must show evidence of funding commitment to complete construction such as a construction cost estimate and bank funding commitment letter, bank statement, and/or grant agreement to support construction of the units.

Available lots shall be sold on a first-come, first-ready basis. Provided, however, in no event shall any developer/builder/sponsor have access to more than ten

lots at any given time.

Lots available under this program shall be signed with sufficient information to draw attention to the program and direct prospective buyers/homesteaders to the appropriate offices to make application. Applications shall be made by the prospective buyer which shall contain information as to availability of construction financing, contractor information, etc.

Transfer of title to such lots shall not occur until all of the terms of the sale are complete. Language shall be included in the deed document to allow title to revert to the City in the event construction is not initiated within six (6) months of closing and any deposit or other funds paid by buyer shall be forfeited to the City. The construction must be completed within eighteen (18) months from the closing date. Title shall also revert to the City should the property not initially be sold to an income qualified purchaser in the case of single-family units or leased to income qualified renters in the case of multi-family units.

To ensure occupation of unit(s) by income qualified homeowners, impact fees will be paid at the time of building permit issuance and will be deposited into the Affordable Housing Incentive account. However, the developer/builder/sponsor may request reimbursement of City non-utility impact fees. Prior to permit issuance, the contractor/developer/sponsor must submit a copy of any waiver from County Impact Fees if approved by Polk County.

Upon completion of the project, the contractor/developer/sponsor will submit a request to the Housing Office for reimbursement of the paid impact fees along with documentation including Certificate of Occupancy and homebuyer's income verification and HUD -1/closing disclosure document, verifying that the home has been sold to an income qualified homebuyer. The deadline to submit a request for reimbursement is one year after the closing on the property.

Other Requirements:

The purchaser must act in accordance with all applicable laws, rules and regulations.

Monitor Outcomes:

City staff will schedule and monitor progress meetings to ensure completion of construction in accordance with the purchase agreement.

Income verification and certification:

Income eligibility requirements apply to affordable housing development similarly as with other assisted housing programs. The developer/builder/sponsor seeking to acquire surplus land for affordable housing should be prepared to commit to ensuring the process will occur according to program requirements. In order to leverage local funds and to maximize the development of affordable housing, qualified homebuyers may be awarded home purchase assistance from the

City's other affordable housing programs. Homebuyers must attend a homebuyer education class with an approved HUD housing counseling agency.

Program Proceeds:

It is important that affordable housing has a continued funding source for future projects. Proceeds received from the sale of the lots will be deposited into a separate City account fund earmarked for affordable housing, and used to further affordable housing goals. Funds may be used for home purchase assistance, infrastructure costs, site maintenance, and legal expenses.

City of Lakeland, Florida Housing Assistance Income Schedule

% OF AREA MEDIAN INCOME		
BASED ON FAMILY SIZE	100%	120%
1	\$ 40,800	\$ 48,960
2	\$ 46,600	\$ 55,920
3	\$ 52,400	\$ 62,880
4	\$ 58,200	\$ 69,840
5	\$ 62,900	\$ 75,480
6	\$ 67,600	\$ 81,120
7	\$ 72,200	\$ 86,640
8	\$ 76,900	\$ 92,280

Income levels are based on Area Median Income (AMI) for family of four at \$58,200
Data effective April 24, 2019 and retrieved from the following web sources:
 HUD - [https://www.huduser.gov/portal/datasets/il/il2019/2019 Summary.odn](https://www.huduser.gov/portal/datasets/il/il2019/2019%20Summary.odn)

Parcel ID	Address	Owner	CRA	Assessed Value	Sq. ft.	Acres
232823102500007061	523 CARROLL AV	City	Out	\$ 11,246.00	6,248.42	0.14
232811033500010010	1102 N BRUNNELL PY	City	Midtown CRA	\$ 5,455.00	7,792.92	0.18
232812038000005160	1615 AMOS AV	City	Midtown CRA	\$ 6,710.00	37,277.41	0.86
232812055500010060	316 W 7TH ST	City	Midtown CRA	\$ 4,670.00	4,245.08	0.10
232812055500011130	201 W 6TH ST	City	Midtown CRA	\$ 6,155.00	5,861.66	0.13
232812055500010100	303 W 6TH ST	City	Midtown CRA	\$ 6,154.00	5,861.50	0.13
232812053500001110	1018 N LINCOLN AV	City	Midtown CRA	\$ 5,873.00	5,593.72	0.13
232813073000000010	719 EMMA ST	City	Midtown CRA	\$ 6,525.00	6,524.96	0.15
232813074500009071	837 N LINCOLN AV	City	Midtown CRA	\$ 27,095.00	20,883.10	0.48
232812055500008200	337 W 7TH ST	City	Midtown CRA	\$ 6,154.00	5,860.65	0.13
232812055500012040	116 W 6TH ST	City	Midtown CRA	\$ 6,155.00	5,862.03	0.13
232812055500012030	112 W 6TH ST	City	Midtown CRA	\$ 6,155.00	5,862.07	0.13
232823108500016010	1815 W HICKORY ST	City	Out	\$ 22,385.00	34,437.82	0.79
232813077500000330	836 N FLORENCE AV	City	Midtown CRA	\$ 5,849.00	4,499.38	0.10
232813067500006082	611 TEXAS AV	City	Midtown CRA	\$ 4,430.00	1,969.68	0.05
232812055500011070	208 W 7TH ST	City	Midtown CRA	\$ 6,154.00	5,861.42	0.13
232812040000005120	714 W THOMAS ST	City	Midtown CRA	\$ 4,724.00	5,905.98	0.14
242832263300002091	3023 REDWOOD AV	City	Out	\$ 12,500.00	10,500.01	0.24
232812044500004120	1749 WASHINGTON AV	City	Midtown CRA	\$ 3,861.00	5,516.03	0.13
232823102500010140	1318 HERSCHELL ST	City	Out	\$ 18,545.00	8,242.28	0.19
232726000000021190	1320 BAKER DR	City	Out	\$ 15,399.00	13,999.95	0.32
232813072500004042	715 EMMA ST	City	Midtown CRA	\$ 7,250.00	7,249.95	0.17
232812040000007210	705 WHITEHURST ST	City	Midtown CRA	\$ 2,178.00	4,356.32	0.10
232812055500011150	115 W 6TH ST	City	Midtown CRA	\$ 6,155.00	5,861.75	0.13
232812000000013010		City	Midtown CRA	\$ 6,610.00	575,774.63	13.22
232812044500006010	1740 WASHINGTON AV	City	Midtown CRA	\$ 230.00	20,054.88	0.46
232812044500005010	1740 WASHINGTON AV	City	Midtown CRA	\$ 320.00	27,775.99	0.64
232812038000002120	829 WHITEHURST ST	City	Midtown CRA	\$ 1,746.00	3,492.05	0.08
232812044500008190	527 MCEACHERN ST	City	Midtown CRA	\$ 4,525.00	4,763.72	0.11
232812044500008020		City	Midtown CRA	\$ 845.00	73,665.95	1.69
232812050500011110	642 W 9TH ST	City	Midtown CRA	\$ 4,605.00	4,385.99	0.10
232812055500006100	221 W 8TH ST	City	Midtown CRA	\$ 6,154.00	5,860.52	0.13
232812036500001120	510 W 10TH ST	City	Midtown CRA	\$ 4,721.00	4,104.85	0.09
232812055000006040	614 W 3RD ST	City	Midtown CRA	\$ 4,750.00	5,000.16	0.11
232812044500013110	1622 KETTLES AV	City	Midtown CRA	\$ 575.00	50,144.82	1.15
232812044500013010		City	Midtown CRA	\$ 575.00	50,144.96	1.15
232811031500005181	1117 NEVILLE AV	City	Midtown CRA	\$ 8,600.00	8,190.11	0.19
232812044500007010	1706 WASHINGTON AV	City	Midtown CRA	\$ 1,150.00	100,305.03	2.30
232812055500011160	109 W 6TH ST	City	Midtown CRA	\$ 6,155.00	5,861.79	0.13
232812050500014070	649 W 9TH ST	City	Midtown CRA	\$ 4,825.00	4,385.74	0.10
242818199500052090	709 N VERMONT AV	City	Midtown CRA	\$ 6,292.00	6,623.99	0.15
232813072500005042	605 EMMA ST	City	Midtown CRA	\$ 740.00	435.01	0.01
232813072500005045	605 EMMA ST	City	Midtown CRA	\$ 7,961.00	6,633.69	0.15
232812038000002190	830 W 13TH ST	City	Midtown CRA	\$ 1,740.00	3,479.99	0.08
232812055500009031	332 W 7TH ST	City	Midtown CRA	\$ 5,698.00	5,426.91	0.12
232812040000009070	643 W 11TH ST	City	Midtown CRA	\$ 4,138.00	4,356.25	0.10
242817191000002060	1319 E PARKER ST	City	Out	\$ 6,569.00	6,858.98	0.16
232822094000002150	2220 W LANIER ST	City	Out	\$ 6,525.00	8,699.74	0.20
232815000000024350	236 N CHESTNUT RD	City	Out	\$ 4,750.00	8,092.94	0.19
232824112000004182		City	Midtown CRA	\$ 5,147.00	4,289.98	0.10
232824112000004010	1105 OLIVE ST	City	Midtown CRA	\$ 31,675.00	23,463.71	0.54
232812038000005130	831 W CRAWFORD ST	City	Midtown CRA	\$ 2,220.00	3,699.99	0.08

Parcel ID	Address	Owner	CRA	Assessed Value	Sq. ft.	Acres
232812038000005010	805 W CRAWFORD ST	City	Midtown CRA	\$ 5,504.00	15,725.47	0.36
232813067500006081	529 W MAGNOLIA ST	City	Midtown CRA	\$ 13,407.00	5,829.76	0.13
232812050500009080	724 W 8TH ST	CRA	Midtown CRA	\$ 45,740.00	4,386.42	0.10
232812055500007120	1249 N NEW YORK AV	CRA	Midtown CRA	\$ 4,368.00	3,013.25	0.07
242807171000003010	1046 GILMORE AV	CRA	Midtown CRA	\$ 30,168.00	19,463.31	0.45
232812057101000390	1626 BLOSSOM CR E	CRA	Midtown CRA	\$ 15,897.00	6,000.01	0.14
232812050500011120	638 W 9TH ST	CRA	Midtown CRA	\$ 30,972.00	4,385.99	0.10
232812050500007040	637 W 6TH ST	CRA	Midtown CRA	\$ 5,044.00	4,387.05	0.10
232812051500004010	1134 KETTLES AV	CRA	Midtown CRA	\$ 8,835.00	9,299.98	0.21
242818204000002020	836 N VERMONT AV	CRA	Midtown CRA	\$ 7,717.00	7,015.99	0.16
232812050500001030	711 W 5TH ST	CRA	Midtown CRA	\$ 3,947.00	4,387.49	0.10
232812055500014070	410 W 6TH ST	CRA	Midtown CRA	\$ 69,550.00	5,861.39	0.13
232812051500003070	719 W 3RD ST	CRA	Midtown CRA	\$ 9,449.00	9,449.94	0.22
242818199000003190	403 N STELLA AV	CRA	Midtown CRA	\$ 10,000.00	2,798.54	0.06
232812052500002160	940 W 5TH ST	CRA	Midtown CRA	\$ 6,730.00	6,731.26	0.15
232812057101000470	1635 FRUITWOOD DR	CRA	Midtown CRA	\$ 15,900.00	6,000.04	0.14
242818204000002030	834 N VERMONT AV	CRA	Midtown CRA	\$ 57,267.00	14,540.59	0.33
242807171000003030	1036 GILMORE AV	CRA	Midtown CRA	\$ 75,948.00	49,000.07	1.12
232813067500003030	712 PEAR ST	CRA	Midtown CRA	\$ 6,433.00	7,150.03	0.16
232812050500004070	531 W 5TH ST	CRA	Midtown CRA	\$ 4,605.00	4,387.56	0.10
232812040000009080	645 W 11TH ST	CRA	Midtown CRA	\$ 5,227.00	4,356.25	0.10
242807171000003080	1045 N VERMONT AV	CRA	Midtown CRA	\$ 15,030.00	9,697.50	0.22
232812057101000540	1703 FRUITWOOD DR	CRA	Midtown CRA	\$ 15,897.00	5,999.99	0.14
232812055000002021	606 W 5TH ST	CRA	Midtown CRA	\$ 20,064.00	3,000.09	0.07
232812042500001050	1416 N LINCOLN AV	CRA	Midtown CRA	\$ 7,560.00	16,799.97	0.39
232812039000000011	811 W 5TH ST	CRA	Midtown CRA	\$ 14,904.00	12,640.38	0.29