

RESOLUTION

A RESOLUTION OF THE PENSACOLA DOWNTOWN IMPROVEMENT BOARD IDENTIFYING THE NEED TO OBTAIN A HIGH QUALITY MIXED-INCOME RESIDENTIAL DEVELOPMENT OF SCALE WITHIN THE DOWNTOWN AREA AND/OR CLOSE-IN OLDER NEIGHBORHOODS AS A TOP PRIORITY GOAL

WHEREAS, for many years, the Pensacola Downtown Improvement Board have sought to establish more affordable housing options in the downtown district or in the older neighborhoods around downtown; and

WHEREAS, providing sufficient units of sound housing stock at an affordable price within the City Center of Pensacola has long been a goal for the Pensacola Downtown Improvement Board; and

WHEREAS, The Pensacola Downtown Improvement Board has assisted for many years with the removal of slum and blight influences that prevent deterioration of property values and neighborhood decline; and

WHEREAS, the need for significant numbers of quality affordable housing units in areas where many want to live still remains despite the best efforts of the community to date; and

WHEREAS, other communities have addressed such housing needs through one or more development partnerships with experienced national residential developers that have a proven commitment to the challenges of neighborhood revitalization; and

WHEREAS, development partners with proven records of engaging the community to obtain high-quality mixed-income residential developments of scale on scattered sites within a defined and planned area have yielded the most successful results over time; and

WHEREAS, a mixed-income housing development of scale that incorporates historic preservation, adaptive re-use, and appropriate new construction in-fill would be most advantageous to the process of building an urban neighborhood; and

WHEREAS, successful mixed-income residential developments have project partners that understand the need for economic and social integration of the neighborhood, the need to stay involved in the community for the long-term, and the need to incorporate appropriate commercial and institutional uses with the new residential products; and

WHEREAS, housing developments of the type envisioned require extensive with multi-layered financial partnerships involving neighborhood groups, financial institutions, foundations, state and local governments, and federal agencies; and

WHEREAS, the realization of such a mixed-income and mixed-use residential project of scale will ensure that the targeted area/neighborhood will be economically diverse, architecturally appropriate and pleasing, functional, connected, and offer a clear sense of place to residents and visitors alike.


NOW, THEREFORE, BE IT RESOLVED BY THE PENSACOLA DOWNTOWN IMPROVEMENT BOARD THAT:

Achievement of a mixed-income residential development of scale in the downtown and/or close-in older neighborhoods is hereby reaffirmed as a top priority for the agency; and any private development entity or entities experienced with such developments of scale in a urban setting are encouraged and invited to attempt such a project in this community; and

BE IT FURTHER RESOLVED THAT the Pensacola Downtown Improvement Board pledges to work closely with any such experienced housing development entity that brings forward a proposal for establishment of a mixed-income and mixed-use residential community of scale within the downtown area and/or close-in older neighborhoods around downtown for the realization of this most important community priority.

ADOPTED this 4th day of August 2009.


Burney Merrill
Chairman
Pensacola Downtown Improvement Board


Franklin D. Kimbrough
Secretary & Executive Director
Pensacola Downtown Improvement Board