

# CITY OF HOMESTEAD CRA

Community Redevelopment Plan Amendment

# NEED FOR THE AMENDMENT

- Update the Redevelopment Goals and Initiatives
- Continue to eliminate blight
- Implement a comprehensive redevelopment program
- Respond to impacts and challenges from the:
  - Great Recession
  - Hurricane Irma
  - COVID-19
- Extend the life of the CRA

## ASSESSMENT OF NEED

- Blight conditions still exist
- Provide much needed infrastructure
- Economic conditions require continuing the CRA programs
- Strong stakeholder support for the CRA and its programs

# ASSESSMENT OF NEED

- Chapter 163, Florida Statutes defines “blight” as the existence of 2 of 15 criteria. Eleven (11) are present in the Homestead CRA.

1. Defective street/traffic conditions
2. Limited property value growth
3. Unsanitary or unsafe conditions
4. Site deterioration
5. Inadequate building patterns
6. Falling lease rates
7. Vacancy rates
8. Crime
9. Emergency service calls
10. Building code violations
11. Ownership diversity

# ASSESSMENT OF NEED



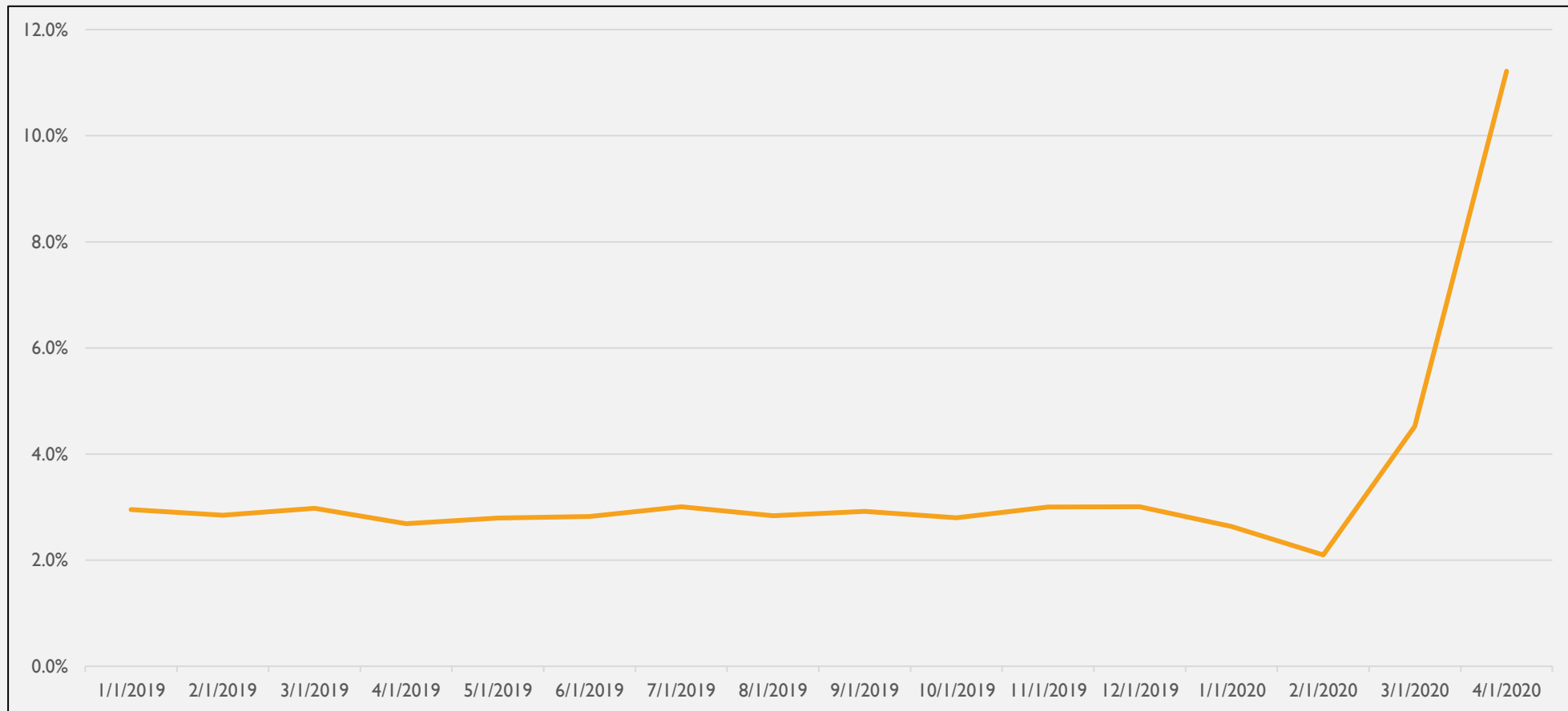
# MARKET CONDITIONS RETAIL VACANCY



# MARKET CONDITIONS OFFICE VACANCY

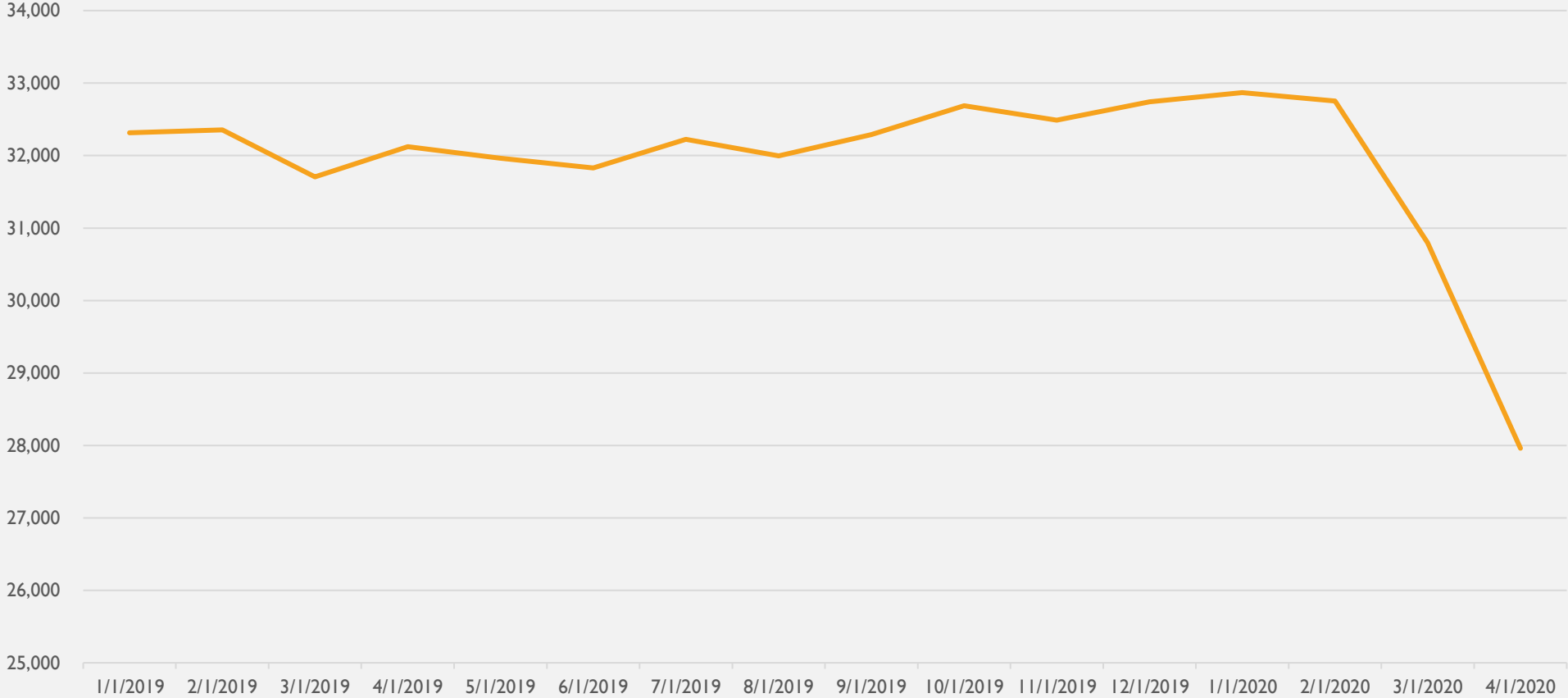


# MARKET CONDITIONS UNEMPLOYMENT RATE

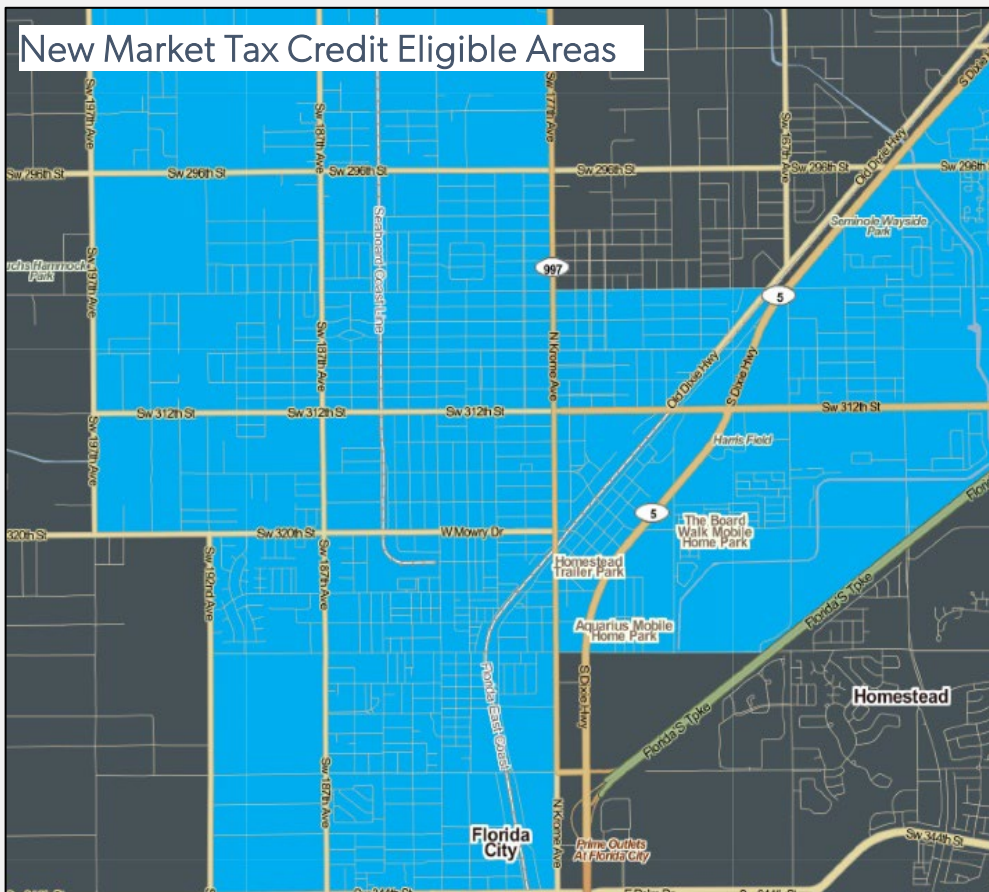




# MARKET CONDITIONS LABOR FORCE PARTICIPATION

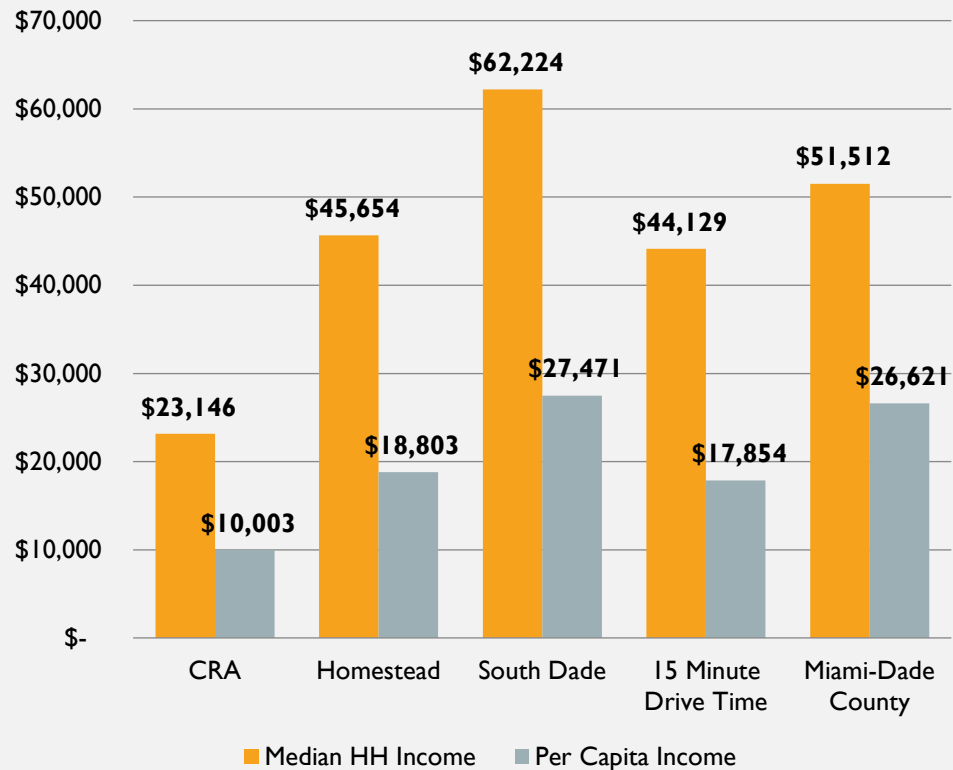


# MARKET CONDITIONS FINANCING

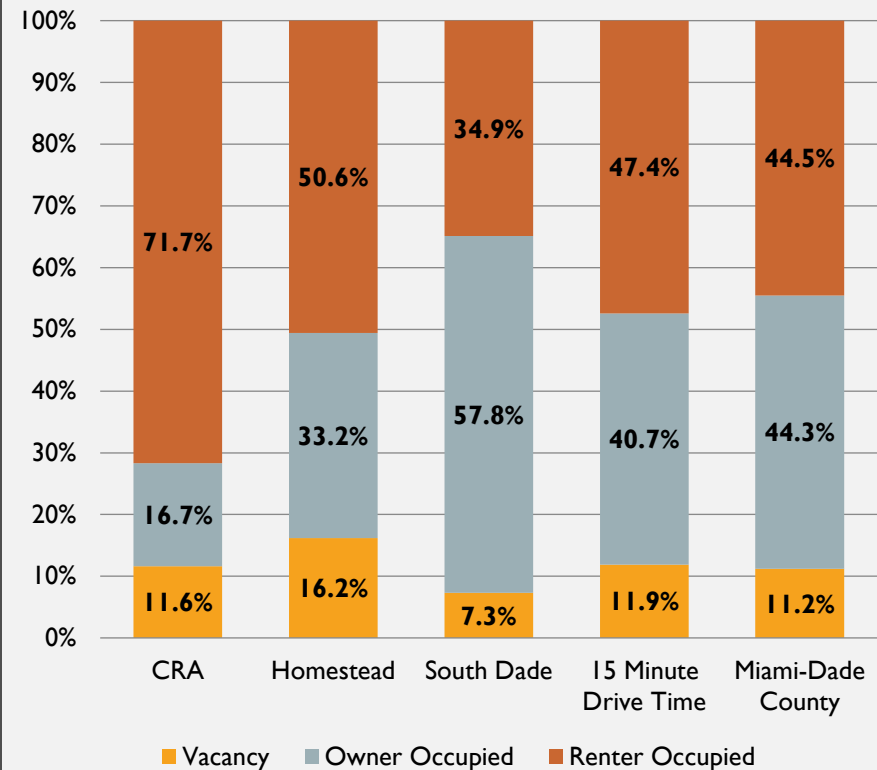


# MARKET CONDITIONS

## Income Characteristics



## Housing Unit Vacancy



# REDEVELOPMENT GOALS

- Plan Concept
  - Economic Development
  - Public Improvements and Infrastructure
  - Housing and Residential Development
  - Transportation, Transit and Parking
  - Redevelopment Support

# REDEVELOPMENT GOALS

- Economic Development
  - A thriving downtown district
  - Viable commercial corridors
  - Target industries
  - Cultural arts
  - Branding and marketing
- Public Improvements and Infrastructure
  - Coordinate public improvements
  - Support neighborhood improvement initiatives

# REDEVELOPMENT GOALS

- Housing and Residential Development
  - Work with the private sector to create a “healthy mix” of housing
  - Work with the City to encourage mixed-use, affordable, workforce and mixed-income housing
- Transportation, Transit and Parking
  - Encourage safe, convenient, efficient and effective transportation and transit
  - Create efficient and attractive parking
- Redevelopment Support
  - Redevelopment friendly land use regulations
  - Use of borrowing and land acquisition and disposition to achieve CRA goals
  - Provide economic incentives that support CRA goals

# FINANCIAL PROJECTIONS

- Utilizing an annual growth rate of 3%, the extension of the Homestead CRA by 30 years will generate an estimated \$84 million in Tax Increment Revenue.
- Accounting for potential higher average annual growth and additional increment from new construction and renovation activity, we estimate the potential generation of between \$84 and \$125 million over a 30-year period.
- A very initial estimate of implementation costs is provided on the following slide.
- The CRA Plan is a guiding document that identifies goals and authorizes the CRA to engage in certain redevelopment activities.
  - Specific project prioritization and funding will be made during annual budget and project planning processes.

# FINANCIAL PROJECTIONS

- **Initial Implementation Estimates**

- **Economic Development** **\$20-37 million**
  - Public/Private Partnerships (P3) and mixed-use development \$5-12 million
  - Economic Development Initiatives \$15-25 million
    - Merchant Assistance
    - Community Policing
    - Cultural Arts Economic Development
    - Property Rehabilitation
    - Business Attraction and Target Industry Initiatives
- **Public Improvements and Infrastructure** **\$35-50 million**
  - Streetscape and Infrastructure Projects \$20-30 million
  - Community Enhancements \$15-20 million



# FINANCIAL PROJECTIONS

- **Initial Implementation Estimates**

- **Housing/Residential Development**

**\$15-23 million**

- Public Sector Initiatives
    - Homebuyer Assistance
    - Other Public Sector Housing Initiatives

- **Transportation, Transit & Parking**

**\$6.5-9 million**

- Implementation Strategies for Transportation and Transit
    - Local Circulator Support
    - Bicycle Friendly Initiatives

- **Redevelopment Support**

**\$5-8 million**

- Land Use, Zoning, Building Codes
    - Land Acquisition and Disposition
    - Economic Incentives

# TIMELINE

- General guidance
  - Initiatives that generate Tax Increment Revenue (TIR) are needed early to generate funding for other initiatives that do not directly generate TIR.
  - Projects that do not generate TIR generally reach significant levels during the middle years however, there are instances where a project is needed early in order to attract private investment. During this time projects that stabilize neighborhoods also receive focus, especially residential quality of life projects. Economic development remains a priority during this time.
  - The later years generally focus on additional projects that continue to grow the tax base and improve quality of life and economic conditions, and also which position the area to succeed in the marketplace following the sunset of the redevelopment area.

## KEY NEXT STEPS

- CRA and City approval of the Plan Amendment
- Transmittal to Miami-Dade County
- Presentation to Miami-Dade County TIF Committee (County Staff)
- Negotiation with County Staff of an amendment to the Interlocal Agreement
- Approval by Miami-Dade County Board of County Commissioners Commission Committee
- Approval by Miami-Dade County Board of County Commissioners

# CITY OF HOMESTEAD CRA

Community Redevelopment Plan Amendment