



The Holistic Planning Group

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FROM: Rachel Bach, AICP
TO: Naranja Lakes CRA Board of Directors
SUBJECT: Action Plan Implementation Update
DATE: August 24, 2009

BACKGROUND

On April 8, 2009 the Naranja Lakes CRA Action Plan Subcommittee met to recommend priorities for programs identified in the Naranja Lakes Action Plan. The following priorities were identified by the Board.

1. Economic Development Programs (CDBG Grant)
2. Housing Programs
3. Education

UPDATE

Economic Development Activities

To date, the Naranja Lakes Community Redevelopment Agency has awarded funding to four (4) businesses within the CRA and provided technical assistance to two (2) existing businesses, providing information on local and state economic incentives. Furthermore, the Naranja Lakes CRA Staff has made contact with approximately 75 existing businesses all licensed businesses in the Naranja Lakes CRA received the first edition of the Naranja Lakes CRA Newsletter.

The Naranja Lakes CRA Staff, has pursued other sources of funding and programming outside of CRA Tax Increment Funds, including preservation of Commission District 8-CDBG funds and new programs

funded under the 2009-10 CDBG Programs economic development activities. Currently CRA Staff are evaluating property ownership patterns in the Commercial districts of the CRA and making contact with large or vacant property owners to engage them in private sector development. Staff also provides linkages and information to local businesses on state and local tax incentives and grants available through other agencies.

Housing Activities

At its last meeting, the Naranja Lakes CRA approved a twofold Housing Rehabilitation Strategy with local partners. First, the Board approved exploring a partnership with the Naranja Princeton Community Development Corporation (CDC) on housing rehabilitation and related projects. NLCRA Staff are working with the CDC to negotiate a draft Memorandum of Understanding and any necessary amendments to County contracts to provide residential rehabilitation grants in the CRA. The NLCRA still has \$14,100 budgeted toward residential rehabilitation projects.

Second, the Board also authorized Staff to negotiate an agreement with the Miami Dade Office of Community and Economic Development to expend Neighborhood Revitalization Strategy funding for foreclosure acquisition and rehabilitation within the NLCRA. This will provide the CRA two concurrent approaches to housing rehabilitation, one serving existing homeowners and one acquiring a rehabilitating vacant properties for homeownership.

Education Activities

The Naranja Lakes CRA issued its first newsletter in April 2009. Newsletters are a great communication and education tool for the businesses and residents of the CRA. The next issue due out in September 2009 will feature information about educational resources offered through the new Naranja Lakes Library and back to school information from Mandarin Lakes K-8.

Once dedicated, the Caleb Community Center can be a hub for community based educational services. NLCRA Staff is identifying partner organizations to provide seminars and short term training and tutoring. Staff will also continue to work with the Boys and Girls Club on the Royal Colonial Park Center and identify opportunities to partner on community activities in advance of their new facility.

Community Policing

NLCRA Staff are currently evaluating the feasibility of a Weed and Seed Community Designation Application. An application for the surrounding area was submitted for the area last year and could be repackaged this year for potential funding.

Next Steps to Implementation:

- FY 09/10 NLCRA Public Goals and Objectives Workshop and Preliminary Budget
- September 2009 Newsletter publication
- Negotiate interagency Memorandums of Understanding to implement Housing Rehabilitation Strategy – potential use of FY 09/10 budgeted funds as matching grants.

- Identify community education workshops and seminars that can be held at the Caleb Community Center.
- Commercial vacant property analysis and property owner outreach
- Weed and Seed Community Designation Application
- Implementation Plan for FY 09/10 CRA Goals and Objectives

NARANJA LAKES CRA ACTION PLAN UPDATE – AUGUST 2009

N/S = Not Started

CATEGORY SHORT TERM	RECOMMENDATION	IMPLEMENTING ACTIONS	BUDGET/FUNDING	STATUS
Economic Development	Develop a database to analyze existing businesses and create a mailing list of businesses within the CRA using Business Tax data		FY 08/09 budgeted Consulting Services	Mailing lists for grant and newsletter were created. Received numerous newsletters back, staff is updating list on checking status of businesses.
	Create and implement an economic development grant program.	Contract with Miami Dade County Initiate Grant Program	FY 08/09 CDBG Economic Development set aside \$70,000.00 Business Assistance Grant \$15,900.00	MD OECD recaptured CDBG funds. NLCRA awarded two (2) grants and two (2) revolving loans in the total amount of \$15,000
	Inventory existing business assistance programs and providers and conduct a public awareness campaign and educational seminars.		FY 08/09 budgeted Consulting Services	Staff has met with and provided information on business opportunities to (2) two businesses in the NLCRA
Housing	Implement policies and programs to encourage homeownership and discourage further rental development.	Staff is recommending an NSP bonus program for contractors and home purchaser	FY 08/09 budgeted Consulting Services Housing Rehabilitation \$14,100.00	Staff is working with Naranja Princeton CDC to expand its scope for Residential Rehabilitation Grants to include the NLCRA. Staff is also evaluating a potential joint venture on a parcel west

CATEGORY SHORT TERM	RECOMMENDATION	IMPLEMENTING ACTIONS	BUDGET/FUNDING	STATUS
				<p>of Dixie Highway</p> <p>Staff is working with Miami Dade OCED to develop a program to ensure foreclosure and property acquisition concentrated in the NLCRA for rehabilitation as owner occupied.</p>
	<p>Conduct a survey of dilapidated, vacant and nuisance residential properties and regularly monitor turnover.</p>	<p>Coordination with MDPD and MD Neighborhood Compliance</p>	<p>FY 08/09 budgeted Consulting Services</p>	<p>Staff is beginning a windshield survey and working with Team Metro to identify dilapidated, foreclosed and nuisance property in single family. This will be used to identify a targeted residential improvement area.</p>
	<p>Conduct an analysis of housing affordability expirations for Public and LHTI housing and identify opportunities to transition to homeownership or other managed housing programs.</p>		<p>FY 08/09 budgeted Consulting Services</p>	<p>N/S</p> <p>Recommended FY 09/10</p>
<p>Infrastructure</p>	<p>Inventory proposed and maintenance related improvements planned for NLCRA/conduct a needs assessment.</p>		<p>FY 08/09 budgeted Consulting Services</p>	<p>Waiting on updates of infrastructure improvements from original Moss Plan.</p>

CATEGORY SHORT TERM	RECOMMENDATION	IMPLEMENTING ACTIONS	BUDGET/FUNDING	STATUS
	Develop a NLCRA Capital Plan for infrastructure, communication facilities and enhancements.		FY 08/09 budgeted Consulting Services	Same as above
	Conduct a lighting feasibility study		FY 08/09 budgeted Consulting Services	Staff is coordinating with Commissioner Sorenson's office, who has already started some of this analysis
Environment	Identify funding strategies for development of Royal Colonial		FY 08/09 budgeted Consulting Services and Staff salaries.	Boys and Girls Club presented to Board and received support of their project from NLCRA Board
	Identify potential sites that could benefit from the Florida Brownfields Program		FY 08/09 budgeted Consulting Services and Staff salaries.	N/S – Recommended FY 09/10
CRA Administration	Initiate annual program planning and benchmarking, inclusive of community input		FY 08/09 budgeted Consulting Services	Measurable Objectives report for Fiscal Year 2009/10, shall be adopted in conjunction with CRA/TIF budget, per the NLCRA Plan. Annual Informational Workshop to be scheduled prior to end of Fiscal Year, to solicit input from area residents, per the NLCRA Plan.
	Project Advocacy and intergovernmental coordination		FY 08/09 budgeted Consulting Services	Direct outreach to Naranja Lakes Businesses for CDBG and NLCRA grant programs

CATEGORY SHORT TERM	RECOMMENDATION	IMPLEMENTING ACTIONS	BUDGET/FUNDING	STATUS
				completed.
	Create communications and collateral pieces and disperse information to businesses and residents regarding other resources to meet goals	Create and distribute a newsletter	FY 08/09 budgeted Consulting Services \$8,000.00	NLCRA Newsletter distributed June 1, 2009. Next issue September 1. Article submissions and ideas due by July 15, 2009.
	Identify and conduct community events such as housing and job fairs, crime prevention awareness and neighborhood clean ups	Partnership event with Naranja Skills Center and Elementary School	Ongoing, budgeted funds and donations.	Staff is coordinating with Mandarin Lakes K-8 to provide updates in the CRA newsletter. Staff is also identifying programming partners, such as tutoring, housing and small business seminars for the Caleb Center when it opens.
	Tax Roll Analysis of land use, values and exemptions		FY 08/09 budgeted Consulting Services	Staff is conducting an analysis of commercial property owners, and conducting outreach to determine future redevelopment plans
	Create a grant program to assist existing public and not for profit organizations in programs that meet Redevelopment Goals		FY 08/09 budgeted Consulting Services	N/S