

# Memorandum



**Date:** October 21, 2008

**To:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

Agenda Item No. 5(H)

**From:** George M. Burgess  
County Manager

**Subject:** Amendments to North Miami Community Redevelopment Agency Redevelopment Plan

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## **Recommendation**

It is recommended that the Board of County Commissioners (the "Board") adopt the attached resolution approving the amendments to the North Miami Community Redevelopment Agency (the "Agency") Redevelopment Plan (the "Plan"). The Plan amendments provide for the implementation of community policing innovation as defined by Florida State Statutes, and further define the Agency's Affordable Housing Policy in the North Miami Community Redevelopment Area (the "Area").

## **Scope**

This resolution allows for the implementation of community policing innovation, and further defines the terms of the Plan's Affordable Housing Policy. The area lies within County Commission Districts 1, 2, 3, and 4 (see Exhibit A).

## **Fiscal Impact/Funding Source**

This resolution has no fiscal impact upon the Agency or Miami-Dade County.

## **Track Record/Monitor**

This resolution does not provide for contracting with any specific entity. It approves amendments to the Agency's Community Redevelopment Plan.

## **Background**

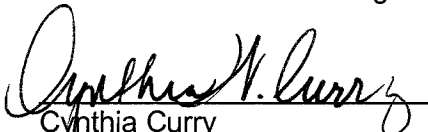
In 1969, the Florida Legislature enacted the Community Redevelopment Act of 1969 as it is contained in part III of Chapter 163, Florida Statutes, as amended (the "Act"). The Act authorizes counties and municipalities in the State of Florida to: 1) create community redevelopment agencies, 2) prepare redevelopment plans for certain defined areas within their boundaries designated as community redevelopment areas, and 3) delegate redevelopment powers to the Agency at the discretion of the County and City, after a finding has been made determining that slum or blight exists within a defined area.

On July 13, 2004, the Board adopted R-837-04, accepting the Finding of Necessity (FON) study for the Area, demonstrating the existence of slum and blight and substantiating that the area is in need of redevelopment and that it meets the requirements of Florida Statutes to create a Community Redevelopment Agency. The City of North Miami (the "City") prepared a Plan for the Area which was adopted by the Agency and the City Council. On June 7, 2005, the Board adopted Resolution R-610-05, approving Phase 1 of the Plan.

The first proposed Plan amendment incorporates the definition of community policing innovation used in Section 163.340(23) of Florida State Statutes (see Exhibit B). That definition includes any "policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in criminal activity through visible presence of police in the community, including, but not limited to community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol." The amendment allows the Agency to install and maintain security systems in the Area and to supplement the standard police presence with additional foot or motorized patrols. Agency funding of activities authorized in the Plan is not intended to replace municipal funding for existing crime prevention activities.

The second proposed Plan amendment allows the Agency to adjust the residency and income eligibility requirements for the Affordable Housing Program provided that the amended criteria meet existing local, state, or federal affordable or workforce housing program requirements (see Exhibit C). The residency requirement may be amended to reduce or eliminate the required residency period or to provide exceptions to the residency period for essential services personnel. The amendment also allows the Agency to adjust the maximum affordable housing loan amount provided that the subsidy does not exceed \$50,000 or any higher amount that does not exceed Miami-Dade County's affordable or workforce housing guidelines.

The North Miami Community Redevelopment Agency and the City of North Miami Council approved the amendment on July 8, 2008. The Tax Increment Financing Coordinating Committee reviewed these amendments on August 4, 2008 and recommended them for Board approval.



Cynthia Curry  
Senior Advisor to the County Manager

Attachments

cmo22808

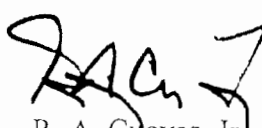


# MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

DATE: October 21, 2008

FROM:   
R. A. Cuevas, Jr.  
County Attorney

SUBJECT: Agenda Item No. 5(H)

Please note any items checked.

\_\_\_\_\_ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

\_\_\_\_\_ 6 weeks required between first reading and public hearing

\_\_\_\_\_ 4 weeks notification to municipal officials required prior to public hearing

\_\_\_\_\_ Decreases revenues or increases expenditures without balancing budget

\_\_\_\_\_ Budget required

\_\_\_\_\_ Statement of fiscal impact required

\_\_\_\_\_ Bid waiver requiring County Manager's written recommendation

\_\_\_\_\_ Ordinance creating a new board requires detailed County Manager's report for public hearing

\_\_\_\_\_ Housekeeping item (no policy decision required)

\_\_\_\_\_ No committee review

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 5(H)  
10-21-08

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING AMENDMENTS TO THE  
COMMUNITY REDEVELOPMENT PLAN FOR THE NORTH  
MIAMI COMMUNITY REDEVELOPMENT AGENCY

**WHEREAS**, the legislature of the State of Florida enacted the Community Redevelopment Act of 1969 (the "Act") during the 1969 Legislative Session, which enactment is presently codified in Florida Statutes as Part III of Chapter 163; and

**WHEREAS**, all powers arising through the Act are conferred upon Counties with home rule charters, which in turn are authorized to delegate the exercise of such powers within the boundaries of a municipality to the governing body of such municipality; and

**WHEREAS**, on July 13, 2004, the Board of County Commissioners of Miami-Dade County, Florida (the "Board") adopted Resolution No. R-837-04, accepting a Finding of Necessity, declaring that a condition of slum and blight existed in the area described in that portion of the City of North Miami shown in the attached Exhibit "A" (the "Area"), determined that it was necessary to redevelop the Area, and delegated to the City Council the authority to exercise the redevelopment powers conferred upon the Board within the Area in accordance with the Act, to enable the City Council to declare the need for, create, and delegate powers to a community redevelopment agency, and to initiate, prepare and adopt a plan of redevelopment for final approval by the Board; and

**WHEREAS**, on June 7, 2005, the Board approved Resolution R-610-05, adopting the Community Redevelopment Plan for the Area (the "Plan"); and

**WHEREAS**, the City now desires to amend the Plan to allow Community Policing Innovation as defined in Florida Statutes, Chapter 163.340 (23); and

**WHEREAS**, the City now desires to amend the Plan to further define the description of, and qualifications for, the Affordable Housing Program; and

**WHEREAS**, this Board desires to accomplish the purpose outlined in the accompanying memorandum, a copy of which is incorporated herein by this reference,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that:

Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. The Board approves the amendment to Section 1.1.6 of the Plan, Redevelopment Goals and Objectives, as adopted by the Agency and the City, and shown in Exhibit "B."

Section 3. The Board approves the amendment to Section 3.3.3.2 of the Plan, Outline Description of the Affordable Housing Policy, as adopted by the Agency and The City, and shown in Exhibit "C."

The foregoing resolution was offered by Commissioner  
who moved its adoption. The motion was seconded by Commissioner  
and upon being put to a vote, the vote was as follows:

|                                    |                    |
|------------------------------------|--------------------|
| Bruno A. Barreiro, Chairman        |                    |
| Barbara J. Jordan, Vice-Chairwoman |                    |
| Jose "Pepe" Diaz                   | Audrey M. Edmonson |
| Carlos A. Gimenez                  | Sally A. Heyman    |
| Joe A. Martinez                    | Dennis C. Moss     |
| Dorin D. Rolle                     | Natacha Seijas     |
| Katy Sorenson                      | Rebeca Sosa        |
| Sen. Javier D. Souto               |                    |

The Chairperson thereupon declared the resolution duly passed and adopted this 21<sup>st</sup> day of October, 2008. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Shannon D. Summerset

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## Boundary Description

### City of North Miami Community Redevelopment Area Boundary

The City of North Miami Community Redevelopment Area Boundary (CRA) consists of one main contiguous boundary as well as other areas that are separate from the main boundary.

For the purpose of this description, the starting point of the main contiguous boundary is the point on the western boundary of the City of North Miami (City) which is located at the centerline of NW 17<sup>th</sup> Avenue approximately 30 feet south of the Opa Locka Boulevard and NW 17<sup>th</sup> Avenue intersection. The boundary then proceeds south along the city boundary until it jogs east approximately 220 feet along the rear of the row of parcels located directly south of the centerline of 128<sup>th</sup> Street. It then proceeds south to 127<sup>th</sup> Street. It then turns west approximately 220 feet to the centerline of NW 17<sup>th</sup> Avenue. It proceeds south along the city boundary to NW 119<sup>th</sup> Street and travels east along the centerline until it reaches the western limited access Right-of-Way (R/W) line adjacent to Interstate I-95. The CRA boundary proceeds north until it reaches the centerline of 121<sup>st</sup> Street. It proceeds east along 121<sup>st</sup> Street until it reaches the centerline of NW 2<sup>nd</sup> Avenue where it then turns right and travels south along the centerline until it reaches the centerline of NE 119<sup>th</sup> Street. The CRA boundary then travels east along the centerline of NE 119<sup>th</sup> Street approximately 900 feet. It then turns left and travels north approximately 200 feet. The CRA boundary then turns right approximately 230 feet and then turns left and travels north approximately 220 feet. It then jogs right and travels for approximately 210 feet until it reaches the centerline of North Miami Avenue. The CRA boundary turns left and travels approximately 160 feet to the north along the centerline of North Miami Avenue. It then turns right at the intersection of North Miami Avenue and NE 121<sup>st</sup> Street. The CRA boundary travels east approximately 650 feet until it reaches the intersection of NE 1<sup>st</sup> CT. It then travels south approximately 200 feet until it reaches the south R/W line of NE 120<sup>th</sup> Street and then turns left and travels east approximately 700 feet until it reaches the intersection of NE 2<sup>nd</sup> Avenue. It then turns left and travels north along the west R/W line of NE 2<sup>nd</sup> Avenue until it reaches the southern R/W line of NE 123<sup>rd</sup> Street, where it turns left and travels west approximately 830 feet until it reaches the eastern R/W line of NE Miami Place. It then turns right and travels north approximately 175 feet and then turns west along the northern R/W line of NE 123<sup>rd</sup> Terrace. It then travels north 360 feet to the rear of the parcels directly south of NE 125<sup>th</sup> Street, where it then turns right and proceeds east along the southern parcel lines of the parcels directly south of NE 125<sup>th</sup> Street approximately 1,260 feet until it reaches the western R/W line of NE 2<sup>nd</sup> Avenue. It then jogs right approximately 40 feet and turns left and travels east along the southern parcel line of the parcel directly south of NE 125<sup>th</sup> Street approximately 530 feet until it reaches the western edge of Biscayne Canal. It then turns right traveling southeasterly approximately 1,190 feet where it then jogs right southwesterly approximately 10 feet and again jogs left continuing along the western edge of Biscayne Canal approximately 90 feet. It then turns east and travels in a straight line until it reaches the centerline of NE 121<sup>st</sup> Street. The CRA boundary travels east along the centerline of NE 121<sup>st</sup> Street and crosses over the Florida East Coast Railway line (FEC). It continues along the centerline of NE 121<sup>st</sup> Street until it turns left at the intersection of NE 14<sup>th</sup> Avenue. It travels north along the eastern R/W line of NE 14<sup>th</sup> Avenue approximately 590 feet and then jogs slightly to the east until it reaches the southern R/W line of NE 123<sup>rd</sup> Street. It then turns right along the southern R/W line of NE 123<sup>rd</sup> Street and travels easterly until it reaches NE 16<sup>th</sup> Avenue. It turns right and travels south along the western R/W line of NE 16<sup>th</sup> Avenue until it reaches NE 121<sup>st</sup> St. The CRA boundary then turns left along NE 121<sup>st</sup> Street and travels east until it hits the eastern R/W line of Biscayne Boulevard. The boundary travels north along the eastern R/W line of Biscayne Boulevard until it reaches a point that is approximately 200 feet north of the centerline of NE 135<sup>th</sup> Street. The CRA boundary then turns left and travels west approximately 870 feet until it reaches the FEC. It then travels north along the FEC lines approximately 300 feet and then jogs 200 feet in a northwesterly direction. It then jogs north along Arch Creek approximately 330 feet to the southern parcel lines of the parcels south of NE 137<sup>th</sup> Terrace. It then turns left and goes west until it reaches the eastern R/W line of NE 16<sup>th</sup> Avenue. The CRA boundary then travels south along the eastern R/W line of NE 16<sup>th</sup> Avenue approximately 270 feet. It then turns right and

travels westerly approximately 330 feet to the northwest corner of the parcel located at the northwest corner of the intersection of NE 16<sup>th</sup> Avenue and NE 135<sup>th</sup> Street. It then turns left and travels south approximately 140 feet to the southern parcel lines of the parcels south of NE 136<sup>th</sup> Street. It then turns right and travels west until it reaches the eastern R/W line of NE 14<sup>th</sup> Avenue and turns right and goes north until it reaches the southern R/W line of NE 140<sup>th</sup> Street. It then turns right and goes east until it reaches the eastern R/W line of NE 16<sup>th</sup> Avenue where it turns left and travels north until it reaches the southern R/W line of NE 141<sup>st</sup> Street. It turns right and goes east along the southern R/W line of NE 141<sup>st</sup> Street until it reaches NE 16<sup>th</sup> Court. It then travels south along the western R/W line of NE 16<sup>th</sup> Court until it reaches the southern R/W line of NE 140<sup>th</sup> Street. It then goes east until it reaches the creek and then travels in a northwesterly direction approximately 500 feet. It then travels north until it hits the southern R/W line of NE 142<sup>nd</sup> Street and turns right and travels west approximately 530 feet and then turns right and travels south approximately 360 feet. It then turns left and travels east until it hits the FEC R/W and the boundary of the City, where it then turns left and follows the FEC R/W and the boundary of the City northerly approximately 330 feet and jogs slightly left at the point where the City's boundary and the FEC R/W diverge and travels north approximately 480 feet. It then turns left and travels west until it reaches the western R/W line of NE 20<sup>th</sup> Lane and turns right and travels until it reaches the northern R/W line of NE 144<sup>th</sup> Street. The CRA boundary turns left and then travels west until it reaches the centerline of NE 18<sup>th</sup> Avenue. It then turns left and travels south until it reaches NE 143<sup>rd</sup> Street. It then turns right and travels west along NE 143<sup>rd</sup> Street until it reaches NE 12<sup>th</sup> Avenue. It then turns right and travels north along the centerline of NE 12<sup>th</sup> Avenue until it reaches NE 149<sup>th</sup> Street. It then turns left and travels west along NE 149<sup>th</sup> Street until it reaches NE 11<sup>th</sup> Avenue. It then turns left and travels south along NE 11<sup>th</sup> Avenue until it reaches NE 147<sup>th</sup> Street. It then turns right and travels west one block and then turns right and travels north along NE 10<sup>th</sup> Court until it reaches NE 149<sup>th</sup> Street. It then turns left and travels west on 149<sup>th</sup> Street until it reaches the centerline of NE 10<sup>th</sup> Avenue. It then turns left and travels south on NE 10<sup>th</sup> Avenue until it reaches NE 147<sup>th</sup> Street. The CRA boundary then jogs right until it reaches the western R/W line of NE 10<sup>th</sup> Avenue and jogs left and travels south until it reaches the northern R/W line of NE 143<sup>rd</sup> Street. It then turns right and travels west until it reaches the eastern R/W line of NE 8<sup>th</sup> Avenue where it turns right and goes north until it reaches the southern R/W line of NE 145<sup>th</sup> Street. It then turns left and travels west until it reaches the eastern R/W line of NE 6<sup>th</sup> Avenue where it turns right and travels north until it hits the City's boundary. It then turns left and travels west following the City's boundary approximately 380 feet at which point the CRA and City boundary turns left and travels south until it reaches NE 143<sup>rd</sup> Street. It then turns right and travels west along NE 143<sup>rd</sup> Street until it reaches NE 4<sup>th</sup> Avenue. It then turns left travels south on NE 4<sup>th</sup> Avenue until it reaches NE 139<sup>th</sup> Street. The CRA boundary then travels west approximately 730 feet and then turns left and travels south approximately 1330 feet until it reaches NE 135<sup>th</sup> Street. It then turns left and travels east on NE 135<sup>th</sup> Street until it reaches NE 4<sup>th</sup> Avenue. It then turns right and travels south on NE 4<sup>th</sup> Avenue approximately 170 feet where it turns left and travels along the southern parcel lines of the parcels directly south of NE 135<sup>th</sup> Street until it reaches the western R/W line of NE 5<sup>th</sup> Avenue. It then turns right and travels south until it reaches the northern R/W line of NE 131<sup>st</sup> Street where it turns right and travels west until it reaches the eastern R/W line of NE 4<sup>th</sup> Avenue. It then turns left and travels south until it reaches the southern R/W line of NE 129<sup>th</sup> Street where it turns left and travels east until it reaches the western R/W line of NE 5<sup>th</sup> Avenue. It then turns right and travels south approximately 900 feet where it turns right and travels west approximately 190 feet and jogs slightly northwesterly approximately 30 feet. It then jogs left and travels west until it reaches NE 4<sup>th</sup> Avenue where it turns left and travels south approximately 150 feet and turns right and travels west approximately 420 feet. It then turns right and travels north approximately 150 feet where it turns right and travels east approximately 50 feet. It then turns left and travels north approximately 80 feet until it reaches the southern parcel lines of the parcels directly south of NE 127<sup>th</sup> Street where it turns left and travels west until it reaches the eastern R/W line of NE 3<sup>rd</sup> Avenue. It then turns right and travel north until it reaches NE 131<sup>st</sup> Street where it turns left and travels west until it comes to Griffin Boulevard. It then turns left and travels south on the western R/W line of Griffin Boulevard approximately 2000 feet to a point that is at the northern parcel line of the parcel directly north of NE 125<sup>th</sup> Street. It then turns right and travels west until it reaches the Biscayne Canal where it jogs northwesterly approximately 60 feet and turns left and crosses over the Biscayne Canal and travels along the northern parcel line of the row of parcels directly north of NE 125<sup>th</sup> Street until it reaches NE 2<sup>nd</sup> Avenue. The CRA boundary then jogs right and travels north on NE 2<sup>nd</sup> Avenue approximately 30 feet where it turns left travels west along the northern boundary of the second row of parcels directly north of



Exhibit A

NE 125<sup>th</sup> Street until it reaches North Miami Avenue. It then turns right and travels north until it reaches NE 127<sup>th</sup> Terrace where it jogs left to the centerline of North Miami Avenue and continues to travel along the centerline of North Miami Avenue until it reaches NW 128<sup>th</sup> Street. It then turns left and travels west along the centerline of NW 128<sup>th</sup> Street until it reaches NW 2<sup>nd</sup> Avenue. The CRA boundary then turns right and travels north along the centerline of NW 2<sup>nd</sup> Avenue until it reaches NW 139<sup>th</sup> Street. It then turns left and travel west along the centerline of NW 139<sup>th</sup> Street until it reaches NW 5<sup>th</sup> Avenue. It then turns right and travels north along the centerline of NW 5<sup>th</sup> Avenue until it reaches NW 143<sup>rd</sup> Street. The CRA boundary turns left at NW 143<sup>rd</sup> Street and travels west until it reaches NW 7<sup>th</sup> Avenue. It then turns left and travels south along the centerline of NW 7<sup>th</sup> Ave until it reaches NW 135<sup>th</sup> Street. It then turns right and travels west along NW 135<sup>th</sup> Street until it reaches NW 12<sup>th</sup> Avenue. It then turns right and travels north along the centerline of NW 12<sup>th</sup> Avenue until it reaches Opa Locka Boulevard where it turns left and travels west until it reaches the point of beginning at the centerline of NW 17<sup>th</sup> Avenue along the western boundary line of the City. The CRA boundary also includes the area that is bordered by NW 137<sup>th</sup> Street, NW 17<sup>th</sup> Avenue, NW 15<sup>th</sup> Avenue and NW 139<sup>th</sup> Street.

The CRA boundary excludes those areas that are bordered by NW 135<sup>th</sup> Street, NW 13<sup>th</sup> Avenue, NW 131<sup>st</sup> Street and NW 16<sup>th</sup> Avenue.

The CRA boundary excludes those areas that are bordered by NE 125<sup>th</sup> Street, NE 123<sup>rd</sup> Street, Biscayne Canal and Griffin Boulevard less the first parcel directly south of NE 125<sup>th</sup> Street.

The CRA boundary excludes those areas that are bordered by NW 127<sup>th</sup> Street, NW 2<sup>nd</sup> Avenue, NW 126<sup>th</sup> Street, and NW 6<sup>th</sup> Avenue and twenty-three properties fronting on the south side of NW 126<sup>th</sup> Street, from NW 2<sup>nd</sup> Avenue on the east to NW 6<sup>th</sup> Avenue on the west plus the second property directly south of NW 126<sup>th</sup> Street and fronting on the west side of NW 5<sup>th</sup> Avenue.

The CRA boundary excludes those areas that are bordered by NW 123<sup>rd</sup> Street, NW 6<sup>th</sup> Avenue, NW 124<sup>th</sup> Street, and NW 2<sup>nd</sup> Avenue and twenty properties fronting on the north side of NW 124<sup>th</sup> Street, from and including the second property directly east of NW 6<sup>th</sup> Avenue on the west to NW 2<sup>nd</sup> Avenue on the east plus the second property directly north of NW 124<sup>th</sup> Street and fronting on the west side of NW 5<sup>th</sup> Avenue.

The CRA boundary excludes those parcels owned by Johnson and Wales University and more specifically having the following PCN numbers: 0622290070010, 0622290070170, 0622290070190, 0622290070200, 0622290070210, 0622290070280, 0622290070290, 0622290070300, 0622290070310, 0622290070320, 0622290070630, 0622290070810, 0622290080552, 0622290080558, 0622290080559, 0622290550050, 0622290550060, 0622290550160, 0622290570010, 0622290570070 and 0622290570080.

A separate CRA boundary starts at the intersection of NE 146<sup>th</sup> Street and NE 18<sup>th</sup> Avenue and proceeds east approximately 830 feet and then turns left and travels north approximately 960 feet along the eastern parcel line of the parcels directly east of NE 18<sup>th</sup> Avenue. It then crosses NE 149<sup>th</sup> Street and turns left and travels west approximately 160 feet to the eastern parcel line of the fifth parcel east of NE 18<sup>th</sup> Avenue where it turns right and travels north until it reaches the northern parcel line of the parcels directly north of NW 149<sup>th</sup> Street. It then turns left and travels west along the northern parcel line of the parcels directly north of NW 149<sup>th</sup> Street until it reaches NW 18<sup>th</sup> Avenue where it turns left and travels south until it reaches the point of beginning at the intersection of NE 146<sup>th</sup> Street and NE 18<sup>th</sup> Avenue.

An additional separate CRA Boundary includes the "Munisport" property east of Biscayne Boulevard and adjacent mangrove preserve areas east to the adjacent FIU property on the east and three properties fronting on the north side of NE 151<sup>st</sup> Street, from Biscayne Boulevard east to and including the property directly east of FIU Stadium Drive.

An additional separate CRA Boundary starts at the northwest corner of the parcel that is located north of NE 121<sup>st</sup> Street facing the easterly R/W of NE 18<sup>th</sup> Avenue. The boundary proceeds east along the northern parcel line of the parcels directly north of NE 121<sup>st</sup> Street and turns north along the western parcel line of the parcel west of NE 19<sup>th</sup> Avenue. The boundary jogs west approximately 65 feet before continuing north along the western parcel line of the parcel west of NE 19<sup>th</sup> Avenue

below NE 123<sup>rd</sup> Street until it reaches the southern R/W line of NE 123<sup>rd</sup> Street. It then travels east on the southern R/W line of 123<sup>rd</sup> Street to the intersection of the of Sans Souci Boulevard and then turns right, southeasterly, to the southern boundary of the alley paralleling, and to the east of NE 123<sup>rd</sup> Street. It then proceeds west to the southern boundary of the R/W of the alley to the north of, and paralleling, Sans Souci Boulevard. It then proceeds southwesterly along the southern boundary of the alley to the intersection of NE 17<sup>th</sup> Road and turns right on the easterly R/W of NE 18<sup>th</sup> Avenue to the point of beginning.

Furthermore the CRA boundary shall include the following R/W's as follows:

1. NW 5<sup>th</sup> Avenue between NW 123<sup>rd</sup> Street and NW 127<sup>th</sup> Street
2. NW 4<sup>th</sup> Avenue between NW 123<sup>rd</sup> Street and NW 127<sup>th</sup> Street
3. NE Miami Place between NE 124<sup>th</sup> Terrace and NE 125<sup>th</sup> Street
4. NE 1<sup>st</sup> Avenue between NE 124<sup>th</sup> Street and NE 125<sup>th</sup> Street
5. NE 1<sup>st</sup> Court between NE 124<sup>th</sup> Street and NE 125<sup>th</sup> Street
6. NE 2<sup>nd</sup> Avenue between NE 123<sup>rd</sup> Street and NE 125<sup>th</sup> Street
7. NE 2<sup>nd</sup> Court between NE 119<sup>th</sup> Street and NE 125<sup>th</sup> Street
8. NE 124<sup>th</sup> Terrace between North Miami Avenue and NE Miami Place
9. NE 124<sup>th</sup> Street between NE Miami Place and NE 2<sup>nd</sup> Court
10. NE 123<sup>rd</sup> Street between NE Miami Place and NE 2<sup>nd</sup> Court
11. NE 122<sup>nd</sup> Street between NE 2<sup>nd</sup> Avenue and NE 3<sup>rd</sup> Court
12. NE 121<sup>st</sup> Terrace between NE 2<sup>nd</sup> Avenue and NE 3<sup>rd</sup> Court
13. NE 127<sup>th</sup> Street between NE Miami Court and NE 2<sup>nd</sup> Avenue
14. NE 127<sup>th</sup> Terrace between North Miami Avenue and NE Miami Court
15. NE 2<sup>nd</sup> Avenue between NE 125<sup>th</sup> Street and NE 127<sup>th</sup> Street
16. NE 1<sup>st</sup> Court between NE 125<sup>th</sup> Street and NE 127<sup>th</sup> Street
17. NE 1<sup>st</sup> Avenue between NE 125<sup>th</sup> Street and NE 127<sup>th</sup> Street
18. NE Miami Place between NE 125<sup>th</sup> Street and NE 127<sup>th</sup> Street
19. NE Miami Court between NE 125<sup>th</sup> Street and NE 127<sup>th</sup> Terrace
20. NE 134<sup>th</sup> Street between NE 4<sup>th</sup> Avenue and NE 5<sup>th</sup> Avenue
21. NE 132<sup>nd</sup> Terrace between NE 4<sup>th</sup> Avenue and NE 5<sup>th</sup> Avenue
22. NE 132<sup>nd</sup> Street between NE 4<sup>th</sup> Avenue and NE 5<sup>th</sup> Avenue
23. NE 131<sup>st</sup> Street between NE 3<sup>rd</sup> Avenue and NE 4<sup>th</sup> Avenue
24. NE 130<sup>th</sup> Street between NE 3<sup>rd</sup> Avenue and NE 4<sup>th</sup> Avenue
25. NE 129<sup>th</sup> Street between NE 3<sup>rd</sup> Avenue and NE 4<sup>th</sup> Avenue
26. NE 128<sup>th</sup> Street between NE 3<sup>rd</sup> Avenue and NE 5<sup>th</sup> Avenue
27. NE 127<sup>th</sup> Street between NE 3<sup>rd</sup> Avenue and NE 5<sup>th</sup> Avenue
28. NE 4<sup>th</sup> Avenue between NE 126<sup>th</sup> Street and NE 135<sup>th</sup> Street
29. NE 4<sup>th</sup> Court between NE 132<sup>nd</sup> Terrace and NE 134<sup>th</sup> Street
30. NE 7<sup>th</sup> Court between NE 145<sup>th</sup> Street and NE 147<sup>th</sup> Street
31. NE 8<sup>th</sup> Avenue between NE 145<sup>th</sup> Street and NE 147<sup>th</sup> Street
32. NE 145<sup>th</sup> Street between NE 6<sup>th</sup> Avenue and NE 10<sup>th</sup> Avenue
33. NE 144<sup>th</sup> Street between NE 7<sup>th</sup> Court and NE 10<sup>th</sup> Avenue
34. NE 15<sup>th</sup> Court between NE 136<sup>th</sup> Street and NE 137<sup>th</sup> Street
35. NE 136<sup>th</sup> Street between NE 14<sup>th</sup> Avenue and NE 15<sup>th</sup> Avenue
36. NE 137<sup>th</sup> Street between NE 14<sup>th</sup> Avenue and NE 15<sup>th</sup> Avenue
37. NE 138<sup>th</sup> Street between NE 14<sup>th</sup> Avenue and NE 15<sup>th</sup> Avenue
38. NE 139<sup>th</sup> Street between NE 14<sup>th</sup> Avenue and NE 15<sup>th</sup> Avenue
39. NE 13<sup>th</sup> Avenue between NE 129<sup>th</sup> Street and NE 135<sup>th</sup> Street
40. NE 129<sup>th</sup> Street between NE 12<sup>th</sup> Avenue and NE 14<sup>th</sup> Avenue
41. NE 130<sup>th</sup> Street between NE 12<sup>th</sup> Avenue and NE 14<sup>th</sup> Avenue
42. NE 131<sup>st</sup> Street between NE 12<sup>th</sup> Avenue and NE 14<sup>th</sup> Avenue
43. NE 132<sup>nd</sup> Street between NE 12<sup>th</sup> Avenue and NE 14<sup>th</sup> Avenue
44. NE 133<sup>rd</sup> Street between NE 12<sup>th</sup> Avenue and NE 14<sup>th</sup> Avenue
45. NE 134<sup>th</sup> Street between NE 12<sup>th</sup> Avenue and NE 14<sup>th</sup> Avenue



[Proposed Changes Are Underlined]

I. OVERVIEW OF THE REDEVELOPMENT PLAN

1.1 THE NEED FOR AND PURPOSE OF THE COMMUNITY REDEVELOPMENT PLAN

1.1.6 Redevelopment Goals and Objectives

Goal 18 – Safety and Security

Goal 18 – Safety, Security and Community Policing Innovations

Improve the security of homes and businesses through initiatives including, but not limited to, the integration of the most advanced design concepts for the prevention of fire, crime and accidents, and the development and implementation of community policing innovations as such innovation are defined by State statutes as may be amended from time to time.

Adequate law enforcement is required to protect property values, commercial activity levels, and the quality of life of the residents within the community redevelopment area. Law enforcement also is important to attract new investment, new development, new businesses, new residents, and remove and prevent blight conditions.

The CRA shall have the authority to pay for the cost of utilizing community policing strategies designed to reduce crime within the community redevelopment area. These strategies may include, but are not limited to, Community Mobilization, Neighborhood Block Watch, Citizen Patrol, Foot Patrol, Bicycle Patrol, Neighborhood Storefront Police Station, Motorized Patrol, and the installation and maintenance of security systems.

Any and all CRA funding for community policing within the redevelopment area would be in addition to any other funding sources for the Police Department. The CRA funding will at no time be used to supplant any of these other sources of funding for the Police Department.

[Proposed Changes Are Underlined]

### III. IMPLEMENTATION PROGRAM

#### 3.3 IMPLEMENTATION PLAN

##### 3.3.3 Affordable Housing Policy

##### 3.3.3.2 Outline Description of the Affordable Housing Policy

###### A. Program

The North Miami Community Redevelopment Agency (the “CRA”) will provide subsidies to qualified residents, either owners or renters, of the City of North Miami (the “Residents”) to assist with the acquisition and/or rehabilitation of qualified primary residences. Subsidies will be provided to the widest number of families needing assistance under the following terms:

2. Amount - The Loan will be for the amount equal to the residual amount required of the Resident, after all required down payments, mortgages and other assistance is taken into account, not to exceed \$50,000, to close on the home or complete the home rehabilitation. The maximum subsidy loan amount can be modified by a resolution adopted by the CRA Board provided that the maximum subsidy (a) can be an amount up to \$50,000 or up to any higher amount that does not exceed Miami-Dade County’s affordable or workforce housing guidelines, and/or (b) can be adjusted to meet any local, state, or federal affordable or workforce housing programs.

###### B. Qualifications for the Loan Program

1. Residency- Residents, either owners or renters, may qualify for the affordable housing Loan program if:

a. The Resident has lived in the City of North Miami for a period of one hundred eighty (180) days prior to adoption of the CRA Plan by the City and Miami-Dade County. The residency requirement can be modified by resolution of the CRA Board (a) to adjust downward or eliminate the required residency period, (b) to provide exceptions from the City residency requirement for all or some categories of “essential services personnel” as may be defined by the City of North Miami and/or Miami-Dade County, and/or (c) to meet any local, state, or federal affordable or workforce housing programs.

2. Income – The Resident is qualified if:

a. The verified household income for homeownership or rehabilitation is equal to or greater than 50% or less than or equal to 120%, of Area Median Income adjusted for family size. The CRA will adopt a threshold equity policy that takes age and special circumstances into consideration. The maximum qualifying household income at the top of the range can be modified by resolution of the CRA Board provided that the maximum income does not exceed Miami-Dade County’s affordable or workforce housing guidelines and/or can be adjusted to meet any local, state, or federal affordable or workforce housing programs.