

WHAT IS A CRA?



- **A district established by the Miami-Dade County Commission that identifies issues that impede economic development and manages projects that are designed to correct those conditions.**
- **Permitted under State Legislation (Chapter 163).**
- **Determine if the area meets the State definition of slum and blight.**
- **Funding is through Tax Increment Financing (TIF) which is based on the additional Taxable Value of the District. The current Taxable Value is frozen and the CRA receives the taxes generated by the added Taxable Value.**
- **Property owners will not pay any additional taxes due to the existence of the CRA.**
- **Funds generated by the CRA must be spent within the boundaries of the CRA.**
- **Lifespan of up to 30 years.**

SLUM CRITERIA

- a) Inadequate provision for ventilation, light, air, sanitation or open spaces**
- b) High density of population**
- c) Existence of conditions that endanger life or property by fire or other causes**

BLIGHT CRITERIA

DETERIORATED STRUCTURES

At least two other conditions (out of 14)

- a) Defective street layout**
- b) Low increase in Taxable Values**
- c) Faulty lot layout**
- d) Unsanitary or unsafe conditions**
- e) Deteriorated improvements**
- f) Inadequate density patterns**
- g) Falling lease rates**
- h) Tax delinquencies**
- i) Vacancy rates higher**
- j) High Crime Rate**
- k) High Fire/ EMS rates**
- l) Violations of Building Code**
- m) Diverse ownership**
- n) Government owned lands with environmental conditions**

Unsafe Structures



Deteriorated Structures - Buildings



Deteriorated Structures - Residential



Deteriorated Structures - Roadways



Deteriorated Structures – Fences/Walls



Deteriorated Structures - Sidewalks



Deteriorated Structures - No Driveways



Deteriorated Structures - Drainage



Property Values Not Keeping up with the County-wide Figures

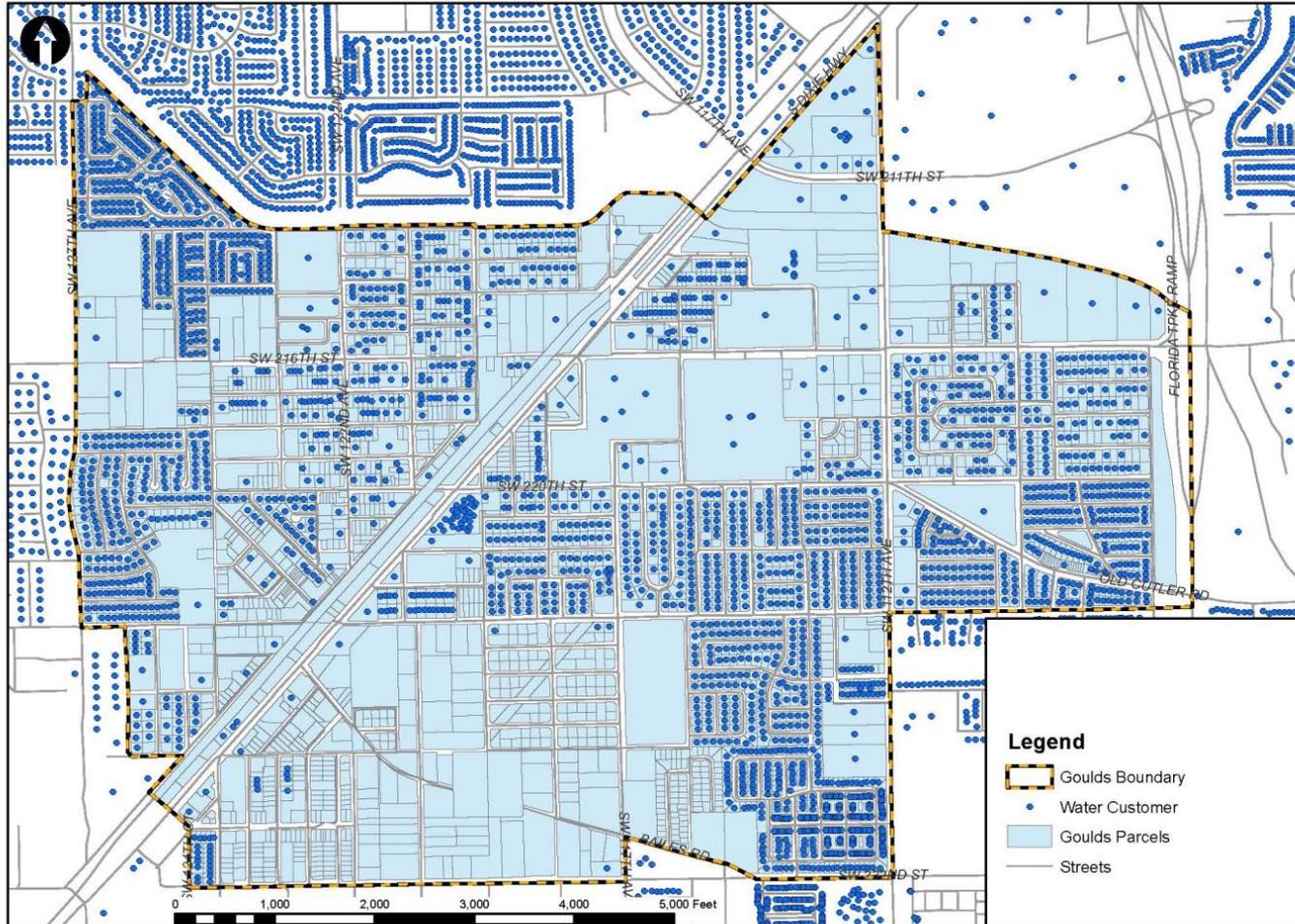
- From 2010 to 2015, Miami-Dade County experienced an increase in property values of 19.85%
- From 2010 to 2015, Goulds experienced an increase in property values of 5.51%

Unsafe or Unsanitary Conditions



- **Curb and Gutter (install 450,090 feet)**
- **Roadways (restore 500,344 feet,)**
- **Sidewalks (install 134,653 feet)**
- **Drainage (install 94,734 feet)**
- **Other Activities**
 - ✦ **Sanitary Sewer**
 - ✦ **Lighting**
 - ✦ **Structures**
- ✦ **Total Cost \$132.5 million,**

Potable Water



Higher Tax Delinquency Rates



- **Tax Delinquencies in the CRA area are eight times higher than for the County as a whole.**

Higher Crime Rates



- **The crime rate for Emergency and Priority responses for the proposed CRA area is 139.5 calls per thousand population per year.**
- **The crime rate for Emergency and Priority responses for the entire unincorporated Miami-Dade County is 50.2 calls per thousand population per year.**

Higher Fire/EMS Rates

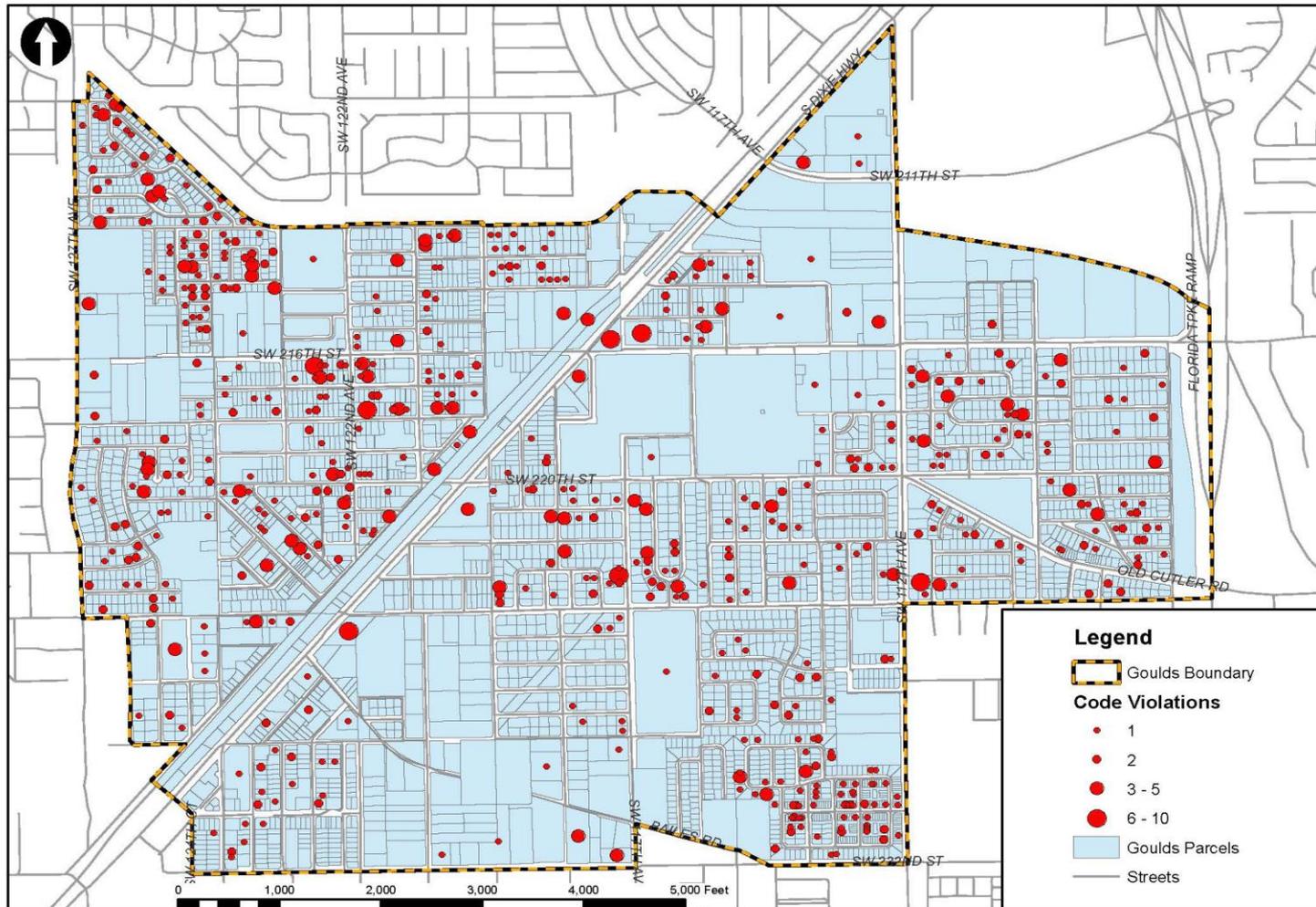


- **Total number of calls in proposed CRA area = 178.8 per one thousand population.**
- **Total number of calls in the entire County service area = 127.8 per one thousand population**

Code Violations

- **Total number of Code Violations in proposed CRA area = 254.9 per one thousand properties.**
- **Total number of calls in the entire County service area = 83.7 per one thousand population**

Violations of Building Code



Summary



- **Potential Richmond Heights CRA area meets all three criteria for Slum designation**
- **Potential Richmond Heights CRA area meets 8 out of 14 criteria for Blight designation**

Public Input



- **Comment on the issues in the community and on the proposed CRA**
- **Public to discuss**

Next Steps



- **Complete the Study and forward to the County**
- **County TIF Committee reviews the Study**
- **Presented to the County Commission for discussion and approval**
- **Establish CRA**
- **Prepare a Redevelopment Plan with community input**