

RESOLUTION No. 2009-22-967

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AMENDING THE CITY'S ANNUAL ACTION PLAN FOR PROGRAM YEAR 2 TO DESIGNATE THE BUNCHE PARK AREA AS A NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) AND TO REALLOCATE \$107,641.09 IN RECAPTURED FUNDS FROM PUBLIC SERVICES PROGRAMS TO THE BUNCHE PARK NRSA HOUSING REHABILITATION PROGRAM; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bunche Park area was identified in the City's 5-Year Consolidated Plan as an area with the highest concentration of low and moderate income residents in the City, and

WHEREAS, the United States Department of Housing and Urban Development ("HUD") urges participating jurisdictions to designate Neighborhood Revitalization Strategy Areas (NRSA) to address the particular concerns for these distressed areas, and

WHEREAS, the City of Miami Gardens would like to designate the Bunche Park as a NRSA in order to increase economic opportunities, provide more appropriate services to the residents, as well as improve the safety and quality of life in the target area, and

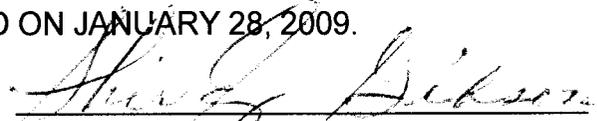
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AS FOLLOWS:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. AUTHORIZATION: The City Council of the City of Miami Gardens hereby authorizes an amendment to the City's Five Year Action Plan to create the Bunche Park NRSA, and authorizes the reallocation of \$107,641.09 from Public Services Programs to the Bunche Park NRSA.

Section 3. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON JANUARY 28, 2009.

  
SHIRLEY GIBSON, MAYOR

ATTEST:

  
RONETTA TAYLOR, MMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, ESQ.  
City Attorney

SPONSORED BY: DANNY CREW, CITY MANAGER

MOVED BY: Vice Mayor Watson  
SECOND BY: Councilman Campbell

VOTE: 7-0

Mayor Shirley Gibson	<u>  X  </u> (Yes)	<u>    </u> (No)
Vice Mayor Barbara Watson	<u>  X  </u> (Yes)	<u>    </u> (No)
Councilman Melvin L. Bratton	<u>  X  </u> (Yes)	<u>    </u> (No)
Councilman Aaron Campbell	<u>  X  </u> (Yes)	<u>    </u> (No)
Councilman Oliver Gilbert, III	<u>  X  </u> (Yes)	<u>    </u> (No)
Councilwoman Sharon Pritchett	<u>  X  </u> (Yes)	<u>    </u> (No)
Councilman André Williams	<u>  X  </u> (Yes)	<u>    </u> (No)

SKD/teh



## City of Miami Gardens Agenda Cover Memo

<b>Council Meeting Date:</b>	<b>January 28, 2009</b>		<b>Item Type:</b> <small>(Enter X in box)</small>	<b>Resolution</b> <b>X</b>	<b>Ordinance</b>	<b>Other</b>
<b>Fiscal Impact:</b> <small>(Enter X in box)</small>	Yes	No	<b>Ordinance Reading:</b> <small>(Enter X in box)</small>	<b>1<sup>st</sup> Reading</b>		<b>2<sup>nd</sup> Reading</b>
		<b>X</b>		<b>Public Hearing:</b> <small>(Enter X in box)</small>	<b>Yes</b>	<b>No</b>
<b>Funding Source:</b>	<small>(Enter Fund &amp; Dept)</small>		<b>Advertising Requirement:</b> <small>(Enter X in box)</small>		<b>Yes</b>	
	<b>CDBG Program Year</b> <b>2</b>			<b>X</b>		
<b>Contract/P.O. Required:</b> <small>(Enter X in box)</small>	Yes	No	<b>RFP/RFQ/Bid #:</b>	<b>N/A</b>		
		<b>X</b>				
<b>Sponsor Name</b>	<b>Danny Crew, City Manager</b>		<b>Department:</b>	<b>Community Development</b>		

**Short Title:**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AMENDING THE CITY'S ANNUAL ACTION PLAN FOR PROGRAM YEAR 2 TO DESIGNATE THE BUNCHE PARK AREA AS A NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) AND TO REALLOCATE \$107,641.09 IN RECAPTURED FUNDS FROM PUBLIC SERVICES PROGRAMS TO THE BUNCHE PARK NRSA HOUSING REHABILITATION PROGRAM; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

**Staff Summary:**

**Background**

The area of Bunche Park was identified in the 5-Year Consolidated Plan (2006-2011) as an area with the highest concentration of low and moderate income residents in the City. Over 70 percent of the residents in this area have an income of less than 80 percent of the area median income according to the US Census (Area Median Income is \$43,450 for a three-person household). US HUD encourages participating jurisdictions to designate Neighborhood Revitalization Strategy Areas (NRSA) to address the particular concerns for these distressed areas.

An NRSA facilitates partnerships between neighborhood residents, financial institutions, the private sector and the City that will utilize problem-resolution techniques to achieve substantial improvements in the neighborhood. These partnerships will be instrumental in identifying specific projects that will impact the community. The designation of the Bunche Park NRSA (BPNRSA) provides a methodology to increase economic opportunities, provide more appropriate services to the residents, as well as improve the safety and quality of life in the target area.

One of the benefits to the City of having an NRSA designation includes a reduction the record-keeping requirements. Since it has already been determined that the residents in the area are all low-income, no additional documentation or certification would be necessary for participants in city funded programs implemented in this area. The NRSA would also allow the City to maximize the allocation of CDBG funds with greater flexibility.

In order to establish an NRSA, participating jurisdictions are required to conduct community meetings with all stakeholders within the designated boundaries. Two (2) meetings were held with stakeholders (residents) of the Bunche Park NRSA. At the first meeting on July 24, 2008 the staff explained the HUD regulations as it relates to the program and received comments from the residents of their concerns and ideas for revitalizing the neighborhood. The second meeting was held on October 16, 2008. During this meeting, staff presented the proposed rehabilitation programs and proposed timeline, which would include an exterior paint program and right of way/infrastructure improvements. To ensure maximum coordination and leveraging of resources, other City Departments were also in attendance at the second meeting including, Code Enforcement, Public Works, Parks and Recreation and the Police Department. Each department made a presentation to residents and residents had an opportunity to ask questions and voice concerns as it related to each Department. Since the meeting, the clean out of drains in the area has already commenced.

### **Current Situation**

The Community Development Department provided HUD with a preliminary plan of the proposed NRSA designation and HUD posed no opposition to the proposed plan. Administratively, what is required to create the NRSA is an amendment to the Action Plan (Program Year 2) officially including the revitalization strategy for the area and outlining the activities to be carried out within the area. In addition to creating the NRSA and outlining the activities to be carried out, it is intended that funds be allocated to carry out the proposed activities. Staff recommends that funding for the proposed activities be achieved by utilizing recaptured funds from previously funded activities that did not utilize all of their allocated funding. The chart below provides a breakdown of the activities and funds being recaptured.

<b>Agency /Activity</b>	<b>Reduction</b>	<b>Increase</b>	<b>Recommended Action</b>
City of Miami Gardens, Dept of Parks & Recreation/Public Service	6,235.67		De-obligation of funds
Concerned African Women, Inc./Public Service	1,784.25		De-obligation of funds
Independent Living Community Services, Inc./Public Service	58,800.20		De-obligation of funds
Department of Community Development/Public Service	40,820.97		De-obligation of funds
Department of Community Development/Housing Rehab(Bunche Park NRSA)		107,641.09	Allocation of funds
<b>Total Funding Adjustments</b>	<b>\$107,641.09</b>	<b>\$107,641.09</b>	

The attached resolution seeks Council approval to amend the City's Annual Action Plan for Program Year 2 and to approve the allocation of funds to be used for proposed activities within the established NRSA.

**Proposed Action:**

Staff recommends Council approval of the attached resolution amending the City's Annual Action Plan for Program Year 2 and the allocation of recaptured funds from Public Services programs to the Bunche Park NRSA Housing Rehabilitation program.

**Attachment:**

- NRSA Document

**City of Miami Gardens  
Neighborhood Revitalization Strategy Area (NRSA)  
Bunche Park**

**Executive Summary**

Development of Neighborhood Revitalization Strategy Areas (NRSAs) facilitates partnerships between community organizations, neighborhood residents, financial institutions, the private sector and the City that will utilize problem-resolution techniques to achieve substantial improvements in the neighborhood. The creation of an NRSA would also allow greater flexibility in the use of CDBG funds as described in HUD regulation 24 CFR Part 570, subpart C.

These partnerships will be instrumental in identifying specific projects that will impact the community and maximize the allocation of CDBG funds. Benefits of the Bunche Park NRSA would include increasing economic opportunities, providing appropriate services to resident, improving safety and quality of life in the target area. Another benefit of creating an NRSA is a reduction in record-keeping requirements. Since it is determined that residents in the area are all low-income the requirement for individual household certification of eligibility is waived.

Programs and activities will be developed with an emphasis on serving the low-income residents of the Bunche Park neighborhood. The City will also coordinate with other federal and state grant programs and local initiatives to reach the goals set by the NRSA.

**Background**

The City of Miami Gardens conducted visioning sessions as a part of the consolidated planning process. Public outreach was a core component of the process. Residents and stakeholders were engaged in constructive and pragmatic discussions of the overall "quality of life" issues in the City. Through this outreach, a long list of "real needs" was identified for the community. These needs were then prioritized by the associated HUD goals. These goals include decent housing, a suitable living environment and expanded economic opportunities.

This neighborhood revitalization strategy will address the needs identified in the suitable living environment category. In this category, residents and stakeholders placed high priority on improving safety and livability of neighborhoods, increasing access to quality public and private facilities and services, reducing isolation of income groups within areas through spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods.

## Boundaries

The boundaries of the Bunche Park NRSA include contiguous census tracts 403.5, 402.3, and 402.4. These tracts encompass an area from NW 151<sup>ST</sup> Street to the south, NW 22<sup>nd</sup> Avenue to the east, to NW 167<sup>th</sup> Street to the North, to NW 27<sup>th</sup> Avenue to the west. The NRSA has an asymmetrical shape on the west side that deviates from NW 27<sup>th</sup> Avenue to NW 24<sup>th</sup> Avenue along NW 155<sup>th</sup> Street.

## Demographic Criteria

Based on data from US HUD and the US Census Bureau, low- to moderate income residents make up approximately 87.8% of the population, with 32% of residents in the very-low income category. Almost 40% of the residents in the area are age 65 years and older.

## Consultation

An initial meeting was held with residents in the target revitalization area. During this meeting residents were introduced to the NRSA process. This was followed by an open forum for residents to express their ideas and vision for revitalization of the neighborhood. The chart below shows results of this forum, categorized by HUD priorities.

### Prioritization of HUD Goals

<b>DECENT HOUSING</b>
Reduction in vacant homes
Retention of affordable housing stock
Supply of housing for elderly population
<b>SUITABLE LIVING ENVIRONMENT</b>
Improving Safety
Infrastructure Improvements
Creation of public facilities for elderly population
Restoration and preservation of aesthetic values (Painting/Fencing)
Conservation of energy and resources
<b>EXPANDED ECONOMIC OPPORTUNITIES</b>
Job training & placement
Small business stabilization and incentives
Provision of jobs to area residents

## **Assessment**

Bunche Park NRSA is primarily a residential neighborhood. According to the 2000 Census, more than 70% of the residents in the Bunche Park neighborhood are classified as low and moderate income residents. This area represents the highest concentration of low and moderate income residents citywide. As such, the City of Miami Gardens will work with area stakeholders, residents, businesses, and financial institutions to develop a neighborhood revitalization strategy to serve this area. This strategy will allow the City greater flexibility to provide economic incentives.

## **Economic Empowerment**

Programs encouraging economic empowerment in the Bunche Park NRSA will be developed using strategies that will produce realistic results. Programs focused on job training and placement, attracting new businesses and façade improvements to existing businesses are being considered for implementation. Because of the aging housing stock, it is essential to design programs that will restore and improve the existing housing stock. These programs could consist of painting and fencing, energy conservation modifications and improvements to public spaces. Local business owners offering these services will be given priority to provide in this program. The use of local businesses will provide an opportunity to reinvest in the community.

The City has already implemented several programs including, an in-home assessment program for elderly residents. The in-home assessment program connects senior citizens with needed health-care and social service programs that are available to eligible residents. The City has also partnered with a NeighborWorks affiliated agency to provide a foreclosure intervention program for residents.

The City currently has several housing programs for low- to moderate income residents including a rehabilitation program, a disaster recovery assistance program, and a first-time homebuyer down payment assistance program. Economic development programs in the City include a business incentive program and a façade improvement program that assists small business owners.

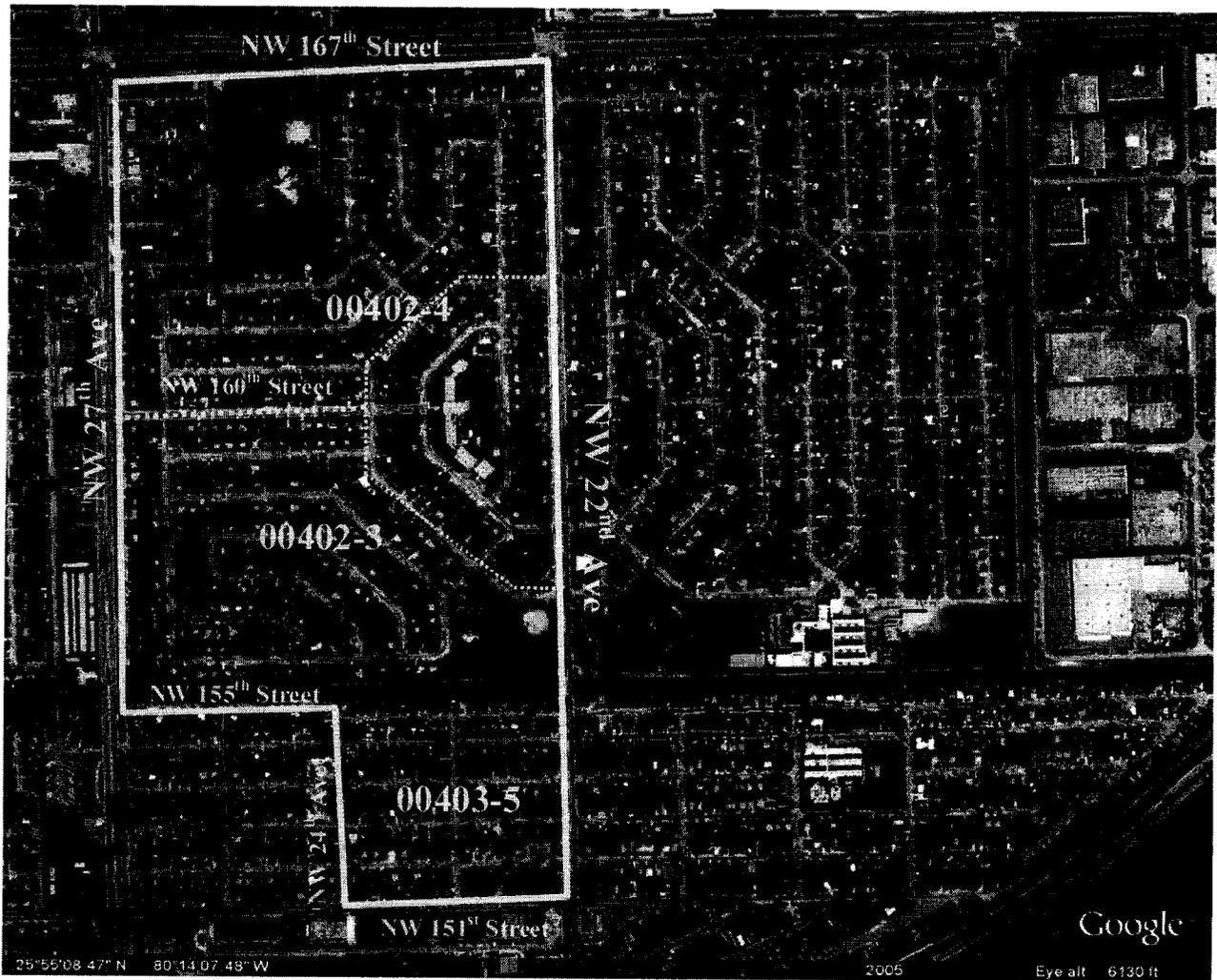
## **Performance Measurement**

Performance of these programs will be measured by the success and effectiveness of the programs. The impact each program has on the quality of life for the residents and business owners in the City of Miami Gardens will also be measured.

Program accomplishments will be quantified by indicators listed below:

- the number of homes rehabilitated
- the number of assessments performed and type of service provided or linked to
- the number of business owners receiving financial assistance
- the number of new businesses implemented
- the number of families assisted in foreclosure prevention/intervention programs

## Bunche NRSA Boundaries



NW 22<sup>nd</sup> Avenue to the east, NW 167<sup>th</sup> Street to the north, NW 27<sup>th</sup> Ave to the west, NW 155<sup>th</sup> Street to the south  
Also includes area from NW 24<sup>th</sup> Ave to NW 151<sup>st</sup> Street (to NW 22<sup>nd</sup> Ave)