

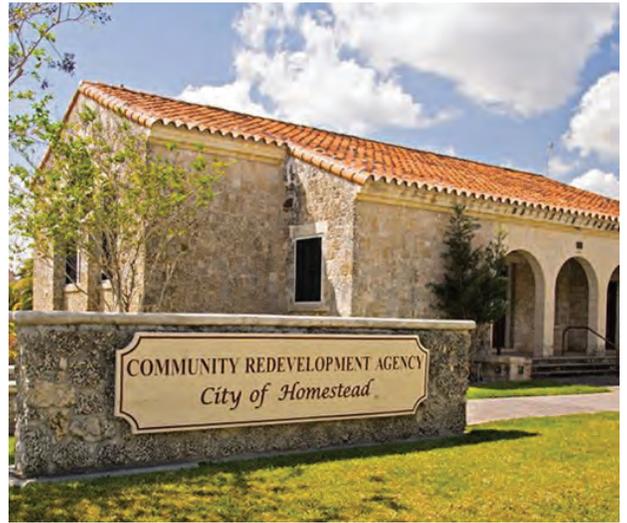


2023 / 2024

CRA ANNUAL REPORT

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HOMESTEAD
COMMUNITY
REDEVELOPMENT
AGENCY

TRANSFORMING
HOMESTEAD

- ▶ Strengthening Communities
- ▶ Empowering Businesses
- ▶ Elevating Our City's Future

CRA Board



Steven D. Losner
Chairman



Sean L. Fletcher
Vice-Chair



Tom Davis
Board Member



Jennifer N. Bailey
Board Member



Larry Roth
Board Member



Erica G. Ávila
Board Member



Clemente Canabal
Board Member



What is a CRA?

Under Florida law (Chapter 163, Part III), local governments are able to designate Community Redevelopment Areas to assist in the elimination of slum and/or blighting conditions within the area. A Community Redevelopment Agency (CRA) is a dependent taxing district established by local government to administer activities within these designated areas.

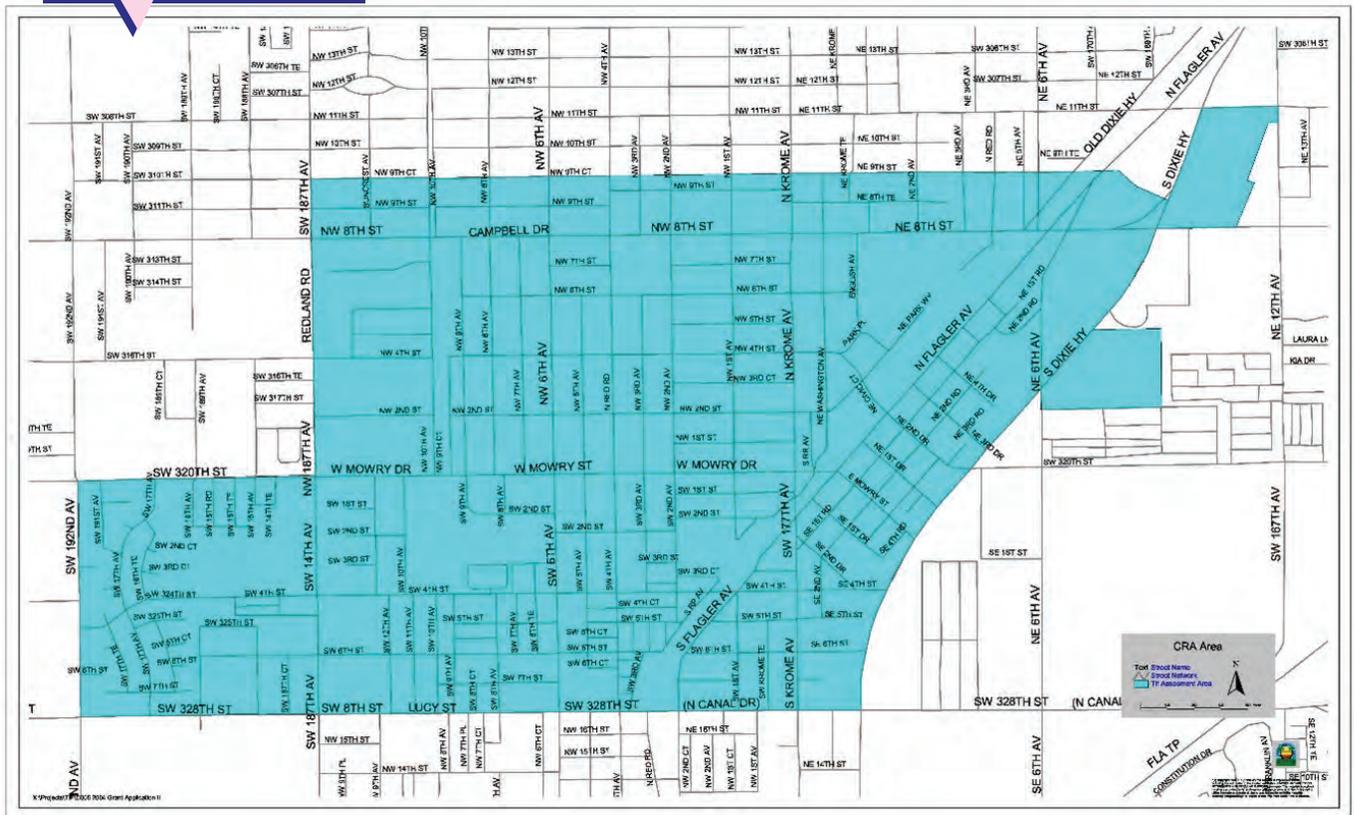
MISSION STATEMENT

The mission of the CRA is to revitalize the Redevelopment Area and to provide an economic stimulus such that the future value of property within the Community Redevelopment Area will be optimized areas.

DESIGNATED CRA AREA

The Homestead CRA was created in 1994 following Hurricane Andrew's devastation. Its goal is to fight neighborhood deterioration and eliminate blight within the designated area. Since its inception, the CRA has implemented comprehensive strategies to promote community redevelopment in various neighborhoods within the area, including the Historic Downtown District.

CRA Boundary Map



Financials

► BUDGET | FY 2023-2024

TOTAL BUDGET \$8,918,160

TAX INCREMENT REVENUE \$5,392,884

EXPENDITURES \$4,769,399

**CARRY FORWARD TO FY 24-25 AND
FY 25-26 FOR CAPITAL PROJECTS** \$4,148,761

► BUDGET HIGHLIGHTS

Capital Projects	\$2.1M
Infrastructure and Land Acquisition	\$1.1M
Grants Programs	\$1M
Project Implementation	\$600k
Public Safety	\$500k



► FLORIDA SPECIAL TAXING DISTRICTS ACCOUNTABILITY PROGRAM METRICS

Registered Agent	Nzeribe “Zerry” Ihekwa, PhD, PE, Executive Director
CRA Director	Jared Beck, AICP, FRA-RA
Mailing Address	212 NW 1st Avenue, Homestead, FL 33030
Office Address	212 NW 1st Avenue, Homestead, FL 33030
Telephone	305.224.4480
Fax	305.224.4589
Email	Jbeck@homesteadfl.gov
Website	www.homesteadfl.gov/547/Community-Redevelopment-Agency
County	Miami-Dade
Local Governing Authority	Homestead CRA Board
Date Established	1994
Creation Documents	R-93-07-60: declared certain areas of the City of Homestead as slum or blighted areas as defined in Section 163.340. R-97-07-57: declared itself a Community Redevelopment Agency under Section 163.356 and 163.357. R-94-06-51: established a redevelopment trust fund. R-10-72-20: resolution extending the operation period.
Board Selection	Identical to Local Governing Authority
Revenue	Tax Increment Financing
Most Recent Update	May 2020
Total # of Activities Started	41
Total # of Activities Completed	19
Base Year Taxable Value (1994)	\$85,619,084
Taxable Value (2023 / 2024)	\$629,190,820
Tax Increment Value (2023 / 2024)	\$543,571,736
Tax Increment Generated (2023 / 2024)	\$5,392,884
Prior Year Carry Forward (2022 / 2023)	\$3,525,276
Total Budget (2023 / 2024)	\$8,918,160
Tax Increment Expended	\$4,769,399
Trust Fund Balance Carried Forward	\$4,148,761*

**In Fiscal Years 24 / 25 and continuing through Fiscal Years 26 / 27 the CRA anticipates partnering with the City to complete a utility and streetscape replacement project within the Downtown Area, will be funding utility and streetscape improvements in support of redevelopment projects in the Southwest Neighborhood, and anticipating capital construction costs for multiple CRA initiated projects.*

Project Accomplishments

The CRA initiatives align with the CRA plan and incorporate activities designed to ultimately eliminate (and prevent) slum and blight and to increase property values.

Dumpster Enclosures

Street Improvements

Repainting Community Buildings

BEFORE



AFTER



BEFORE



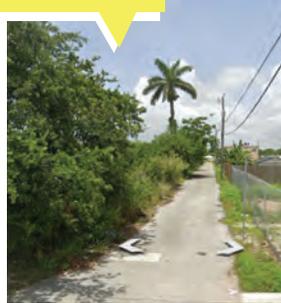
AFTER



Painted Simoon Foodmart



BEFORE



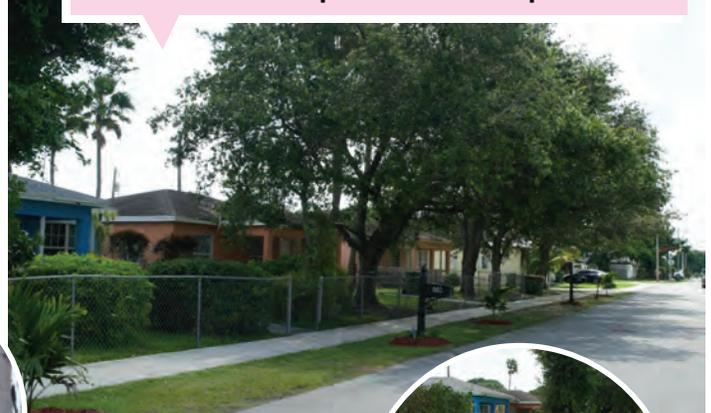
AFTER



Painted Elks Lodge



6th Street Landscape & Mailbox Improvements



St. Paul Baptist Church



Grants

► EPA BROWNFIELD PROGRAM

What is a Brownfield?

A Brownfield is a property where redevelopment or reuse may be complicated due to the presence of environmental contamination. Brownfields can include former industrial sites, gas stations, dry cleaners, or other commercial properties that may have environmental contamination

Brownfields can be transformed into productive spaces that benefit the community through strategic plan-

ning, environmental assessment, and remediation—whether as new housing, businesses, parks, or public facilities. The Homestead Community Redevelopment Agency is committed to leveraging Brownfield programs and funding opportunities to restore these properties, enhance economic development, and improve the overall quality of life for our residents.

CRA Brownfields Land



Example of a Clean Environment



The CRA was awarded \$783,400 in Federal Brownfields Cleanup Funds to facilitate the remediation and reuse of key CRA-owned properties such as the Triangle Project as well as Krome Marketplace and other sites in Downtown Homestead.

► BUSINESS INCENTIVE GRANTS



Cozy Greens opened its doors on April 4, 2024 and was awarded a \$75,000 Business Incentive Grant to cover buildout costs.



Check out the Grand Opening Video for Cozy Greens

SCAN



Breakfast | Lunch | Healthy Smoothies | Coffees & Teas

🕒 7:00 AM - 4:00 PM

📍 223 South Krome Ave Homestead, FL 33030

RESIDENTIAL GRANTS

The CRA awarded three residential improvement grants. Improvements include the following:

- Exterior Painting
- Fence Installation
- Roof Replacement
- Landscaping
- Pressure Cleaning
- Driveway Repair



Grant Programs

The CRA offers the community a variety of grant programs.

Homestead CRA grants

\$20,000
Let's get started

Residential Rehabilitation Grant Program

Assist low and moderate-income homeowners with repairs to improve the quality of their lives, preserve the quality of the neighborhood and increase property values.

REQUIREMENTS	REPAIRS
<ul style="list-style-type: none"> • Must be owner-occupied • Must be located in the CRA area • Must be at or below 80% of the AMI 	<ul style="list-style-type: none"> • Roof Replace • Fence Installation • Exterior Paint

@HomesteadFLCRA @HomesteadCRA
cragrants@homesteadfl.gov

Homestead CRA grants

Moving Day is Here!

Down Payment Assistance Program

Eligible First Time Buyers can receive down payment and/or closing costs of up to \$10,000.

Current residents of the Homestead CRA may receive up to \$15,000!

BUYER	PROPERTY
<ul style="list-style-type: none"> • First-time home buyers who have not owned a home in the past 3 years • Income at or below 120% AMI • Provide 1% of property sales price • Must be Pre-Approved by a Lender 	<ul style="list-style-type: none"> • New or existing, single family home or townhouse • Must be located within the CRA boundaries • Must be applicant's primary residence • Must be owner-occupied for 10 years

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Homestead CRA grants

Grants Available!

Business Relocation & Expansion Grant Program

The **Homestead Community Redevelopment Agency (HCRA)** has established a grant program for the purpose of awarding funds to support business relocation and expansion within the City's HCRA District - **specifically in Downtown Homestead.**

Must Have:

- Proof of existing property ownership with an executed lease (at least 3-year term), or
- Signed documents showing a bona fide intent to purchase or lease related to the property in the HCRA.
- 2-Years of Performance Activity Documentation in Similar Business
- Business Plan that includes pro forma and proof of funds
- Number of jobs to be created and quantifiable benefits to the community

High Interest In Businesses:

- Open Past 5 pm & on Weekends
- Restaurants
- Brewery
- Distillery
- Entertainment

To Review Guidelines and for More Information

After Reviewing the Guidelines, Schedule a Consultation Appointment by emailing cragrants@homesteadfl.gov

Homestead CRA grants

Grants Available!

For Commercial Property Enhancement

35 N. Krome Avenue

Commercial Facade Improvement **Up to \$25,000** **Commercial Interior Renovations**

Purpose
Improve/rehab the interior and/or exterior of existing qualified commercial buildings

Applicant 10% Match
property is in SW Neighborhood or Historic Downtown

Applicant 25% Match
property in other areas within CRA

Homestead CRA...Revitalizing Our Community

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cragrants@homesteadfl.gov

Learn more about our Grant Programs at: www.homesteadfl.gov

New Developments

► TRIANGLE PROJECT

The *Triangle Project* is a transformative mixed-use, mixed-income transit-oriented development at the gateway to Homestead's historic Southwest neighborhood.



The CRA assembled multiple properties in the heart of Homestead's Southwest Neighborhood. This multifamily property will be home to the upcoming Triangle Development.



Rear View of Krome Market Place



Aerial View of Krome Market Place



▶ KROME MARKET PLACE

As part of an ongoing effort to revitalize Homestead’s Historic Downtown District, the CRA released an RFP on Dec 6, 2024 inviting qualified local, regional, and national restaurant, food hall, and/or entertainment companies to submit proposals for this opportunity to purchase or lease three contiguous parcels located at 204, 220 and 230 N Krome Avenue.



COMMUNITY ENGAGEMENT

Homestead knows how to bring people together! Each informational session incorporates tools to help advance the CRA's mission of revitalization and economic growth.



Events

The Homestead Community Redevelopment Agency (CRA), Miami-Dade County Office of Housing Advocacy and Dade Federal Credit Union present:

PATHWAYS TO HOMEOWNERSHIP

Homestead's Destination for Aspiring Homeowners

Saturday, June 22, 2024 • 9am – 2pm
Miami Dade College Homestead Campus
 500 College Terrace, Building F222, Homestead, FL 33030

Get exclusive access to:

- Down payment assistance from Dade Federal Credit Union (Up to \$100,000), Miami-Dade County, MDEAT (Up to \$50,000), CRA, and others
- How to turn your Section 8 Voucher into homeownership
- Housing Counseling Agencies
- Lenders, Realtors and Developers
- Homestead CRA's SW Neighborhood NEW H.O.M.E. Initiative
- Homebuying workshops and more

Vendors available throughout the day 9am-2pm

Workshop Topics

9:30am - 10:15am	The Credit Blueprint to Homeownership
10:30am - 11:15am	Navigating the Path to Homeownership
11:30am - 12:15am	From Section 8 to Homeownership
1:05pm - 2:00pm	Home Purchasing Assistance Program and Payday



TRIANGLE PROJECT DEMOLITION KICK-OFF

*"WHEN THE WALLS COME DOWN,
THE PEOPLE RISE UP"*

**FEBRUARY 15, 2024
10 AM TO 10:30 AM**

238 SW 5th Street, Homestead, FL



HOMESTEAD
COMMUNITY REDEVELOPMENT
AGENCY





Community Policing Innovations

The CRA, Community Policing/GVI, and Code Enforcement share aligned goals that focus on revitalizing communities, ensuring safety, and enhancing quality of life. They support the CRA's mission by maintaining safe, attractive, and thriving communities.

Consistent enforcement of property standards helps prevent blight, supports infrastructure improvements, and creates a foundation for sustainable redevelopment. The Community Policing Unit participated in several activities within the CRA:

- 19** Community events
- 22** Meetings/presentations to associations, schools, neighborhood crime watch
- 617** Business were contacted
- 933** Primary calls received from the CRA Area
- 329** Backup calls were responded
- 78** Arrests were made
- 31** Citations were generated

▶ CODE ENFORCEMENT

In an effort to keep the area clean, Code Enforcement cited 228 CRA residents/businesses during FY 23 / 24. Some of the most frequent violations were:

- Overgrown Grass
- Improper Landscape Maintenance
- Accumulation of Garbage, Trash, & Junk
- Littered Condition
- Fence in Need of Repair
- Abandoned Vehicles
- Minimum Housing Violations (Unsuitable Living conditions)
- Operating without a Business License
- Commercial Vehicle Stored in a Residential Zone

Cultural Arts

Three key landmarks—Homestead Seminole Theatre, Homestead Cybrarium, and Losner Park—serve a vital public purpose by fostering cultural enrichment, education, and community engagement.

The Seminole Theatre preserves local history while providing a venue for arts and entertainment, strengthening Homestead's cultural identity.

The Cybrarium enhances public access to technology and educational resources, bridging the digital divide and supporting lifelong learning.

Losner Park offers a vibrant public gathering space for recreation, events, and civic engagement, promoting community well-being and economic activity.

Collectively, these assets contribute to Homestead's redevelopment efforts, enhancing residents' quality of life and attracting visitors and businesses to the area.



MESSAGE FROM THE EXECUTIVE DIRECTOR



Dear Residents, Business Owners, and Community Partners,

Exciting things are happening in Homestead! As we embark on a new chapter with the Community Redevelopment Agency (CRA), our focus remains on transformative projects that will shape the future of our city. From infrastructure improvements to strategic investments, we are committed to making Homestead a thriving destination for residents, businesses, and investors alike.

One of our top priorities is revitalizing our Downtown District—ensuring it continues to be a vibrant hub for commerce, culture, and entertainment. By modernizing key infrastructure, we are laying the foundation for new investments that will breathe fresh energy into the heart of our city.

Our Residential Rehabilitation Program is making a difference by providing existing homeowners with the resources they need to enhance and preserve their most valuable asset—their homes. Over the past year, four residential rehabilitations have been completed. Additionally, our Down Payment Assistance Program is helping first-time homebuyers, like Melissa Bailey, who received \$10,000 and is now a proud homeowner and new resident within the City of Homestead CRA.

Our Commercial Enhancement Program is empowering businesses to create inviting spaces that contribute to the district's charm and economic vitality.

Likewise, our Business Relocation & Expansion Program is attracting and growing local businesses. A great example is Jean Garoute, owner of the long-standing Sak Pase Restaurant in South Miami, who received \$75,000 through this program and is transforming a vacant storefront into a soon-to-be-opened dining and entertainment venue in the heart of our downtown.



We are also thrilled to welcome Jared Beck, AICP, FRA-RA, as the new Director of the Homestead CRA. With more than 20 years of experience in urban planning, redevelopment, and strategic revitalization,

Jared brings a wealth of knowledge and a fresh perspective to our city's efforts. His expertise will be invaluable as we continue to implement innovative redevelopment strategies that strengthen our community.

Looking ahead, our focus will be on:

- **Expanding Redevelopment Opportunities** – Creating scalable and cost-effective solutions that attract investment and encourage smart growth.
- **Upgrading Infrastructure** – Enhancing our city's foundation with modern improvements that support long-term sustainability.



- **Showcasing Homestead’s Potential** – Elevating our city’s visibility through a comprehensive marketing strategy that highlights our unique character and bright future.

- **Attracting Ready Developers** – We are eager to partner with investors who are ready to build and bring their vision to life in Homestead. With attractive financial incentives for developers, we make investment opportunities even more compelling. By fostering relationships with committed developers, we can accelerate growth, activate key properties, and transform opportunities into thriving community assets.

The path forward is filled with opportunities, and we are eager to bring these transformative projects to life—together. Your partnership, ideas, and passion for our community are what drive our success. Let’s continue working hand in hand to build a stronger, more dynamic Homestead that reflects the vision and aspirations of all who call it home.

Zerry Ihekweba
City Manager and CRA Executive Director

MEET THE CRA TEAM

Nzeribe (Zerry) Ihekweba, PhD, PE
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 nihekweba@homesteadfl.gov

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City of Homestead Community Redevelopment Agency

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Homestead, FL 33030

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