



**DRAFT**

Annual Action Plan Amendment

FY2016-2017

V1.16.1

Fiscal Year end date was modified to September 30th, 2017. As such FY2016-2017 runs from 4/1/2016 to 9/30/2017.

**CDBG:**

Administration: Based on Program Income received, the administration amount was increased to \$1,076,126. Housing Program: Single Family Replacement program was not funded. Single Family Rehabilitation program was decreased to \$302,870.70.

Public Services: The City provided additional \$784,751 of general fund monies to cover for additional 6 months of services since the fiscal year was modified. Childcare funding was reduced to \$41,258; Youth development funding was increased to \$163,507; Funding for programs for people with disabilities was increased to \$34,163.

Economic Development: Job creation/retention was decreased to \$0. Commercial Facade program funding was increased to \$1,121,240; Sustainable communities funding was increased to \$2,755,598; there is \$123,883 of CDBG PI which will be utilized for Public Services funding in FY2017-2018.

**HOME:**

Added program income receipts.

Increased rental housing multi family new construction funding to \$1,825,498; decreased home ownership new construction funding to \$0.

**HOPWA:**

TBRA funding was increased to \$18,028,556 which includes prior year funding to cover for the 6-month extension on the department's fiscal year.

Project Based funding was also increased to \$151,365.

**ESG:**

Street Outreach funding was increased to \$257,557.

Rapid Rehousing and Homeless prevention funding was increased to \$139,521.

Administration was decreased to \$32,196 as it was incorrectly reported.

# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The Five-Year Consolidated Plan and its corresponding annual Action Plan are submitted to the U.S. Department of Housing and Urban Development (HUD) and serve as the planning tools for jurisdictions funded, under the Community Planning and Development (CPD) formula to include grant programs. The formula grant programs guided by the Consolidated Plan consist of the following: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and the Emergency Solutions Grant (ESG) program.

These plans provide an assessment of the housing and community development needs in the City of Miami; a strategic plan for addressing these needs; and a specific one year Action Plan for the use of the U.S. Department of Housing and Urban Development formula grants funds. The Five-Year Plan is a document submitted to HUD with the intention of serving as a forecast instrument utilized to identify the comprehensive housing affordability strategy and as a community development plan for jurisdictions funded under the Community Planning and Development formula.

Briefly stated, the FY2016-2017 annual Action Plan is a yearly illustration of community development needs in the City of Miami and includes an analysis and inventory of community services; proposed funding to respond to community issues; and goals with objectives to address community priorities. To summarize, the Consolidated Plan and the annual Action Plan serve the following functions:

- A planning document for the jurisdiction
- An application for federal funds under HUD's formula grant programs
- A strategy to be followed in carrying out HUD programs
- An action plan that provides a basis for assessing performance

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Miami is a bright and vibrant city, a city that has experienced, in the past decade, population growth and improvements to the median household income. However, city residents have not been able to keep up with the increasing high cost of living in the Miami area, as such 67 percent of city residents fit the low-to-moderate income category and nearly half of city households (46 percent) are cost-burdened. This is a city where socio-economic and housing trends for its residents are directly affected by a housing market that is driven by a large influx of foreign capital. The city is located in one

of the top ten Metropolitan Statistical Areas (MSAs) with the widest wealth gaps and income disparities which correlates with the increasing housing costs city residents are experiencing. This trend has contributed to an excessive number of cost-burdened households and overcrowding in the city. In addition, population growth signals a higher demand/need for housing, especially for the city's older population which has been increasing in the past few years. This segment of the population tends to be situated in the lower income bracket and depends, for the most part, on a fixed, limited income.

Housing needs for non-homeless special needs population differ enormously based on specific population groups. Some groups have characteristics that make it very challenging to gather precise and up-to-date information about them. Nonetheless, the city was able to gather relevant data from different sources cited throughout the plan, but mainly on a County-specific basis that was utilized to address the housing needs of this segment of the population. This analysis can be found under section NA-45 of this plan.

Addressing non-housing community development needs are also a high level priority for the DCED which focuses on stimulating neighborhood development through the implementation of programs and strategies to help counteract the effect of distressed neighborhoods in our communities through coordinated planning to integrate public services, economic development, infrastructure improvements and housing activities for low income households. Improved public services that provide services to the elderly, disabled individuals, youth, children, and provide employment training are important as a means to support our residents and to provide economic opportunities to families who, if it wasn't for the provision of these services, would not otherwise be able to work or look for employment. The DCED understands that economic development programs are vital for neighborhood revitalization; therefore, the department supports programs that help low-to-moderate income persons attain employment in conjunction to facilitating business development, it provides assistance for public facilities and parks to improve the health and welfare of communities, and it assists the city in supporting infrastructure improvements such as curbs, sidewalks, and street improvements to maintain and revitalize neighborhoods.

In 2006, U.S. HUD implemented a new system to measure the performance of programs funded with federal entitlement dollars that would allow HUD to provide decision makers direct results to emphasize program outcomes for future funding consideration. As such entitlement jurisdictions are mandated to include outcome performance measure on all programs and activities. All activities must meet one objective along with one outcome:

Objectives:

1. Creating suitable environments
2. Providing decent affordable housing
3. Creating economic opportunities

Outcomes:

1. Availability/Accessibility
2. Affordability
3. Sustainability

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Under the CDBG program , the City of Miami met or exceeded the number of people served under the public service category for the last submitted CAPER and it is currently meeting its projections for the current fiscal year. The city served over 1750 elderly individuals with meals and provided educational and recreational opportunities to over 115 children and youth. In the economic development area, the city was able to provide technical assistance to over 50 for-profit businesses and commercial facade assistance to approximately 66 businesses. Continuing with enhancing and sustaining our communities, the city also finalized street improvement projects to contribute to the safety and well being of its residents.

The HOME program is also projected to meet its consolidated plan goals by funding projects that will create additional affordable rental housing opportunities to city residents. In the current fiscal year alone, the city partnered with private developers and Community Housing Development Organizations to bring additional 250 affordable rental units. These new units are expected to be completed within the next 2 years.

The city continues to administer the Housing Opportunities for Persons with AIDS (HOPWA) program for the Miami-Dade County Area. The program is designed to assist people living with HIV/AIDS by providing affordable housing opportunities so that program participants can dedicate more time and resources to their health and well-being. Based on the last CAPER's data, the City provided Tenant Based Rental Assistance to over 1003 clients and Short Term Rental, Mortgage, and Utility assistance to over 95 residents.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City of Miami focused on a comprehensive citizen participation process that targeted all of its stakeholders in an effort to create a well-balanced and sensitive Consolidated Plan where the needs of city residents, community-based organization, and private agencies were responsibly captured and addressed. The city's effort included notices in The Miami Herald, multiple e-mail blasts, printed flyers mailed out to agencies, press release distribution to media outlets, and public service announcements via the City's cable TV station. The city held one meeting per commission district. During these hearings, the city was able to properly capture the needs, concerns, and expectations many residents expressed,

gathered suggestions and proposed avenues to alleviate those needs. The public meetings to discuss CDBG, HOME and ESG funding for the upcoming Five-Year Consolidated Plan were held after working hours. In addition, the city, as administrators of the HOPWA program, held two additional meetings to discuss the needs, expectations, and future plans for the allocation of program funds.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Comment period was duly advertised in the Miami Herald and the comment period run from February 22, 2016 through March 24, 2016.

March 24, 2016

Verbal Comments, Public Hearing

Resident Comment

Renita Holmes

Resident concerned that targeted funds has a gap for certain women and entrepreneurs and for what is accessible for business owners with disabilities. Asking for gap services to be available for women and veteran women with disabilities particularly those with terminal illnesses. Requested to modify outreach to lower income people to be involved in the process. Ms. Holmes stated that there needs to be acceptance to some of the reports she has already made. She is concerned when African American women need to get participation about specific income that is not accessible and not accommodating and she feels that way about poverty initiatives (non-federal funding). Racism and discrimination is an issue.

Departmental Response:

As per your verbal comments during the public hearing on March 24, 2016, the Department of Community & Economic Development (DECD), acknowledges your comments and encourages you and those representing the groups you addressed to apply through our next RFP cycle and to attend future public hearings to voice your support and concern for those groups you are representing and to get information and/or technical assistance on how to complete an RFP application.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments were accepted.

## **7. Summary**

The City of Miami FY2014-2018 Consolidated and FY2016-2017 Annual Action Plan aim to reduce the high levels of poverty that exists within its boundaries through its community and economic development efforts. The objective of this plan is to revitalize distressed neighborhoods by implementing community and economic development strategies in an effort to improve the quality of life of low income city residents by providing them with access to services which aids them in achieving self-sufficiency and economic stability.

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**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MIAMI	Community and Economic Development
HOPWA Administrator	MIAMI	Community and Economic Development
HOME Administrator	MIAMI	Community and Economic Development
ESG Administrator	MIAMI	Community and Economic Development

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Miami Department of Community and Economic Development (DCED) is the lead agency overseeing the development of the annual Action Plan and it is responsible for providing guidance and policy direction for the implementation of eligible programs that support the overall City strategy for community revitalization, including CDBG, HOME, HOPWA, and ESG.

The City executes its housing and community development plan in harmony with public, private and not-for-profit agencies. Not-for-profit organizations include not-for-profit developers, community housing development organizations (CHDO), and social and economic development service providers. Private sector partners include local financial institutions, for-profit developers, microenterprises, and other local businesses. The City works closely with its partners to design programs that work to address the present and future needs of its residents.

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

City of Miami Department of Community & Economic Development (DCED) is the lead agency overseeing the development of the Consolidated Plan and it is responsible for providing guidance and policy direction for the implementation of eligible programs that support the overall City strategy for community revitalization.

The City executes its housing and community development plan in harmony with public, private and not-for-profit agencies. Not-for-profit organizations include not-for-profit developers, community housing development organizations (CHDO), and social and economic development service providers. Private sector partners include local financial institutions, for-profit developers, microenterprises, and other local businesses. The City works closely with its partners to design programs that work to address the present and future needs of its residents. Still it is clear that some program delivery gaps attributed to funding shortfalls are still present and serve as impediments to the coordination process.

As a HOPWA grantee, the City works closely with the Miami-Dade HIV/AIDS Partnership and its Housing Committee to develop a metropolitan-wide strategy to address the needs of persons living with HIV/AIDS (PLWHA) and their families. The Miami-Dade HIV/AIDS Partnership is the official county planning board for HIV/AIDS. Its members are PLWHAs, care givers, Ryan White Program service providers, government representatives and community members. The City of Miami is formally represented on the Partnership and its Housing Committee. The Housing Committee is comprised of PLWHAs, HIV/AIDS care providers, HOPWA-funded agencies, housing providers and members of the community.

The City looks to the HIV/AIDS Partnership's Housing Committee for community input and advice concerning resource allocation, HOPWA program policies, and coordination of efforts to address housing needs with care and treatment services and activities directed at persons living with HIV/AIDS. In coordination with the Housing Committee, the HOPWA Program conducts county-wide Housing Needs Assessments of PLWHAs to further determine the use of resources.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

In order to enhance coordination between housing providers and other community development stakeholders, the DCED participates in numerous boards: it sits on the Board of the Housing Committee of the local CoC (Miami-Dade Homeless Trust), it participates in the Advisory Council of the HAND program which provides homelessness prevention and rapid re-housing funds (ESG) locally, and it sits on the Board of the Miami Dade HIV/AIDS Partnership which addresses the needs of the HIV/AIDS

community in Miami-Dade. Participation in all of these committees/boards allows the DCED to stay abreast of the latest developments in numerous publically funded programs, and to address the public's issues and concerns. Aside from this, the DCED holds several workshops a year to educate housing providers on a variety of issues including fair housing matters, Davis Bacon regulations, and more.

Throughout any given year, DCED's administrators participate in hundreds of meetings, attend dozens of informational conferences or workshops, and speak directly to representatives of multiple agencies and entities throughout Miami-Dade County to consider proposed collaborations, new projects or services, or simply to share and/or request information. This type of elementary communication is essential to the collaborative nature of community development. Some of the entities we have dealt in the past with include:

**Homeless Services:** Miami-Dade Homeless Trust, Citrus Health Network, Miami Coalition for the Homeless, Inc.

**Social Services:** Miami-Dade HIV/AIDS Partnership, Alliance for the Aging, Little Havana Activities & Nutrition Centers, Inc.

**Housing:** Various for-profit developers, Community Development Corporations (CHDOs), Neighborhood Housing Services of South Florida, South Florida Regional Planning Council, Public Housing and Community Development Department of Miami-Dade County (PHCD)

**Economic Development:** The Beacon Council, Miami-Dade Economic Advocacy Trust

**Health Services:** Miami-Dade Health Department

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Locally, the first point of contact for a person who is homeless or on the verge of homelessness is the local toll-free Homeless Helpline, operated by Camillus House, an active member of the CoC. This is the centralized line where persons are assessed, and subsequently referred to available community resources such as temporary shelter (assuming beds are available), rental assistance programs should they qualify (including ESG), free legal services, credit repair programs, etc. The line receives an average of 1,600 calls each month.

The Centralized Intake system facilitates the CoC's ability to gauge the needs of the community and to properly refer callers to the best point of contact to assist them. Families who call are directed to the Trust's central prevention provider, Camillus House, who employs clinical staff. Families who are at risk of homelessness are provided an assessment to determine the best course of action. Families who require rental assistance and legal services are provided with those services either through Camillus,

HPRP, or as planned, ESG prevention and rapid re-housing programming. Individuals or families who require immediate shelter placement are referred to an outreach team for shelter placement. All families with minor children are provided shelter regardless of capacity. If there is no room in the shelter system, outreach teams provide placement into a hotel until such time as a shelter bed becomes available. The outreach teams serve as gatekeepers into shelters funded by the Homeless Trust as walk-ins are not permitted. The Homeless Trust also contracts a team of clinical staff who serve as outreach workers for people experiencing chronic homelessness and/or mental health issues. Aside from this, the local CoC established a local discharge coordination policy back in 2007, A Memoranda of Agreement was set up for all agencies that provide services to homeless persons or persons at risk of homelessness so that they could address the needs of persons being released from the penitentiary/jail system.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City communicates with the Trust (CoC) several times a year via conference call to discuss ESG dollars, regulations and expectations of the participating jurisdictional entities in the CoC. During those conversations, performance standards have been discussed as a universal set of standards is being worked on with the Trust at the helm. Aside from this, when the City's ESG dollars were cut in 13-14, the Trust provided additional funding so that the City's street outreach, rapid re-housing and homeless prevention activities could be supported. Also, the City and Miami-Dade County (another local ESG recipient) both utilize the same sub-recipient, Citrus Health Network (Citrus) to administer the rapid re-housing and homelessness prevention components of their ESG allocations, which is locally known as the HAND program. To that end, the City attends Citrus Health Network's quarterly meetings whereby ESG results are reported to all those community entities involved in the ESG program, and potential modifications to the ESG program are addressed as are issues that are related to the program's overall operation, such as long appointment waits, high number of ineligible applicants, potential fraud concerns, etc. The local Homeless Management Information System (HMIS) is administered County-wide by the Trust, as the leading entity in the area CoC. Sub-recipients who receive Trust funding or Emergency Solutions Grant (ESG) funding are required to utilize the HMIS system. The providers submit monthly and annual progress reports for both the Trust and HUD. The system is also used to generate reports for all types of information, in particular the PIT count and other HUD and Trust Board reporting.

In the case of the DCED's ESG funding, HMIS is used by the Miami Homeless Assistance Program (MHAP), the City of Miami Department that has managed the Street Outreach component of the Emergency Solutions Grant (formerly the Emergency Shelter Grant) for the DCED for over a decade. HMIS is also used by Citrus Health Network, the DCED's sub-recipient in the Homelessness Prevention and Rapid Re-housing components of the ESG. Referrals from one program to another are accomplished via HMIS. Data on all persons served under ESG is entered into the HMIS system. Other systems which

discharge persons into homelessness (e.g. the jails, crisis units, foster care and hospitals) also utilize the HMIS.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

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**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Miami-Dade Homeless Trust
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This entity leads the area's COC and administers HUD funding, as well as local Food and Beverage Tax dollars towards fighting homelessness in all of Miami-Dade County. The DCED sought out the Trust's input for the Consolidated Plan, and these comments were incorporated.
2	<b>Agency/Group/Organization</b>	Citrus Health Network, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This entity operated the HPRP program for the City, and now is a sub-recipient under the Emergency Solutions Grant, specifically addressing Rapid Re-Housing and Homelessness Prevention activities through their agency. They provide us with input on the programs as these develop, issues that may arise, and results/accomplishments.
3	<b>Agency/Group/Organization</b>	Miami-Dade Health Department
	<b>Agency/Group/Organization Type</b>	Health Agency

	<b>What section of the Plan was addressed by Consultation?</b>	HOPWA Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The entity provided information on both the lead program and on the current number of persons in South Florida who are HIV+ and who have AIDS.
4	<b>Agency/Group/Organization</b>	HOPE
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency provides us with up-to-date counts on housing discrimination claims filed in the City, and identifies underserved areas, and areas of concern in the City in relation to fair housing violations or impediments.
5	<b>Agency/Group/Organization</b>	MIAMI DADE COUNTY
	<b>Agency/Group/Organization Type</b>	PHA Other government - County Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The DCED reached out to the Miami-Dade County Public Housing Authority (PHA), who acts as the public housing administrator in all of Miami-Dade County including 50+ PH sites within City of Miami limits, to gather their input and plans for improvements at Public Housing locations, and their levels of engagement with the public. We are in contact with this Department to remain informed of any upgrades at City of Miami sites.

6	<b>Agency/Group/Organization</b>	Miami Community Revitalization Area (CRA)
	<b>Agency/Group/Organization Type</b>	Housing Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Target Areas
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The DCED met with the Executive Director of this agency to get a first-hand review of CRA investments under way - both in Economic Development and housing - in the Southeast Overtown area, one of the most impoverished sections of the City of Miami. This way the Department can utilize its more limited resources to leverage some of the dollars the CRA has in play, in those areas where overlap is allowable. The Overtown neighborhood is one of the DCED's target areas.
7	<b>Agency/Group/Organization</b>	CITY OF MIAMI
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The DCED conferred with the Department of Parks and Recreation and Department of Planning on community development needs gathered by these two Departments that are non-housing related. These needs include gathering data acquired from the Park Survey and a list of public facilities or improvements planned for the City during the next several years.

**Identify any Agency Types not consulted and provide rationale for not consulting**

We did not consult with philanthropic agencies in the community. To date, the latter have never actively participated in our Department's programs/activities. We do not have direct contacts with these entities and did not have the ability to reach out to them.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Miami-Dade Homeless Trust	The CoC's ten-year plan outlines the community's goals to address homelessness, including the number of emergency beds, transitional beds, and permanent beds needed to accommodate the homeless population.
Miami 21	City of Miami Planning Department	This is the current zoning code of the City of Miami. The DCED worked with the Planning Department to assure that incentives were created to allow for affordable housing development throughout the City of Miami's neighborhoods.
Analysis of Impediments to Fair Housing FY15-20	City of Miami Department of Community and Economic Development	This document outlines the barriers (impediments) to affordable housing identified in our community and the endeavors we plan to undertake to overcome these impediments.
Seven50 Plan: Southeast Florida Prosperity Plan	South Florida and Treasure Coast Regional Planning Councils and the Southeast Florida Regional Partn	Regional Planning Effort currently in development to cover Florida's seven southeastern-most counties including Miami-Dade.
One Community, One Goal Strategic Plan	The Beacon Council Foundation	As Miami-Dade County's official economic development partnership, the Beacon Council is charged with bringing new, job-generating investments to the community, while assisting it facilitates the creation of quality jobs for each and every resident of Miami-Dade County, including the City of Miami. This entity has spearheaded this comprehensive study to gather data and analyze trends towards furthering economic development throughout the County, specifically attracting and developing specific job sectors/industries in our community to aide in creating high-wage, permanent jobs.



Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Miami Comprehensive Neighborhood Plan (MCNP)	Miami Comprehensive Neighborhood Plan (MCNP) City of Miami Planning and Zoning Departments	By State Statute, each City and County in Florida must adopt a comprehensive plan and also adopt land development regulations to implement the comprehensive plan. The purpose of the MCNP is to indicate how the City will meet the needs of existing and future residents, visitors, and businesses, while preserving the character and quality of its communities. MCNP creates a policy framework that has the effect of law, to guide all public and private development decisions in the City. MCNP consists of materials (written and graphic) that describe the principles, guidelines, and standards for the orderly and balanced future development of the City (economic, social, physical, environmental, and fiscal development). The last update was adopted in January of 2013.
City of Miami Local Housing Assistance Plan (LHAP)	Department of Community & Economic Development	This Plan must be filed with the State of Florida every 3 years, as required. It outlines a SHIP funding recipient's (City of Miami) plans for meeting the housing needs of the very low, low and moderate income households, expanding production of and preserving affordable housing, and furthering the housing element of the local government's comprehensive plan, specifically in relation to affordable housing. The most current one spans 2013-2016.
Public Housing Agency (PHA) 5-Year and Annual Plan	Miami-Dade Public Housing & Community Development (PHCD)	This plan spans FY 2015-2020 and identifies the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years, while also including a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. The DCED looks to this plan to incorporate all efforts taking place at public housing sites within our jurisdiction, given that PHCD operates public housing throughout our County.
Area Plan on Aging Program Module (2013-2015)	Alliance for Aging, Inc. - 2015 Update	This plan allowed us to consider and address the needs of the elderly in our area (PSA-11). Plan run until December 31, 2015.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

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## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The DCED makes every attempt to target as many stakeholders as possible to join the Consolidated Planning process. The main form of outreach to the public has always been the public hearings, whereby all residents, developers, public service agencies, housing associations, clients, and other City Departments are invited via a printed advertisement in The Miami Herald, multiple e-mail blasts, printed flyers mailed out to all agencies, press release distribution to media outlets, and the frequent broadcasting of public service announcements via the City's cable TV station (picked up by all City households with a cable provider). Because the City is divided into five districts, with five sitting Commissioners (one representing each), then one meeting is held per District to address the needs, expectations and concerns of that particular district at their District meeting. This helps keep the meeting focused and concise, and allows members of the public to ask questions and make comments to the Commissioner directly, as he/she is typically in attendance. At these hearings, a survey was made available to all those in attendance to further address their District's needs, and the same survey is posted on the DCED's website for digital submission.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Printed in The Miami Herald, this ad announced the locations/dates/times of public hearings.	No comments were received.	Not Applicable.	<a href="http://miamigov.com/communitydevelopment/pages/agenda/">http://miamigov.com/communitydevelopment/pages/agenda/</a>
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Five meetings were held within City limits, and another two meetings were held specifically to address the HOPWA program.	A summary of the comments received at the public hearings will be included in the appendix.	All comments were accepted.	

3	Internet Outreach	Non-targeted/broad community	Utilizing the e-mail directory of the City's Anti-Poverty Initiative, an e-mail was sent to 600 people alerting them to the survey available to make recommendations as to important priorities related to HUD funding. Outside of this another 500 or so persons were invited from the DCED's individual e-mail contact lists, comprised of developers, lenders, CHDOs,	No comments were received.	Not Applicable.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			homeowners, etc.			

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c) (1, 2)

#### Introduction

The DCED fiscal year runs from April 1st through March 31st which is six months earlier than the start of the federal fiscal year of October 1st. As such, the DCED utilizes, as a base for its anticipated resources, funds received for the previous fiscal year to plan for future projects and

activities. This exercise has proven to be a high order challenge as federal funding awarded to the city has been decreasing at an alarming rate, year after year. Much of the planning has been undermined by the lack of funding availability which constrains city efforts to revitalize communities and address the needs of low income city residents.

The City of Miami provides General Fund dollars to leverage, and complement, approved CDBG-funded public service agencies and to provide additional public services that otherwise could not be funded due to the 15% CDBG cap on the funding of public services. These City funds, known as *Social Service Gap funds*, help stabilize these agencies. The City of Miami Planning & Zoning Departments also collect financial contributions (as stipulated by the current Zoning Ordinance) from private developers who opt for specific provisions allowed by the City of Miami Zoning Code (Miami21) to developments providing a certain number of affordable units in a given project, as defined by the Code. These collections are then dedicated to the City's Affordable Housing Trust Fund (AHTF), with funding from this source used to further the DCED's existent housing programs, aiding both homebuyers (first-time and existent) and developers (multi-family rental and homeownership projects), as delineated in the Affordable Housing Trust guidelines approved by City Commission in Resolution #07-0203.

**Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,712,378	945,886	581,436	6,239,700	9,424,756	Expected Amount for remainder of plan is based on federal funding levels remaining the same. Prior Year Resources \$120,000 to Public Services

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,583,886	224,877	0	2,808,763	5,139,850	Expected Amount for remainder of plan is based on federal funding levels remaining the same.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	11,561,671	0	7,523,308	19,084,979	23,123,342	Expected Amount for remainder of plan is based on federal funding levels remaining the same.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	429,274	0	0	429,274	858,548	Expected Amount for remainder of plan is based on federal funding levels remaining the same.
General Fund	public - local	Public Services	1,588,281	0	0	1,588,281	1,484,000	These are Poverty Initiative funds approved by City Commission on a yearly basis, to provide additional funding to the public service agencies under contract to provide services to low-income City residents.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Housing Trust Fund	public - local	Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction New construction for ownership	250,000	0	0	250,000	500,000	These dollars are collected by the City from private developers desiring to utilize a floor area bonus provision allowed in the City's zoning code, in exchange for paying into Affordable Housing Trust Fund (AHTF). The Zoning code allows for this increase in the floor area in new developments, and for every square foot of increase a specific amount is collected. Funding awards are approved by the City's Housing and Commercial Loan Committee and/or the City of Miami Commission.
Section 8	public - federal	Rental Assistance	7,681,000	0	0	7,681,000	10,200,000	These dollars are used to operate the City's voucher and moderate rehabilitation programs

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction	1,758,650	0	0	1,758,650	2,400,000	These state dollars are used primarily towards the City's Single Family Home Programs, be it First-Time Homebuyers or Rehabilitation, and it has been used on multi-family rental new construction as well. Funding for the SHIP program was established by the passage of the 1992 William E. Sadowski Affordable Housing Act. Funds are allocated to local governments on a population-based formula.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Other	250,000	0	0	250,000	500,000	These are dollars awarded to the Miami Homeless Assistance Program (MHAP), a unit of the City of Miami Neighborhood Enhancement Team Dept., to handle its own contract with the CoC (Trust) to handle outreach to unsheltered homeless persons outside of City limits and throughout the County. In the event, shelters beds are unavailable, MHAP also facilitates moving them into motel/hotels (if funding is available). According to MHAP this is an approximation of the amount they have received for the past several years via the Trust's NOFA RFP.

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Miami (DCED) is exempt from a HOME match due to our high levels of poverty. In regards to ESG funding, dollars are matched as follows: the sub-recipient, Citrus Health Network, Inc., has matched their amounts for Rapid Re-Housing and Homelessness Prevention dollars with approximately \$120,000 from the Veterans Administration and another \$65,000 from Our Kids. The Miami Homeless Assistance Program matches any dollars it receives with the grant dollars it receives via application (RFP) from the CoC's NOFA. The Department (DCED) matches any

Administration dollars it utilizes from ESG with HOPWA funding.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

**Discussion**

N/A

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing - Multi-Family New Construction	2014	2018	Affordable Housing	City of Miami	Affordable Rental Housing	HOME: \$1,655,120	Rental units constructed: 32 Household Housing Unit
2	Rental Housing - Multi-Family Rehab	2014	2018	Affordable Housing	City of Miami	Affordable Rental Housing	HOME: \$100,000	Rental units rehabilitated: 2 Household Housing Unit
4	Homeownership - Down Payment Assistance	2014	2018	Affordable Housing	City of Miami	Affordable Homeownership	HOME: \$724,877	Direct Financial Assistance to Homebuyers: 10 Households Assisted
5	Homeowner - Single Family Rehabilitation	2014	2018	Affordable Housing	City of Miami	Affordable Homeownership	CDBG: \$302,870	Homeowner Housing Rehabilitated: 6 Household Housing Unit
7	Public Services - Elderly Meals	2014	2018	Non-Homeless Special Needs Non-Housing Community Development	City of Miami	Provision of Public Services	CDBG: \$587,522 General Fund: \$1,147,714	Public service activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted
8	Public Services - Child Care	2014	2018	Non-Housing Community Development	City of Miami	Provision of Public Services	CDBG: \$41,258 General Fund: \$70,519	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Public Services - Youth Development	2014	2018	Non-Housing Community Development	City of Miami	Provision of Public Services	CDBG: \$163,507 General Fund: \$119,254	Public service activities other than Low/Moderate Income Housing Benefit: 45 Persons Assisted
10	Public Services - People with Disabilities	2014	2018	Non-Homeless Special Needs Non-Housing Community Development	City of Miami	Provision of Public Services	CDBG: \$34,163 General Fund: \$90,489	Public service activities other than Low/Moderate Income Housing Benefit: 3 Persons Assisted
11	Public Services - Employment & Training	2014	2018	Non-Housing Community Development	Coconut Grove NDZ City of Miami	Provision of Public Services	CDBG: \$6,403 General Fund: \$3,202	Public service activities other than Low/Moderate Income Housing Benefit: 2 Persons Assisted
13	Economic Development - Technical Assistance	2014	2018	Non-Housing Community Development	City of Miami	Economic Development & Public Facilities	CDBG: \$80,000 General Fund: \$77,500	Businesses assisted: 10 Businesses Assisted
14	Economic Development - T/A to Micro-Enterprises	2014	2018	Non-Housing Community Development	City of Miami	Economic Development & Public Facilities	CDBG: \$0	Other: 0 Other
15	Economic Development - Commercial Facade	2014	2018	Non-Housing Community Development	City of Miami	Economic Development & Public Facilities	CDBG: \$1,121,240 General Fund: \$79,603	Facade treatment/business building rehabilitation: 75 Business



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Economic Development - Sustainable Communities	2014	2018	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Miami	Economic Development & Public Facilities	CDBG: \$2,630,283	Other: 2500 Other
17	Tenant Based Rental Assistance	2014	2018	Affordable Housing Non-Homeless Special Needs	City of Miami	Affordable Rental Housing Special Needs Housing & Objectives	HOPWA: \$18,028,556	Tenant-based rental assistance / Rapid Rehousing: 1000 Households Assisted
18	Project-Based Capital, Rental, and Operating	2014	2018	Affordable Housing Non-Homeless Special Needs	City of Miami	Affordable Rental Housing Special Needs Housing & Objectives	HOPWA: \$151,365	HIV/AIDS Housing Operations: 32 Household Housing Unit
19	Short-Term Rental, Mortgage, & Utility Assistance	2014	2018	Non-Homeless Special Needs	City of Miami	Affordable Rental Housing Special Needs Housing & Objectives	HOPWA: \$558,208	Other: 100 Other
20	Street Outreach and/or Hotel/Motel Vouchers	2014	2018	Homeless	City of Miami	Homeless Assistance	ESG: \$257,557	Other: 1450 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
21	Rapid Rehousing and Homeless Prevention	2014	2018	Homeless	City of Miami	Homeless Assistance	ESG: \$139,521	Tenant-based rental assistance / Rapid Rehousing: 8 Households Assisted Homelessness Prevention: 18 Persons Assisted
22	Rental Housing - Housing Choice Rental Assistance	2014	2018	Affordable Housing Public Housing	City of Miami	Affordable Rental Housing	Section 8: \$7,007,200	Tenant-based rental assistance / Rapid Rehousing: 416 Households Assisted
23	Program Administration	2014	2018	Program Administration	City of Miami	Affordable Rental Housing Affordable Homeownership Provision of Public Services Economic Development & Public Facilities Special Needs Housing & Objectives Homeless Assistance	CDBG: \$1,076,126 HOPWA: \$346,850 HOME: \$258,388 ESG: \$32,196 Section 8: \$673,800	Other: 1 Other

**Table 6 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Rental Housing - Multi-Family New Construction
	<b>Goal Description</b>	
2	<b>Goal Name</b>	Rental Housing - Multi-Family Rehab
	<b>Goal Description</b>	
4	<b>Goal Name</b>	Homeownership - Down Payment Assistance
	<b>Goal Description</b>	
5	<b>Goal Name</b>	Homeowner - Single Family Rehabilitation
	<b>Goal Description</b>	
7	<b>Goal Name</b>	Public Services - Elderly Meals
	<b>Goal Description</b>	
8	<b>Goal Name</b>	Public Services - Child Care
	<b>Goal Description</b>	
9	<b>Goal Name</b>	Public Services - Youth Development
	<b>Goal Description</b>	
10	<b>Goal Name</b>	Public Services - People with Disabilities
	<b>Goal Description</b>	
11	<b>Goal Name</b>	Public Services - Employment & Training
	<b>Goal Description</b>	
13	<b>Goal Name</b>	Economic Development - Technical Assistance
	<b>Goal Description</b>	

14	<b>Goal Name</b>	Economic Development - T/A to Micro-Enterprises
	<b>Goal Description</b>	Strategy may be implemented during fiscal year.
15	<b>Goal Name</b>	Economic Development - Commercial Facade
	<b>Goal Description</b>	
16	<b>Goal Name</b>	Economic Development - Sustainable Communities
	<b>Goal Description</b>	
17	<b>Goal Name</b>	Tenant Based Rental Assistance
	<b>Goal Description</b>	
18	<b>Goal Name</b>	Project-Based Capital, Rental, and Operating
	<b>Goal Description</b>	
19	<b>Goal Name</b>	Short-Term Rental, Mortgage, & Utility Assistance
	<b>Goal Description</b>	
20	<b>Goal Name</b>	Street Outreach and/or Hotel/Motel Vouchers
	<b>Goal Description</b>	
21	<b>Goal Name</b>	Rapid Rehousing and Homeless Prevention
	<b>Goal Description</b>	
22	<b>Goal Name</b>	Rental Housing - Housing Choice Rental Assistance
	<b>Goal Description</b>	
23	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	

Table 7 – Goal Descriptions

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

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## AP-35 Projects – 91.220(d)

### Introduction

The following are the projects the City is planning to fund in FY2016-2017

#	Project Name
1	Public Services
2	Economic Development
3	Housing - Single Family Projects
4	Housing - Brick and Mortar
5	Housing - Downpayment Assistance
6	Sustainable Communities
7	HESG - City of Miami/Citrus Health/Admin
8	2017-2020 - City of Miami FLH17F005
9	2017-2020 - Carrfour Supportive Housing FLH17F005
10	2017-2020 - Center of Information and Orientation FLH17F005
11	2017-2020 - Empower U FLH17F005
12	2017-2020 - Miami Beach CDC FLH17F005
13	2017-2020 - SABER FLH17F005
14	2017-2020 - Sunshine for All, Inc. FLH17F005
15	2017-2020 - Care Resource FLH17F005
16	2017-2020 Latin Mission Ministries FLH17F005
17	Planning and Administration
18	Housing - Housing Choice Rental Assistance

**Table 8 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	Model City NDZ Little Havana NDZ Edison, East Little River, Little Haiti NDZ Wynwood NDZ Overtown NDZ Allapattah NDZ Coconut Grove NDZ City of Miami
	<b>Goals Supported</b>	Public Services - Elderly Meals Public Services - Child Care Public Services - Youth Development Public Services - People with Disabilities Public Services - Employment & Training
	<b>Needs Addressed</b>	Provision of Public Services
	<b>Funding</b>	CDBG: \$832,853 General Fund: \$1,431,178
	<b>Description</b>	Provision of Public Services
	<b>Target Date</b>	9/30/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Elderly Services, Youth Programs, Child Care Programs, Programs for the homeless, Programs for People with Disabilities
<b>2</b>	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	City of Miami
	<b>Goals Supported</b>	Economic Development - Technical Assistance Economic Development - T/A to Micro-Enterprises Economic Development - Commercial Facade
	<b>Needs Addressed</b>	Economic Development & Public Facilities
	<b>Funding</b>	CDBG: \$1,201,240 General Fund: \$157,103
	<b>Description</b>	Economic Development Activities
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Technical Assistance, Commercial Facade, Commercial Rehabilitation, etc.
<b>3</b>	<b>Project Name</b>	Housing - Single Family Projects
	<b>Target Area</b>	City of Miami
	<b>Goals Supported</b>	Homeowner - Single Family Rehabilitation



	<b>Needs Addressed</b>	Affordable Homeownership
	<b>Funding</b>	CDBG: \$250,000
	<b>Description</b>	Single family rehabilitation to maintain affordable housing stock in the City of Miami.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	See above
4	<b>Project Name</b>	Housing - Brick and Mortar
	<b>Target Area</b>	City of Miami
	<b>Goals Supported</b>	Rental Housing - Multi-Family New Construction Rental Housing - Multi-Family Rehab
	<b>Needs Addressed</b>	Affordable Rental Housing Affordable Homeownership
	<b>Funding</b>	HOME: \$1,825,498 Housing Trust Fund: \$250,000
	<b>Description</b>	Construction/Rehabilitation of affordable housing units
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	See above
<b>5</b>	<b>Project Name</b>	Housing - Downpayment Assistance
	<b>Target Area</b>	City of Miami
	<b>Goals Supported</b>	Homeownership - Down Payment Assistance
	<b>Needs Addressed</b>	Affordable Homeownership
	<b>Funding</b>	HOME: \$724,877
	<b>Description</b>	Downpayment Assistance to low-to-moderate income households to support affordable housing objectives.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Downpayment Assistance to low-to-moderate income households and individuals.
<b>6</b>	<b>Project Name</b>	Sustainable Communities
	<b>Target Area</b>	City of Miami
	<b>Goals Supported</b>	Economic Development - Sustainable Communities
	<b>Needs Addressed</b>	Economic Development & Public Facilities
	<b>Funding</b>	CDBG: \$2,755,598
	<b>Description</b>	Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements. This is inclusive, but not limited to street improvements, neighborhood facilities such as libraries, police/fire stations, recreational facilities, parks and playgrounds, facilities for persons with special needs, etc.

	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Street Improvements, Public Facilities and Improvements, Parks, etc.
<b>7</b>	<b>Project Name</b>	HESG - City of Miami/Citrus Health/Admin
	<b>Target Area</b>	City of Miami
	<b>Goals Supported</b>	Street Outreach and/or Hotel/Motel Vouchers Rapid Rehousing and Homeless Prevention Program Administration
	<b>Needs Addressed</b>	Special Needs Housing & Objectives Homeless Assistance
	<b>Funding</b>	ESG: \$429,274 CoC RFP: \$250,000
	<b>Description</b>	For the provision of outreach services for homeless individuals and families and for the prevention of homelessness through rapid rehousing and homeless prevention programs.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	See above
	<b>Project Name</b>	2017-2020 - City of Miami FLH17F005

<b>8</b>	<b>Target Area</b>	City of Miami
	<b>Goals Supported</b>	Tenant Based Rental Assistance Short-Term Rental, Mortgage, & Utility Assistance
	<b>Needs Addressed</b>	Affordable Rental Housing Special Needs Housing & Objectives
	<b>Funding</b>	HOPWA: \$15,819,762
	<b>Description</b>	Long Term Rental Assistance and Short Term Rent, Mortgage and utilities Programs, Resource Identification.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	See above
<b>9</b>	<b>Project Name</b>	2017-2020 - Carrfour Supportive Housing FLH17F005
	<b>Target Area</b>	City of Miami
	<b>Goals Supported</b>	Project-Based Capital, Rental, and Operating
	<b>Needs Addressed</b>	Affordable Rental Housing Special Needs Housing & Objectives Homeless Assistance
	<b>Funding</b>	HOPWA: \$73,500
	<b>Description</b>	Project Based Operating Support
	<b>Target Date</b>	9/30/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	See above
<b>10</b>	<b>Project Name</b>	2017-2020 - Center of Information and Orientation FLH17F005
	<b>Target Area</b>	City of Miami
	<b>Goals Supported</b>	Tenant Based Rental Assistance
	<b>Needs Addressed</b>	Affordable Rental Housing Special Needs Housing & Objectives
	<b>Funding</b>	HOPWA: \$684,390
	<b>Description</b>	Provide Housing Specialist services and HQS Inspections for the Long Term Rental Assistance Program
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	See above
<b>11</b>	<b>Project Name</b>	2017-2020 - Empower U FLH17F005
	<b>Target Area</b>	City of Miami
	<b>Goals Supported</b>	Tenant Based Rental Assistance
	<b>Needs Addressed</b>	Affordable Rental Housing Special Needs Housing & Objectives

	<b>Funding</b>	HOPWA: \$684,390
	<b>Description</b>	Provide Housing Specialist services and HQS Inspections for the Long Term Rental Assistance Program
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	See above
<b>12</b>	<b>Project Name</b>	2017-2020 - Miami Beach CDC FLH17F005
	<b>Target Area</b>	City of Miami
	<b>Goals Supported</b>	Project-Based Capital, Rental, and Operating
	<b>Needs Addressed</b>	Affordable Rental Housing Special Needs Housing & Objectives
	<b>Funding</b>	HOPWA: \$41,865
	<b>Description</b>	Project Based Operational Support
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	See above
<b>13</b>	<b>Project Name</b>	2017-2020 - SABER FLH17F005
	<b>Target Area</b>	City of Miami

	<b>Goals Supported</b>	Tenant Based Rental Assistance
	<b>Needs Addressed</b>	Affordable Rental Housing Special Needs Housing & Objectives
	<b>Funding</b>	HOPWA: \$314,015
	<b>Description</b>	Provide Housing Specialist services and HQS Inspections for the Long Term Rental Assistance Program
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	See above
<b>14</b>	<b>Project Name</b>	2017-2020 - Sunshine for All, Inc. FLH17F005
	<b>Target Area</b>	City of Miami
	<b>Goals Supported</b>	Tenant Based Rental Assistance
	<b>Needs Addressed</b>	Affordable Rental Housing Special Needs Housing & Objectives
	<b>Funding</b>	HOPWA: \$762,140
	<b>Description</b>	Provide Housing Specialist services and HQS Inspections for the Long Term Rental Assistance Program. Also STRMU.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	

	<b>Location Description</b>	
	<b>Planned Activities</b>	See above
15	<b>Project Name</b>	2017-2020 - Care Resource FLH17F005
	<b>Target Area</b>	City of Miami
	<b>Goals Supported</b>	Tenant Based Rental Assistance
	<b>Needs Addressed</b>	Affordable Rental Housing Special Needs Housing & Objectives
	<b>Funding</b>	HOPWA: \$322,067
	<b>Description</b>	Provide Housing Specialist services and HQS Inspections for the Long Term Rental Assistance Program
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	See above
16	<b>Project Name</b>	2017-2020 Latin Mission Ministries FLH17F005
	<b>Target Area</b>	City of Miami
	<b>Goals Supported</b>	Project-Based Capital, Rental, and Operating
	<b>Needs Addressed</b>	Affordable Rental Housing Special Needs Housing & Objectives
	<b>Funding</b>	HOPWA: \$36,000
	<b>Description</b>	Project Based Housing Operating Support



	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	See above
<b>17</b>	<b>Project Name</b>	Planning and Administration
	<b>Target Area</b>	City of Miami
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Affordable Rental Housing Affordable Homeownership Provision of Public Services Economic Development & Public Facilities Special Needs Housing & Objectives Homeless Assistance
	<b>Funding</b>	CDBG: \$1,076,126 HOPWA: \$346,850 HOME: \$258,388 Section 8: \$673,800
	<b>Description</b>	Planning and Administration
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	Planning and Administration
<b>18</b>	<b>Project Name</b>	Housing - Housing Choice Rental Assistance
	<b>Target Area</b>	City of Miami
	<b>Goals Supported</b>	Rental Housing - Housing Choice Rental Assistance
	<b>Needs Addressed</b>	Affordable Rental Housing
	<b>Funding</b>	Section 8: \$7,007,200
	<b>Description</b>	Affordable housing rental subsidies for approximately 416 low-income households.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	See above

DRAFT

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The city works mainly on a citywide basis to provide services to all its low-to-moderate income residents. Nevertheless, the city continues to support a system where it targets distressed neighborhoods which are in most need of assistance, known as Neighborhood Development Zones (NDZs). Community Development funding will continue to be targeted and priority will be given to viable projects in the NDZs. The NDZ concept is a comprehensive long-term approach to neighborhood revitalization that focuses on community assets as a means of stimulating market driven redevelopment. It is a holistic approach that calls for sustained, multi-year commitments from the city, the private sector, and community based organizations. The infusion of resources to the NDZ supports the stabilization of the area and spurs growth. The NDZ seeks to: (1) Create physical improvements through infrastructure and streetscape improvements, code enforcement, and removal of slum and blight; (2) Improve housing conditions by targeting rehabilitation and new construction assistance in the NDZ; (3) Stimulate economic development through facade improvements and other forms of targeted business assistance; (4) Improve the living condition of residents; (5) Spur economic growth and revitalization.

The geographic distribution of funding is not directly driven by the NDZ, but rather by the district in which it is located. The city attempts to work with private sector partners and community-based organizations to serve neighborhoods within NDZs, but no specific percentage of funds is reserved for these target areas as the funding is extremely limited. The city allocates its funding on a citywide basis unless otherwise noted in this plan.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Model City NDZ	
Little Havana NDZ	
Edison, East Little River, Little Haiti NDZ	
Wynwood NDZ	
Overtown NDZ	
Allapattah NDZ	

Target Area	Percentage of Funds
Coconut Grove NDZ	
City of Miami	100

**Table 10 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

Due to the limited amount of resources available, the city cannot reserve funding based on a specific geographic target area. However, the city does provide an avenue whereby it prioritizes projects within those areas whenever such project is beneficial to area residents. Grant funding, is therefore, best utilized with the premise that it will directly assist low-to-moderate income residents.

**Discussion**

DRAFT

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City of Miami will continue to allocate CDBG, HOME, HOPWA, SHIP, and AHTF funding for the development of affordable housing opportunities. This shall be accomplished by implementing the strategies that concentrate in alleviating citywide housing needs. As depicted in the Housing Needs Assessment, Miami is a city where wages and job growth have not been able to keep up with the increasing cost of living, as such nearly half of city residents are cost-burdened.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	26
Non-Homeless	62
Special-Needs	1,544
Total	1,632

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	1,570
The Production of New Units	50
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	1,632

**Table 12 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Miami-Dade Public Housing and Community Development (PHCD) oversees Public Housing throughout the County, including within the City of Miami's jurisdiction. Much of the information cited here is attributed to PHCD which is committed to provide to low, very low, extremely low and moderate-income residents of Miami-Dade County with:

- Quality affordable housing opportunities.
- Neighborhood revitalization and stabilization activities.
- Partnerships with private and public entities to optimize resources through innovative programs
- Efficient and effective management of resources.

PHCD administers over 9,100 public housing units. The waiting list for public housing is currently closed. There are over 70,000 people on the tenant based list and over 40,000 remaining on the project-based list. It varies depending on the bedroom size and program. The City has done an analysis of PHCD's units and approximates that approximately 6,000 of these are within City of Miami limits.

### **Actions planned during the next year to address the needs to public housing**

As identified in its most recent Consolidated Plan, the PHCD plans on the following action during the next year:

Renovate or modernize public housing units:

- Implement FYs 2011-16 Capital Fund 5-Year Action Plan.
- Utilize contractors for projects presented in the Five Year Action Plan.
- Continue the Job Order Contracts (JOC) program as necessary which is a rapid method of contracting from a pool of pre-screened group of contractors to do vacant unit repairs. The units are inspected by PHCD staff, and a list of line items are selected from a pre-set unit price table containing a number of repairs with fixed prices.

Provide replacement public housing:

- Coordinate with various agencies to make best efforts to identify Annual Contribution Contract (ACC) equivalent units within the HOPE VI Target Area for low income families and elderly persons. The HOPE VI Target Area (TA) boundary is defined in BCC Resolution 1416- 08 as

bounded by NW 119 Street, NW 7 Ave., NW 36 Street, and NW 32 Ave.

Improve public housing management (PHAS Score):

- Continue with the Quality Assurance Review (QAR) program for resident files.

Continue the applicability of the Enterprise Income Verification (EIV) Improve voucher management (SEMAP Score)

- Maintain or improve the current SEMAP Score.

Increase customer satisfaction:

- Provide improved communication with management and referral services to residents.
- Section 8 will continue to receive and assess customer surveys to improve communication.

Concentrate on efforts to improve specific management functions:

- Deliver timely and quality maintenance services to public housing residents.
- Maintain preventive maintenance efforts.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

In an effort to encourage public housing residents to become more involved in management, PHCD has implemented quarterly meetings with resident councils to provide training on various aspects of resident organization and empowerment. In an effort to encourage homeownership, PHCD also coordinates the County's Section 8 Homeownership program which was approved by the Miami-Dade Board of County Commissioners (BCC) in December 2001. The Section 8 program is comprised of 14,904 allocated Housing Choice Vouchers (including 125 VASH) and 2,101 Moderate Rehabilitation project based units. Additionally, PHCD administers 987 units under the Single Room Occupancy (SRO) Section 8 Moderate Rehabilitation Program and Stewart B. McKinney Act Shelter Plus Care Program, targeting



assistance to disabled homeless individuals with mental illness, substance abuse and/or HIV/AIDS.

a. Size of Program:

- PHCD is limiting the number of participants in the homeownership program to 200.

b. PHCD-established eligibility criteria:

- The family must be currently in good standing with the housing agency, including no outstanding debt to PHCD for previous quality standard damages or unpaid rent. Meet HUD income requirements. Must earn the minimum wage equivalent to 2,000 hours annually at the State of Florida minimum rate. The family must be in compliance with the current lease. The family shall not have quality standards violations existing in the unit. The family shall not have a history of late payments. The family must not have a previous default on a mortgage obtained through a PHCD homeownership program.

As an alternative to homeownership, PHCD may consider pursuing lease-to-own options for homeownership units.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The PHA is not designated as troubled.

**Discussion**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

As required under 91.220, below are the City's one-year goals and action steps for reducing and ending homelessness through the channels defined in the federal regulations. All of these steps are intended at all times to align and complement those of the Miami-Dade Homeless Trust, the main body behind our local Continuum of Care (CoC).

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Miami's Homeless Assistance Program (MHAP) serves as the front lines in the City's fight against homelessness and has handled street outreach services for the City for over a decade. The City intends to use 60% of its ESG allocation to fund MHAP's Outreach Service activities with a goal of assisting approximately 1449 persons in the coming year by providing them with residential shelter placement, and non-residential services including engagement, case management, emergency health services, emergency mental health services, transportation, and services to special populations. MHAP staff work on City streets, talking to and engaging with the unsheltered to handle intake properly, subsequently assessing and referring the person to services available in the community including one of five area shelters, a specific shelter for victims of domestic violence, an emergency care center for medical treatment, a substance abuse treatment program, transitional housing programs (based on availability), the Florida Department of Children & Families, the Florida Food Stamp Program, the Social Security Administration, the Dade County Division of Vocational Rehabilitation, the U.S. Veterans Administration, the U.S. Immigration and Naturalization Services (INS), and/or Legal Services of South Florida. The MHAP enters all information into HMIS, thereby assisting the CoC in having accurate data as to characteristics of persons who are living on the streets.

MHAP follows the County-wide CoC's outreach process, called "Outreach, Assessment and Placement" (OAP), which is provided on the street in a daily, non-aggressive fashion, and as a result of service requests from homeless persons, social service agencies, religious organizations and law enforcement personnel. OAP teams are composed of formerly homeless persons and social services professionals. Referrals are made to the level of housing, as appropriate, or to ancillary services, as may be needed. The established OAP process requires on-the-street preliminary assessments and typical information and referral that encompasses five elements: outreach engagement, preliminary psycho-social assessments, placement/referrals, follow-up and re-engagement (for individuals placed into housing by

OAP who leave and return to the streets).

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City/DCED does not fund or operate emergency shelters/transitional housing.

The CoC works with a number of housing providers to address homelessness in our community via a three-stage plan which includes emergency housing (temporary care); transitional housing (primary care); and, permanent supportive housing (advanced care). Outside of the three stages, there is a subset addressed for those persons who have a permanent disability (mental illness, substance abuse, AIDS). Emergency housing typically spans 60 days in an existent Homeless Assistance Center (HAC), a facility that provides short-term shelter, showers, clothing, food, mail, telephones along with counseling and the development of a "case plan" for each individual. Meanwhile, transitional housing spans six to nine months with a focus on intensive case management, to include treatment, rehabilitation, employment, and job training. This care is specialized treatment (mental health; substance abuse; separate programs for men, women and children, AIDS patients, etc.) with the goal of preparing individuals to be self-sufficient. All provider agencies under contract with the Homeless Trust must to provide must comply with the Trust's approved standards of care for emergency care facilities, transitional care facilities, and permanent housing. This ensures the health, safety and well-being of homeless persons and provides ease of entry into the system. The Chapman Partnership (CPH) is the not-for-profit 501(c)(3) approved agency that is the private sector partner of the Miami-Dade County Homeless Trust. CPH operates the two currently operational Homeless Assistance Centers (HACs), offering a combined 800 beds. The first center, HAC I, is located in the City of Miami (near downtown) and opened in October 1995. The second center, HAC II, opened in October 1998 in South Miami-Dade, at the former Homestead Air Force Base.

As of January 21, 2016, the continuum's housing inventory (year-round beds) was as follows: 1,716 emergency shelter beds, 24 safe haven beds, and 1,266 transitional beds, amounting to a total of 3,006 in this category, plus 247 overflow/voucher beds. Meanwhile, there were 3,996 permanent supportive housing beds amounting to a grand total of 7,249 beds in the continuum.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were**

## **recently homeless from becoming homeless again**

When analyzing the data from the most recent PIT in regards to the sub-populations identified, the two characteristics found most frequently, are mental illness and substance abuse, in both the sheltered and unsheltered categories. This data would seem to indicate that a bulk of homeless persons are battling another underlying issue(s) and as such, are in need of housing and supportive services. Addressing these needs given dwindling funding on a federal, state, and local level creates several obstacles. First, establishing on-going support services for persons who are formerly homeless is difficult. Secondly, unemployment levels in South Florida continue to be some of the highest in the nation and lack of employment is a key factor in a person's ability to retain housing and finally, there is a limited supply of affordable housing units within City limits, specifically for the very low-income. To that end, the City works within the means available and awards federal funds (HOME, HOPWA, CDBG-DR) to supportive housing projects within City limits. Recent allocations include funding towards the Royalton Apartments in Downtown Miami; Parkview Gardens in Liberty City which opened in the Fall of 2012; Little River Bend Apartments (66 units) in the Little Haiti neighborhood; and rehabilitation dollars to the Little Haiti Gateway Apartments (70 SRO units) also in Little Haiti.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City continues to fund *rapid re-housing and homelessness prevention services* via its Emergency Solutions Grant (ESG) funding. Approximately 30% of the City's ESG award goes towards these activities. The latter services are administered by a sub-recipient within the City and County under a program known as HAND (the Housing Assistance Network of Dade County). The DCED's objectives for this program are to: (1) Prevent individuals and families from becoming homeless and to (2) Reduce the number of homeless individuals and families. Should ESG funding levels remain the same in the next year, the City plans to assist 25-27 persons/families via the HAND program.

As a member of the local CoC, the City is actively engaged in furthering the already established local discharge coordination policy. Established back in 2007, A Memoranda of Agreement was set up for all agencies that provide services to homeless persons or persons at risk of homelessness. This Interagency Agreement includes the Miami-Dade Homeless Trust, State and County Corrections agencies, the 11th Circuit Court, the local public hospital (Jackson Memorial Hospital), community mental health facilities, and the Florida Department of Children and Families. The Miami Homeless Assistance Program has worked with Jackson Memorial Hospital and Community Mental Health Centers to establish and

implement discharge procedures for homeless individuals, ensuring that they have an adequate supply of medication upon discharge and that the appropriate services (ancillary and/or housing) are provided. Individuals referred by these agencies are assessed by a specialized outreach team within 24 hours of initial referral and are usually placed in an emergency shelter within a day of the assessment.

## **Discussion**

In September of 2013, the Miami-Dade County Homeless Trust's Board of Directors approved a new plan to create at least 250 beds for the area's chronically homeless by requiring all Trust-funded permanent housing providers that do not already do so, to *set aside* units within their programs specifically for the chronically homeless. As per the Trust, an estimated 43 to 49% of the current unsheltered (street homeless) population is considered chronic under HUD's definition of someone who is disabled and has been homeless for more than a year, or four or more times in the past three years. This strategy aligns the Trust with HUD's objective to end chronic homelessness by 2015.

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**AP-70 HOPWA Goals – 91.220 (I)(3)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	100
Tenant-based rental assistance	1,000
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	32
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
<b>Total</b>	<b>1,132</b>

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## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction**

The City has long had to combat several factors outside of its control that act as barriers to the development and preservation of affordable housing. First, because Miami is the oldest jurisdiction in South Florida, there are relatively few larger-sized residentially zoned vacant tracts in the City as compared to other suburban areas in Miami-Dade County that were developed later. Many of the City's available vacant parcels are scattered and situated in the City's most economically distressed neighborhoods and would have to be developed on an in-fill basis. The scarcity of large vacant residential parcels raises housing development costs since the private market is unable to realize cost-savings attributed to economy of scale or higher density housing projects. Also, due to our area's sea levels and proclivity to hurricanes, building codes tend to be stringent and thereby costly. Also, although they vary considerably in different parts of the City, land costs in most neighborhoods are high which makes it difficult for the private market to construct affordable housing for lower income households in Miami without government subsidies. As such, the City provides the maximum amount of subsidies allowable under federal regulations to keep up with the costs of real estate. Recently, public infrastructure has also become a concern. Specifically, water and sewer lines in Miami are overseen and operated by Miami-Dade County. Notably, the latter's Water & Sewer Department is in the midst of what is said to be a 15-year overhaul of its 7,500 miles of sewer lines, with costs approximated at over \$1 billion. Many areas of the County and City suffer from inadequate sewer capacity or aging, decaying lines which rupture or require extensive repairs. The vulnerability of this system means that if there is no connection to certain areas, then development to that area is halted.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

At the last general election (2012) in Florida, state voters approved constitutional amendment eleven (11) which offers an **additional \$50,000.00 homestead exemption to seniors** who already qualify that have also maintained their home as their permanent residence for at least 25 years and have a market value less than \$250,000.00. The amendment required local legislation as well, and in the spring of 2013, the Mayor's office introduced the item approximating that at least two thousand City households would benefit, with seniors qualifying for an additional \$400 in savings each year. The enactment of the William E. Sadowski Act in 1992 created a dedicated source of revenue for housing in Florida from a portion of documentary stamp taxes on the transfer of real estate. This landmark legislation provided both for a dedicated funding mechanism for state and local programs, as well as a framework for local programs to operate. Approximately 30% of these revenues flow into the State Housing Trust Fund and 70 percent flow into the Local Government Housing Trust Fund. Originally, the collected amount

was intended to be fully appropriated towards affordable housing efforts state-wide, via the funding of two programs -- the SAIL (State Apartment Incentive Loan) program provides low-interest loans on a competitive basis to affordable housing developers and the SHIP (State Housing Initiatives Partnership) program, which provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. However, once the economy tanked and Florida's budget suffered, the State's legislature authorized using certain percentages of the fund to balance their books leaving the SHIP program severely unfunded. The City has lobbied on a state level, urging the Legislature to use the housing trust fund monies solely for housing, as originally intended. In order to spur affordable housing development City-wide, in 2011 the City Commission approved an amendment to the City's zoning code (Miami 21) creating **affordable housing incentives** for developers including, but not limited to, modifications of architectural/design standards and parking reductions if the new property is certified as providing a minimum of 80% of the dwelling's units as affordable housing serving residents at or below 60% of the area's AMI. A recorded covenant runs with the property for 15 years after the issuance of a final Certificate of Occupancy (CO). The deferral creates an incentive for developers to build out affordable housing versus market rate units, by reducing the project's costs and allowing for certain parking reductions and modifications of architectural/design standards. The City Commission passed Ordinance #13304 amending the City Code to create a "**Code Relief Program**" to assist those residents who wish to legalize their residential properties in a manner allowing for the safe and orderly procurement of permits towards the legalization of remodeling work and additions to existing buildings done prior to March 1, 2002. This program was enacted given the current economic climate creating a hardship for many citizens to bring their properties into compliance without proof of proper permits, given that many properties were built under older, now defunct building and zoning codes. The program was given two years to operate. Finally, in the summer of 2013, the City Commission passed a reduction of its property tax rate for the third consecutive year.

## Discussion

Although the Miami 21 Code does address mixed use projects, no mention had been made of mixed *income* projects in the code until recently. The DCED believes that incorporating some type of mandatory inclusionary zoning program into the Code could allow for the development of mixed-income neighborhoods and keep essential public-sector employees such as police officers, teachers, and firefighters residing in the communities they serve, all while boosting affordable housing supply and promoting social inclusion. In late February, City leaders approved an amendment to Miami21 which will allow for a relaxation of zoning standards for mixed-income residential projects, with delineations in keeping with the state's SAIL program as detailed above. Developers can utilize these mixed-income standards based on their providing at least 40% of the units serving residents at or below 60% AMI, or providing at least 20% of the units serving residents at or below 50% AMI.

Also, the DCED plans to continue its longstanding relationship with Housing Opportunities Project for Excellence (HOPE) Inc., our local Fair Housing Center (FHIP), given the latter's ability to monitor and



respond to the different faces of discrimination especially in light of the foreclosure crisis and potential issues related to predatory lending/refinancing. As required, HOPE assists the DCED and City in testing for fair housing law violations, pursuing enforcement of meritorious claims, and conducting fair housing education and outreach. Their insight into fair housing matters is crucial in the DCED's efforts to affirmatively further fair housing.

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## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

The following introduces other actions/strategies the City of Miami will implement, whenever possible, in FY2016-2017 to,

- Meet underserved needs;
- Foster and maintain affordable housing;
- Reduce lead-based paint hazards;
- Reduce the number of poverty-level families;
- Enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Miami, through the Consolidated Plan, petitions for federal funds to assist the needs of residents that have traditionally been underserved by existing local social service programs. The activities funded are carefully designed to provide appropriate and needed services, particularly to those that may not be eligible for assistance from other local sources, those that are geographically isolated by lack of transportation, and those that lack basic amenities in their neighborhoods. As an example, for senior citizens and homebound frail elderly persons, physically and developmentally disabled persons, and infants and youth, funds provided through the Consolidated

### **Actions planned to foster and maintain affordable housing**

Efforts planned to foster and maintain affordable housing include: continue to implement neighborhood revitalization via the Neighborhood Development Zone (NDZ) concept which encourages public and private development (Miami's NDZs are explained in SP-10); support mixed use and mixed income development throughout the City; make efforts to assist existing homeowners bring their units into safe and sanitary conditions; make HOME funds available towards new construction and rehabilitation of multi-family structures; continue providing rental subsidies to over 1,400 families on a yearly basis, etc

### **Actions planned to reduce lead-based paint hazards**

In 1978, the use of lead-based paint was declared hazardous and prohibited in residential housing. Due to the proportion of pre-1978 housing units within the Miami city limits, the city is required to comment

on efforts to identify housing units in which lead may be present and to remove this hazard. Lead is a particular concern in units where children reside. HUD regulations have been unified and now require that lead-based paint inspections be expanded. The reduction of elevated lead blood levels (“EBL”) in children is a top priority for HUD. The City of Miami requires that inspections be conducted on all general housing rehabilitation projects involving construction dating prior to 1978. Asbestos assessment and lead-based paint reports are generated from the inspections to identify the presence and location of hazards. The city requires that certified lead-based paint contractors perform the work on housing projects where hazards have been identified, to ensure that safe work practices are followed as implemented by Florida OSHA.

In addition, the city distributes an informational brochure to contractors and citizens regarding the use of Federal housing monies to abate lead-based paint hazards. The following procedure will be enforced for all housing units assisted by the city. All housing units are inspected for Housing Quality Standards (“HQS”) before housing assistance is provided, regardless of the age of construction or the age of the prospective tenants. The city’s HQS inspection includes a check for signs of lead-based paint and dust hazards (chipping, peeling and scaling of paint) as required under HUD lead-based paint regulations. Properties identified as having potential lead-based paint and dust hazards are reported and hazards are abated. Finally, the city provides a written notice regarding the hazards of lead-based paint to each family or applicant who is receiving housing assistance for units built before 1978. The notice must be signed by the applicant and maintained in the applicant’s file to ensure awareness of the potential hazard. The city does not limit the inspections, abatement, or notices to families with children under age 6.

### **Actions planned to reduce the number of poverty-level families**

The City strives to reduce the number of poverty level families by supporting human development and economic development activities that facilitate the creation and retention of employment opportunities allowing extremely low- and very low-income residents to move toward self-sufficiency.

The City seeks to reduce the number of poverty-level families by supporting human development and employment programs that facilitate the creation and retention of job opportunities. The mission is to evaluate programs that work towards getting families out of poverty. The City also works to develop the infrastructure support to assist economic development projects that compliment workforce enhancement.

Traditionally, the norm has been to provide funding to organizations rendering social services, housing, economic development programs, and services to the special needs population. As such, a series of funding gets committed to agencies identified as providers catering to the needs recognized in the

public hearing process.

### **Actions planned to develop institutional structure**

At this moment the city does not have the capacity to develop institutional structure.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The city participates in a number of boards and committees such as the Miami-Dade Homeless Trust Board, the Miami-Dade HIV/AIDS Partnership and its Housing Committee among others to be able to properly assess some of the needs of our special needs population. Meetings are attended by public and private partners which allow for better coordination and cooperation in finding common grounds and an opportunity to collaborate and bring the necessary services to community. The DCED continues to work to enhance the programs and services it already provides to many of its residents and promotes cooperation among industry leaders from both public and private agencies.

### **Discussion**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction

The following addresses the program specific requirements for the Annual Action Plan. It includes information regarding the Community Development Block Grant (CDBG), HOME Investment Partnership Program, and Emergency Solutions Grant (ESG).

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- |  |          |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | 0        |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0        |
| 3. The amount of surplus funds from urban renewal settlements  | 0        |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan   | 0        |
| 5. The amount of income from float-funded activities   | 0        |
| <b>Total Program Income:</b>   | <b>0</b> |

#### Other CDBG Requirements

- |   |        |
|---|--------|
| 1. The amount of urgent need activities   | 0      |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 70.00% |

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

The DCED will utilize State Housing Initiative Program (SHIP) funds from the State of Florida, as well as Affordable Housing Trust funds (AHTF). The City sometimes uses SHIP funds for developers to use as local match to leverage additional HOME, Housing Tax Credits or SAIL from Florida Housing Finance Corporation, it also uses these for all of its single-family home programs (downpayment assistance, emergency rehabilitation/replacement, foreclosure prevention). The AHTF collects financial contributions from private developers who desire to take advantage of the floor area bonus provisions allowed in the City's Zoning Code. The amount collected is specific to every square foot increase (floor area) and guidelines for the use of the funds were approved by the City of Miami Commission solely for housing programs and the Trust's administration. Housing programs include: assistance to for-profit and not-for-profit developers for homeownership or rental developments, existing homeowners, and first-time homebuyers. All AHTF funding must obtain approval by the City's volunteer Housing and Commercial Loan Committee and/or City of Miami Commission.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

If the owner sells and/ or transfer the house before the end of the City's mortgage term, the following provisions will apply:

- 1) The sale of the property must be pre-approved by the City, and the new buyers must meet the program's income limits in effect at the time AND the sales price must not exceed the maximum affordable sales price in effect at the time. 2) For any 'early' sale or transfer, the City shall share in any 'gain' realized, based on its pro-rated share of participation in the original purchase. Furthermore, if the sale occurs within the first 3 years, the City shall keep 100% of its pro-rated share of the 'gain', from year 3 up to year 20, the City's share of its pro-rated 'gain' shall decrease by 5% every year, while in turn, the owner's share shall increase by 5% each year. At year 20 up to the City's loan maturity, the owner shall retain 100% of the City's 'gain'. 3) This above share gain proposal terminates in the event of a foreclosure, with the lender required to provide the City the right of first refusal to purchase the loan at a negotiated price. In the event of a foreclosure, the City will recapture any amount of net proceeds available from the sale of the property. In the case of refinances, the City Manager or his designee will determine the amount that has to be paid back based on the funding source.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired

with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Multifamily Rental projects which have been funded by the City will be monitored according to established procedures during the affordability period and as stated in the Rent Regulatory Agreement (Agreement) signed with the City of Miami. The duration of the affordability period will depend on the total City funding in the project. The Income and Rent monitoring (tenant eligibility) will be based on annual Adjusted Rent and Income Limits as published by U.S. HUD. The monitoring will include confirmation of tenant eligibility and rent structure for the initial lease-up which will be held at the time of the construction close out process. In addition, an *annual* tenant eligibility monitoring will begin with the first anniversary of the project's Certificate of Occupancy, and as close as possible to the project's anniversary during each following year for the entire term of the affordability. This monitoring will be conducted separate from any property inspections. During the on-site file review, the documentation of a sample of 10% or more of Tenants is analyzed to confirm compliance with all HOME regulations. Upon completion of this review, an exit interview is conducted with the developer/property manager to discuss results. If in non-compliance, potential remedies are discussed to be considered in the Corrective Action Plan (CAP) with specific due dates established for the corrections. If in compliance, the project is certified in compliance for a year.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

We do not plan for this, and so we do not have guidelines for any such program.

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

This is provided as an attachment to address rapid re-housing and homeless prevention activities.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Homeless Trust provides a central point of entry for any family who finds themselves homeless,

the toll-free Homeless Helpline which serves to direct people who are homeless or at risk of homelessness to prevention and outreach services, and allows for a centralized intake system. Families who call are directed to the Trust's central prevention provider, Camillus House, who employs clinical staff. Families who are at risk of homelessness are provided an assessment to determine the best course of action. Families who require rental assistance and legal services are provided with those services either through Camillus HPRP, or as planned, ESG prevention and rapid re-housing programming. The Homeless Trust has a sophisticated network of geographically placed homeless outreach providers who are engaged in street outreach and are accessible via the phone line as well. Individuals or families who require immediate shelter placement are referred to an outreach team for shelter placement. Families with minor children are provided shelter regardless of capacity. If there is no room in the shelter system, outreach teams provide placement into a hotel until such time as a shelter bed becomes available. The Trust contracts with agencies (City of Miami and Miami Beach) to provide homeless outreach County-wide (Miami provides 24 hour coverage). The outreach teams serve as gatekeepers into shelters funded by the Homeless Trust as walk-ins are not permitted. The Homeless Trust also contracts a team of clinical staff who serve as outreach workers for people experiencing chronic homelessness.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City has historically awarded the bulk of its ESG funding to the Miami Homeless Assistance Program (MHAP), a City unit that has handled homeless street outreach since 1991. MHAP's staff -- many of whom are formerly homeless - provide outreach, assessment, placement, information, referral and transportation services to homeless individuals and families. They also receive funding from other sources and are an actively engaged participant in the local CoC, utilize the Homeless Trust's master *Homeless Verification Form*, report all necessary data in HMIS, and participate in the bi-annual Point-in-Time (PIT) counts of homeless persons, County-wide. Currently, 60% of the ESG allocation (the maximum allowable) is awarded to MHAP given the continued trend of unsheltered homeless persons who live on City of Miami streets.

Outside of this, the DCED issued an RFP in the fall of 2015 accepting submissions from those entities seeking the remainder of ESG funding towards rapid re-housing and homelessness prevention activities. All RFPs were independently scored, with the agency awarded the highest number of points then recommended to City Commission for funding approval. In this last cycle, Citrus Health Network, Inc. (Citrus), was selected to continue operating both Rapid-Re-housing and Homelessness Prevention activities on behalf of the City of Miami. They do so for Miami and Miami-Dade County via the program known locally as the Housing Assistance Network of Dade (HAND).

Prior to this, Citrus also successfully managed the former HPRP program for both jurisdictions.



Although the City acknowledges that HUD has expressed the importance that ESG dollars be used towards rapid re-housing when possible, the City has opted to allocate a greater percentage towards homelessness prevention activities given the unique set of circumstances surrounding a high level of foreclosures in Florida and Miami during the past several years, which has left many more persons in the "at-risk of homelessness" category, with few resources to assist them.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Of the 27-members serving on the Board of the Trust, three are formerly homeless persons. Aside, from this the DCED invited all CoC agencies via e-mail to its five public hearings, and notified the Homeless Trust of this Consolidated Plan, as well as providing specific sections of the CP addressing homeless-related issues and activities to them for their review.

5. Describe performance standards for evaluating ESG.

When assessing street outreach efforts, the DCED monitors its agreement with MHAP, checking in on their efforts on a quarterly basis, to confirm they're on target to meet their annual goal as to the number of persons to be assisted via street outreach efforts during the course of the fiscal year.

When assessing rapid re-housing and homelessness prevention activities, the City determined upon a quick analysis of its clients that the average case accounts for approximately \$4,500 in assistance. To that end, we predict the number of persons we can assist under homelessness prevention and rapid re-housing activities, by dividing the amount of total funding allocated to the activity by that average case assistance amount. In FY 16-17, this amounts to roughly 22 homelessness prevention cases and 9 rapid re-housing cases. In conjunction to these quantifiable goals, a set of performance (qualitative) standards has been established to ensure that these projections are met. These standards are as follows:

- Monitor the number of households assisted who return to shelters after Homelessness prevention or Rapid Re-housing Assistance is provided. At least 70% of households will continue to be in stable housing at least 90 days following the period of assistance;
- Monitor the number of households that are assisted directly from a shelter;
- Based on need, ensure that 100% of clients are being referred to other appropriate supportive services in the community; Issue payment to program landlords within 14 days of receiving a request

for payment package;

- Leverage programmatic dollars by ensuring that assisted clients are contributing towards their recovery from homelessness.

## **Discussion**

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