RESOLUTION No. 2008-141-828

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE THIRD PROGRAM YEAR ACTION PLAN ATTACHED HERETO AS EXHIBIT A; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City is an "entitlement city" under the Federal Community Development Block Grant Fund Program (CDBG) for Fiscal Year 2008-2009, and

WHEREAS, the U.S. Housing and Urban Development Department (HUD) requires each entitlement city to submit an Annual Action Plan which outlines the activities to be carried out by the entitlement grantee using federal funds, and

WHEREAS, the City has been allocated $1,366,785.00 in CDBG funds for Fiscal Year 2008-2009, which represents a 3.75% decrease in last year's allocation, and

WHEREAS, the Annual Action Plan, attached hereto as Exhibit A, provides details of the activities to be carried out for Fiscal Year 2008-2009, using CDBG funds, and the City Manager, through the Department of Community Development recommends the adoption thereof,

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

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

Section 2. APPROVAL: The City Council of the City of Miami Gardens, approves the THIRD PROGRAM Year Action Plan attached hereto as Exhibit A.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON JULY 9, 2008.

SHIRLEY GIBSON, MAYOR

ATTEST:

RONETTA TAYLOR, CMC, CITY CLERK

Prepared by SONJA K. DICKENS, CITY ATTORNEY

SPONSORED BY: DANNY CREW, CITY MANAGER

MOVED BY: Councilman Gilbert
SECOND BY: Councilman Bratton

VOTE: 6-0

Mayor Shirley Gibson	X (Yes)	___(No)
Vice Mayor Barbara Watson	___(Yes)	___(No) (not present)
Councilman Melvin L. Bratton	X (Yes)	___(No)
Councilman Aaron Campbell	X (Yes)	___(No)
Councilman André Williams	X (Yes)	___(No)
Councilwoman Sharon Pritchett	X (Yes)	___(No)
Councilman Oliver Gilbert	X (Yes)	___(No)

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City of Miami Gardens

1515-200 NW 167th Street
Miami Gardens, Florida 33169

Mayor Shirley Gibson
Vice Mayor Barbara Watson
Councilman Melvin L. Bratton
Councilman Aaron Campbell Jr.
Councilwoman Sharon Pritchett
Councilman André Williams
Councilman Oliver Gilbert III

Agenda Cover Page

Date: July 9, 2008
Fiscal Impact: No X Yes □ Public hearing □ Quasi-Judicial □
(If yes, explain in Staff Summary) Ordinance □ Resolution X
Funding Source: N/A 1st Reading □ 2nd Reading □
Contract/P.O. Requirement: Yes □ No□ Advertising requirement: Yes X No □
Sponsor Name/Department: **Danny Crew, City Manager** RFP/RFQ/Bid # N/A

Title

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE THIRD PROGRAM YEAR ACTION PLAN ATTACHED HERETO AS EXHIBIT A; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Staff Summary

Background

As required by the U.S. Housing and Urban Development Department (HUD), each entitlement city is required to submit an Annual Action Plan that outlines the activities (programs) to be carried out by each grantee using federal funds. The Annual Action Plan must coincide with the 5-Year Consolidated Plan (which covers 2006-2011).

The City of Miami Gardens has been allocated $1,366,785 in Community Development Block Grant Funds (CDBG) for fiscal year 2008-2009. This amount represents a 3.75% decrease from the previous year allocation. The attached Annual Action Plan is for the City's 3rd Program Year and provides the detail of the activities to be carried out. It also incorporates all public comments received during the two (2) public meetings held.

A draft of the attached Action Plan was publicly advertised for thirty (30) days, allowing for public comments. No public comments were received. Upon the City Council's approval, the Action Plan must be submitted to HUD prior to the August 15th deadline in order to secure our funding allocation.

Recommendation

City staff recommends the approval of the attached resolution. Once approved by City Council, the Action Plan will be submitted to HUD for review and approval.

Third Program Year Action Plan

The CPMP Third Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

Program Year 3 Action Plan Executive Summary:

The City of Miami Gardens Program Year 3 Action Plan covers the period beginning October 1, 2008, through September 30, 2009. Programs and activities described in the Third Year Action Plan are once again intended to primarily benefit low-income and moderate-income residents of the City of Miami Gardens, neighborhoods with high concentrations of low and moderate income residents, and the City as a whole. The City will also use this plan to coordinate its efforts with other federal and state grant programs and local initiatives.

As a result of public input through the citizen participation process, as well as thru staff's evaluation of our first 18 months of programming, it has been determined that the sustainability of affordable housing stock remains the highest priority in this community. Now more than ever, the stalling of the housing market and the adjusting of a number of ARM loans have left many in this City facing foreclosure. It will be the City's challenge to find creative ways to preserve homeownership in light of the menacing foreclosure statistics in this community, coupled with the rapidly declining housing values.

The City of Miami Gardens received its first allocation of State Housing Initiative Partnership (SHIP) funds in July of 2007. This additional infusion of dollars will help to leverage the funds received from HUD, as well as matching funds provided by the City for the administration of this program.

It is our full expectation to ramp up efforts to stimulate economic development activities by implementing programs that will enhance the façade of existing buildings as well as attract new businesses to the City. In addition, we will make increased efforts to reach out to the faith based community in order to establish partnerships in meeting the social service needs of many residents in our community. Moreover, we will a concerted effort to provide technical assistance to non-profit agencies that will increase their success rate and benefit our effective delivery of social services.

General Questions

Program Year 3 Action Plan General Questions response:

1. Geographic Areas of the Jurisdiction

The City of Miami Gardens was incorporated on May 13, 2003, as the 33rd city in Miami-Dade County. With an estimated population of 105,414 according to the 2000 Census, it is the third largest city in the County. The City is located in North-Central Miami-Dade County and covers an area of approximately 20 square miles. Miami Gardens borders Broward County to the north, the City of Miami Lakes and Unincorporated Miami-Dade County to the west, the City of Opa-Locka to the south, and the City of North Miami Beach and Unincorporated Miami-Dade County to the east.

The new City of Miami Gardens is comprised of seven communities identified as a Census Designated Places (CDP) in the 2000 Census: Andover CDP, portions of Carol City CDP, Scott Lake CDP, portions of Norland CDP, portions of Lake Lucerne CDP, Opa-Locka North CDP, and Bunche Park CDP. The City of Miami Gardens is an urban/suburban community that was heavily developed between 1950 and 1969. It is a solid, working and middle class community of unique diversity and holds the distinction of being the largest predominantly African-American municipality in the State of Florida. The City is 77% non-Hispanic Black, 16% Hispanic, 4% White non-Hispanic, and 3% other.

According to the 2000 Census, 11,151 households in the City of Miami Gardens earn less than 80% of the area median income or less and are therefore classified as low or moderate income by HUD. This represents about 38% of the citywide population for whom household income could be determined. Maps I-1 throgh I-4 in the 5 year Consolidated Plan document: (1) the City location, (2) the Community Designated Places that comprised the City in the 2000 census, (3) the CDBG priorty areas by census block group and neighborhood and, (4) racial demographic by census block group.

2. Basis for Allocation of Funding

Because the primary national objectives of the Consolidated Plan programs are to benefit low-income and moderate-income residents, the City of Miami Garden's Community Development Block Grant (CDBG) program funds will be targeted to low-income and moderate-income neighborhoods and households thru activities that benefit the City as a whole.

Target Areas:

The City of Miami Gardens has identified thirteen (13) areas that have a low to moderate-income population of 51% or more. These areas will be designated CDBG priority areas for the purpose of program funding.

Area name	Census Tracts
Andover & Vicinity	009802-(4), 009901-(9)
*Bunche Park	000402-(3)(4) 000403-(1)(5),
Brentwood & Vicinity	010002-(1)
*Cloverleaf Estates & Vacninty	009501-(9)
Eagles Landing/Leslie Estates	010002-(2)
Kings Gardens	010010-(2)
Lake Lucerne	009904-(1), 009904-(9)
LeJune Gardens & Vicinity	010006-(1)(2), 01009-(2)(3)
Myrtle Grove & Vicinity	009400-(4)(3)
Norland & Vicinity	009600-(2), 009902-(3)
Opa Locka North	000501-(2)(4)(5), 000502-(1)
Rainbow Park	000401-(6), 000403-(1)(6), 000402-(2) 000501-(3)(1)
Scott Lake	009502-(4)(6)

*indicates neighborhood with greater than 70% low-mod income

Neighborhood Revitalization Strategy:

According to the 2000 Census, more than 70% of the residents in the Bunche Park and the Cloverleaf Estates neighborhoods are classified as low to moderate income. These areas represent the highest concentration of low income residents citywide. As such, the City of Miami Gardens will work with area stakeholders, residents, businesses, and financial institutions to develop a neighborhood revitalization strategy to serve this area. If approved by HUD , this strategy will allow the City greater flexibility to provide economic incentives and assistance.

The City has implemented several programs including, an in-home assessment program for elderly residents. This program will connect senior citizens with needed health-care and social service programs that are available to eligible residents. The City has also partnered with a NeighborWorks affiliated agency to provide a foreclosure intervention program for residents. Negotiations are also in process with a local university to provide a financial literacy program for residents.

Currently several housing programs are available for low- to moderate income residents including a rehabilitation loan program, a disaster recovery assistance program, and a first-time homebuyer down payment assistance program. The City has also implemented a Business Incentive Program for small business owners seeking to open a new business in the City. This program provides financial assistance for items such as acquisition, space build-out, and permits and fees. There is also an on-going façade improvement program that assists small business owner with exterior improvements to existing businesses.

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

Program accomplishments will be quantified by indicators listed below:

- the number of homes rehabilitated
- the number of assessment performed and type of service provided
- the number of business owners receiving financial assistance
- the number of new businesses assisted
- the number of new FTE jobs created
- the number of families completing foreclosure prevention assistance
- the number of individuals completing the financial literacy program

Priority Needs:
According to the Guidelines for preparing a Consolidated Plan Submission for Local Jurisdictions, the statutes for the formula grant programs set forth three (3) basic goals against which the plan and the City's performance will be evaluated. As such, the City of Miami Gardens recognizes the priority needs categories for the five-year planning period. Relative priorities and target funding proportions were established through the synthesis of the needs information obtained through the plan development process. A core component of the public outreach in preparing this plan was to prioritize among a lengthy list of real needs given the limited amount of funding available through the Consolidated Plan programs. Table I-5: Prioritization of HUD Goals, contained in the 5 Year Consolidated Plan document lists the goals, specific objectives for each goal, and priorities.

3. Obstacles to Meeting Underserved Needs

The primary obstacle to meeting all of the identified needs, including those identified as priorities is the general lack of funding resources available to the public and private agencies who serve the needs of low-income and moderate-income residents. Moreover, difficult economic times have created a hardship for many residents despite their eligibility as low-moderate income. Additionally, the City of Miami Gardens does not seem to have a good group of non-profit agencies with the capacity to deliver and properly administer the slew of social services needed in our community.

Due to the cycle of natural disasters over the last few years, federal, state, and local government budgets have been highly impacted by the cost of the recovery process. The 2004 and 2005 hurricane seasons cost the City of Miami Gardens $1 million dollars (after FEMA reimbursements), which equals 75% of the City's municipal budget reserves.

As a result, in the five years since incorporation, the City has not been afforded the opportunity to develop a healthy reserve. These budgetary constraints have forced the City to make difficult decisions regarding the allocation of resources for programs in the community. In the upcoming years, City leaders will have to balance the community's many needs against the implementation of fiscally responsible budgetary practices to establish a healthy reserve. These factors will limit the City's ability to fully fund all the program needs identified in the five year Consolidated Plan.

The City will continue to seek partnerships with various state, county, and non-profit agencies with existing programs in the community to leverage the City's CDBG allocation.

Managing the Process

Program Year 3 Action Plan Managing the Process response:

1. Lead Agency

As the entitlement grantee for the CDBG programs, the City of Miami Garden's Department of Community Development is the lead agency for the development of this 2008-2009 Action Plan that outlines the proposed activities and expenditures under these programs. Community Development staff will also act as the public agency that will administer the programs and activities under the plan. This Department will oversee economic development, community development, housing, lead paint abatement, and historic and urban renewal programs (where applicable).

2. Plan Development Process

The City of Miami Gardens has embraced a process for the development of the five-year Consolidated Plan and the 2008-2009 Action Plan that included broad participation from the community. This process began with the creation of the City's Comprehensive Development Master Plan. At each step in the process, care has been taken to ensure that low-income and moderate-income residents, members of minority groups, agencies involved in the provision of services to these populations, and others who are directly impacted by the programs and projects supported by the Consolidated Plan programs have been actively involved. Table I-6 in the 5 Year Consolidated Plan document lists all the organizations that were involved in the visioning process.

3. Enhanced Coordination

As stated above, the City of Miami Gardens has limited resources to address the many priorities identified by the community. As such, the City will work during the upcoming year to create partnerships with public and private housing agencies, health and social service providers to leverage the 2008 allocation.

Citizen Participation

Program Year 3 Action Plan Citizen Participation response:

1. Citizen Participation Process

Encouragement of Citizen Participation:
The City of Miami Gardens will enable and encourage its citizens to participate in the development of its Consolidated Plan, Annual Action Plan, and any substantial amendments to the Consolidated Plan and required Consolidated Annual Performance and Evaluation Report (CAPER). The City will do this by publicly advertising the meetings and holding the meetings in the City's Council Chambers which are publicly accessible.

In addition, it is expected the City will take steps to encourage the participation of all its citizens, including minorities and non-English speaking persons, as well as persons with disabilities. The City will provide translation services for any public meeting or public hearing, if the request for such services is requested four days in advance of the meeting. In addition, all meetings will be conducted in areas that are accessible to persons with disabilities.

The City will encourage the tenants of the Miami-Dade Housing Agency to participate in the process of developing and implementing the City's Consolidated Plan and Annual Action Plan, along with other low income residents of targeted revitalization areas in which the developments are located. The City shall provide information to these residents about the Consolidated Plan activities so that the local housing authorities can make this information available at their facilities.

Citizen Input:
The City, on an annual basis, will make available to citizens, public agencies, and other interested parties, information that includes the amount of assistance the City expects to receive, including specific grant funds, available unspent prior years funds, and related program income. The City will also disclose the range of activities that may be undertaken including the estimated amount that will benefit persons of low and moderate income.

As a still relatively new entitlement, it was clear from the public turnout and the comments/questions posed by citizens that there is a disconnect in understanding this process. In fact during this year's citizen participation meetings, the comments were related to general city issues rather than citizens providing input about programs to be implemented utilizing federal funds.

City's Notification Requirement Regarding Draft Plan Availability:
A notification will be advertised a minimum of two (2) times in a local newspaper of general circulation to inform the public that a draft Consolidated Plan, or draft Annual Action Plan is available to examine and subject to public comment. The notification will provide a summary of the proposed Consolidated Plan, or Annual Action Plan, and describe the contents and purpose of the particular plan. The notice will also be posted on the City's website (www.miamigardens-fl.gov/communitydevelopment) and on bulletin boards at the locations below. The public notice will state that copies of the particular Plan will be available for review on the City's website and at the following locations for thirty (30) days:

City of Miami Gardens City Hall
1515 NW 167 Street, Building 5, Suite 200
Miami Gardens, FL. 33169

North Dade Regional Library
2455 NW 183rd Street
Miami Gardens, Fl. 33056

Public comment can also be submitted electronically by sending emails to:
hudcomment@miamigardens-fl.gov

Citizen Response Time Frame:
The City will make the Plan public, and upon request in a format accessible to persons with disabilities. The City will provide the citizens a reasonable opportunity to comment on the Plan, and on any amendments to the Plan as defined by this Citizen Participation Plan. The City will consider any comments or views of citizens received in writing, or orally, at any of the public hearings, or during the 30-day public review and will address those comments in the preparation of the final Consolidated Plan or Annual Action Plan. The City will include any written or oral comments in the final Consolidated Plan or Annual Action Plan submitted to HUD. The City will also make copies of the draft plan, and final plan available to the general public, at no cost on the City's website (www.miamigardens-fl.gov/communitydevelopment). Hard copies will also be available upon request.

Amendments:
The City will amend its approved plan whenever it makes one of the following decisions:

1. To make a change in the goal, priority, or activity of the Consolidated Plan; or

2. To carry out an activity, using funds from any program covered by the

   Consolidated Plan (including program income), not previously covered in the Action Plan; or

3. To change the purpose, scope, location, or beneficiaries of an activity included in the Annual Action Plan.

Each amendment must be authorized by the City Manager or his designee, and submitted to HUD. All amendments will also be made public by posting at the City Hall, and on the City of Miami Gardens' website (www.miamigardens-fl.gov/communitydevelopment). Amendments involving at least $50,000 and/or a change from one activity to another will also be advertised in the local newspaper. The exception to this process will be for unallocated or recaptured funds from projects/activities other than Housing Rehabilitation. Any unallocated or recaptured funds will be automatically transferred to the Housing Rehabilitation project if funds are unallocated or recaptured at the 180 day juncture in the program year.

The amendment may be implemented immediately after submitting it to HUD and making it public. A substantial amendment to the Consolidated Plan or Annual Action Plan is defined by the City as a transfer between two or more plan activities that is greater than 20% of the CDBG program funds.

Substantial amendments to the Plan will need to be presented to the City of Miami Gardens City Council for their review and approval. The public will also be notified of the amendment by advertising in the local newspaper. The advertising of the substantial amendment will begin a thirty (30) day citizen review and comment period. The City will consider any comments or views of citizens received in writing or orally during the comment period, and will be submitted to HUD, and made available at City Hall, the North Dade Regional Library, and the City's Parks and Recreation Department. The City Manager will submit to HUD, a letter authorizing the amendment after the thirty-day comment period, and will implement the amendment at that time.

Performance Report:
At the end of each program year, a Comprehensive Annual Performance and Evaluation Report (CAPER) must be submitted to HUD. The CAPER gives an actual account of the activities that occurred during the previous program year, and how the City maintained and expended the funds outlined in the Annual Action Plan for that program year.

Upon completion of the CAPER, and at least fifteen (15) days prior to its submission to HUD, the City will hold two (2) public hearings to adopt the CAPER. The hearings shall be advertised at least one week in advance in a newspaper of general circulation throughout the area(s) eligible to receive funds under the programs advertised. Additionally, the report will be made available to the general public for a fifteen (15) day public review and comment period. The notice and the draft CAPER will also be made available to the public via the City's website (www.miamigardens-fl.gov/communitydevelopment) at least two weeks prior to the hearing date. Any comments received from the general public will be included in the CAPER submitted to HUD.

Each public hearing notice must include the availability of an interpreter if a significant number of non-English speaking or hearing-impaired persons are expected to participate at the hearing. It will be the responsibility of the residents to notify the City at least four (4) days in advance of the hearing if interpreter services are needed. Each public hearing notice will indicate this policy and provide a telephone number to contact the City. The City will consider any comments or views of citizens received in writing, or orally at the public hearings.

Access to Records:
The City will provide citizens, public agencies and other interested parties access to information and records relating to the City's Consolidated Plan and the City's use of funds for the CDBG funds. Citizens will be able to download program information, action plans, and the consolidated plan documents from the City's website. In addition, citizens will be able to request hard copies or to meet with City staff to go over the records.

Technical Assistance:
The Community Development Department will provide technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals for funding assistance under any of the federal or state programs covered by the Consolidated Plan. Specifically, as a result of limited Public Service Proposals received, the Department of Community Development has determined to provide technical assistance to non-profit organizations that service this community. The level and type of assistance will be determined by the Department of Community Development, but shall not include the provision of funds to any person, group, or agency.

Complaints:
Citizens with complaints related to the Consolidated Plan, Annual Action Plan, Action Plan Amendments, and the Comprehensive Annual Performance Reports (CAPER) must submit the complaint in writing to:

City of Miami Gardens Community Development Department
1515 NW 167th Street, Building 5, Suite 200
Miami Gardens, FL 33169

Attention: Daniel A. Rosemond, Director

If the complaint is given orally, the person initiating the complaint must schedule a meeting with the Director at the above-mentioned address and a formal complaint letter will be transcribed. The person must sign the letter and submit an address for response. Upon receipt of the written complaint, the Community Development Staff will respond to the complaint in writing within fifteen working days.

Use of the Citizen Participation Plan:
The requirements for citizen participation do not restrict the responsibility or authority of the jurisdiction in the development and execution of the City's Consolidated Plan.

Summary of Citizen Comments

The City of Miami Gardens held two public hearings to obtain citizen input on the draft 2008-2009 Action Plan. The public hearings were held at City Hall. The agenda for each public hearing was the same:

- Introduction to the City of Miami Gardens and CDBG funding process
- Summary of the programs and activities carried out in 2007-2008
- Example of eligible HUD Activities to be carried out with CDBG
- Citizen input

What follows is a transcription of the questions, answers, and comments pertinent to the Second Year Action Plan received at each public hearing. The public comments are bolded and the City's responses are italicized for purposes of clarity.

Summary of Citizen Comments

Thursday, April 10, 2008 6:30 PM Meeting

Public Comment:

If you have a mortgage broker, does the lender have to be registered or can the buyer have another non-registered lender?

Community Development response:

Under the City's Homeownership Assistance Program, we previously allowed buyers to utilize any lender of their choice, as long as the loan documents submitted to us reflected the buyer's eligibility. However, we have recently found that many lenders are unfamiliar with subsidy programs and HUD eligibility actually cause more delay to potential first time homebuyers. Consequently, the City of Miami Gardens has recently adopted a policy that requires participants in our Homeownership Assistance Program to work with one of our approved lenders. Lenders are approved by providing us with a copy of their lenders license and by participating in our free training

workshop that educates them on the eligibility requirements to be utilized for federal and state subsidies. The next scheduled workshop is May 6th.

Public Comment:

I have 3 children. And I want my kids to get more involved with programs in the City's parks. Unfortunately, not all of the parks in the City are "nice" and very few have programs to help kids (like tutoring). What is the City doing about this?

Community Development response:

Parks programming is a function of the City's Parks Department. What I can tell you is that the City has embarked on a comprehensive, multi-million dollar Parks Redevelopment program that will change the face of city parks by providing new amenities. These new facilities/amenities will allow for increased programming to be done at these parks. I would encourage you to contact the City's Parks Department to find out about current programs being offered for kids.

Public Comment:

How would a group of teachers be able to go about opening a non-profit tutoring service?

Community Development response:

Creating a non-profit is not as easy as most people might think. It is a legal entity created by the State and requires a formal board of directors and governing documents. My suggestion to you would be to identify an existing non-profit organization that currently provides similar services to what you are considering. This allows you to learn from them before embarking on this effort.

To that end, the city will also be providing a technical assistance workshop for non-profit agencies on May 6th. This is a free workshop that will provide agencies with information on HUD requirements and eligible activities, as well as helping agencies better understand how to work with the City of Miami Gardens.

Public Comments:

My Church is completing the City's first charter school. We came to this meeting to hear more information about programs that the City is administering to see if there is an opportunity to work with the

City. We also run financial literacy and homeownership training programs as well as employment training programs.

Community Development response:

Reverend, we are excited about your charter school as well all of the other programs your organization is offering. The City, specifically our department has attempted to reach out to the faith-based community but we've been unsuccessful thus far. I would welcome the opportunity to meet with you further to discuss these programs and about potential collaboration with the City.

Public Comments:

I'm concerned with Seniors in the City and with Youth Programs. What is the City doing for these folks?

Community Development response:

Under our Public Services category, programs for Seniors and Youth have been deemed a priority during our Consolidated Planning process. As a result, we have made funds available thru a competitive application process to non-profit agencies providing public services to residents of the City of Miami Gardens. Proposals are not limited to programs for Seniors and Youth, but they are prioritized-which means they are scored higher.

This year we've funded an agency $75,000 to perform an in-home health assessment for 500 seniors. The agency doing this will determine if the elderly person is eligible for Medicare or Medicaid (and related services), and if not currently receiving these services, will sign them up for such services. The results of this assessment will help us determine the types of programs we need to structure for Seniors.

This year we've also funded two agencies approximately $25,000 each to provide programs for youth. One program is an after school tutoring program and the other is a summer outdoors program, exposing youth to outdoor activities that they would not otherwise be able to experience.

Public Comments:

The City of North Miami Beach subsidizes residents' summer camps. Can the City (Miami Gardens) do something similar?

Community Development response:

I'm not familiar with the City of North Miami Beach's programs. However, in youth programs that are funded with Community Development Block Grant

Funds, participating individuals would typically pay nothing or less than the normal amount because of the funding provided by the City.

Public Comments:

I found out about this meeting on the City's website. Can the City send out notices to all City residents to let them know about these meetings? Or create a calendar of city events and send it out to all city residents?

Community Development response:

Well first of all, we're glad you are here! Secondly, the website is "a" source that we use to inform our residents of what's going (meetings, programs, application cycles, etc.). Now to your question about sending a notice out to all city residents, please know that there are approximately 109,000 city residents. The cost of that mail out would be cost prohibitive for us. The federal regulations that govern CDBG programs require us to publicly advertise. We do that in the Miami Herald. And yes, we have heard that many people don't read the Herald. Unfortunately, that is the paper with the largest circulation in the area, so that is what we are required to use.

But that's not all we do. We send out notices to the library, to the city parks, we contact all of the churches we have in our database and we contact any community groups for which we have information. Unfortunately, despite all of that effort, many people just don't come out because sadly they don't think they are getting anything. Last year's turnout was much better than this year. And that was because when the meeting was advertised, the Herald ran an article about our housing rehab program. In the article, the writer indicated that the City was providing grants for people to beautify their homes. As you can imagine, a lot of people came out thinking that was the purpose of the meeting. Once we explained the meeting's purpose, many were disappointed and left.

But I would agree that we (as a City) can make more of an effort to get the word out. However, we also have to be mindful that money that we spend in public notices is money that impacts our ability to carry out these programs that we've discussed tonight.

Public Comments:

You mentioned Alliance for Musical Arts as an agency that the City funded last year. The City did not advertise that; and the City did not send out flyers to residents indicating that that program was available.

Community Development response:

That's not correct. The City is required by regulation to publicly advertise (just like for this meeting) any allocation of funds to any entity. So it was advertised in the Herald. In addition, when any agency is funded by the City, that action is only done by the City Council, which meets in this very room. And those meetings, our City Council meetings, are public meetings. Anyone from the public wishing to speak on an issue is able to do so.

Public Comments:

I did not have a good experience with the rehab program. I felt that there was no room for a resident to voice their opinion if their application is denied. My application was denied by Community Development and I was not able to speak to anyone about that decision. I feel that the City should create a committee made up of residents who can hear a case when residents have issues with a City department.

Community Development response:

Well ma'am, I'm sorry your experience was not a good one. But what I can point to are the 45 rehab projects that have been completed by the City thus far using not only CDBG funds, but also State funds. As to the creation of a residential committee to hear cases, I will tell you (as well as all the other residents in attendance) that any resident has the right to speak to any member of the City Administration. In your case, you have spoken to the Assistant City Manager, the City Manager, and you've actually been in contact with the funding source for your application, which was the Florida Housing Finance Corporation. I would think that having the right to go directly to the funding source is much more viable than creating a resident committee that truthfully has no legal right to arbitrate decisions made by the City's administration.

Public Comments:

Which programs did the City fund for Concerned African Women?

Community Development response:

This agency was funded in our first program year under our Public Services category. The program was a parental involvement program and the agency was funded $25,000. They applied again during the second application cycle and they were approved for funding for an after school tutoring program. But the contract has not yet been executed.

Public Comments:

If a resident did receive a grant for rehab, how long do they have to wait before they can re-apply for assistance?

Community Development response:

Our Housing Policy requires a 3 year period between the time a resident is awarded funds for rehab. This includes, I believe, even if the resident was awarded funds from another government agency utilizing federal or state funds.

Public Comments:

Public Schools are a good place to advertise. The City should advertise meetings and programs in the schools.

Community Development response:

You're right. And we'd love to work closer with the schools within the City- there are more than 20 public schools within the City. Unfortunately we have not been able to establish a good rapport with the principals of any of these schools. In fact, the City executed an education Compact with Miami Dade County Public Schools. And our department even place priority on public service programs that would be done in and through the school system. Unfortunately, you have to have a contact person at the school to facilitate that. So if you know someone, please let our office know and we will seek to work with them.

Tuesday, April 15, 2008 2:30 PM Meeting

Public Comments:

There are a lot of homeless people in the area. I also see a lot of vacant buildings and properties. Can't the City take some of those properties and convert them to house the homeless?

Community Development response:

That is certainly something that can be considered. However, homeless initiatives in all of Miami Dade County are undertaken by the Homeless Trust.

Public Comments:

Can the City clean up the vacant and boarded up houses? Many of these houses are becoming crack houses.

Community Development response:

This is indeed a concern. The city intended to duplicate a project that we recently completed where we purchased a vacant property from HUD, rehabbed it, and selling it at below market rate. Unfortunately the housing market has significantly reduced the demand for housing.

Public Comments:

Many of the roads in the City need paving. The roads in my neighborhood are really bad.

Community Development response:

We are currently doing an infrastructure (roadway) improvement project in 3 neighborhoods in the City. What we can do is to forward your address to our Public Works Department to see if some spot repairs can be done to address your concerns.

Public Comments:

The City can use more street signs; There is a sign coming from North Miami Beach, towards State Road 9, approximately when you are entering the Golden Glades, it is a merging sign; This sign should be set back a bit further, it is almost impossible to merge in that area.

Community Development response:

Signage (depending on where it is) is a function of the transportation department. Unfortunately, transportation is not a city service that we have control over.

Public Comments:

We need more programs for the elderly.

Community Development response:

In this current year, the City has actually funded an agency to perform in-home health assessments of the elderly in the Bunche Park area. Depending on the final report, this will give us the information we need to determine the specific types of programs that are most needed. We can then seek to fund those types of programs for the elderly.

This concludes the public comments section. As indicated previously, it would seem that we need to do a better job of guiding the process of citizen participation, rather than simply allowing residents to provide random comments. Most of the comments received this year have little to do with the HUD eligible categories.

3. Efforts to Broaden Participation

The components of the citizen participation plan discussed above have been designed with the explicit intention of accommodating and encouraging participation by low and moderate-income residents, residents of low and moderate income neighborhoods, members of minority groups, persons with limited English skills, and persons with disabilities.

Finally, plan development consultations included specific targeted outreach to service providers, homeowners associations, faith-based organizations, and the business community. These consultations involved the active participation of members of minority groups, low and moderate-income individuals, persons with limited English skills, and individuals with disabilities.

4. Explaination of Comments not accepted

Not Applicable

Institutional Structure

Program Year 3 Action Plan Institutional Structure response:

Institutional Structure

The City of Miami Gardens Community Development Department is the lead administrative agency for the Consolidated Plan programs. The Department provides fiscal and regulatory oversight of all CDBG funding sources, as well as other Federal and State grants for housing, economic, and community development.

The City of Miami Gardens City Council acts as the final authority for the allocation of funds for Annual Action Plan activities under the Consolidated Plan grant programs, following the recommendations of the City Manager.

Within each of the priority funding areas, activities will be completed and managed by a diverse team of public, private, not-for-profit, and institutional partners. The lists below identify some of the principal partners for each priority funding area.

Decent Housing - Programs in Support of this Goal:

Program Partners:

- Miami-Dade Housing Agency
- Miami Dade Office of Community and Economic Development
- Metro Miami Action Plan
- City of Miami Gardens Building Services Division
- City of Miami Gardens Code Enforcement Division
- City of Miami Gardens Planning Department

Housing Rehabilitation Program: Housing rehabilitation assistance for low to moderate income residents Citywide. Given the age of the City's housing stock, priority will be to address building code violations and Housing Quality Standards (HQS). However, when feasible, this program will focus on energy efficiency and weatherization. Program may include acquisition of foreclosed properties to be repaired and made available to low to moderate income residents who are first time home buyers.

Homeownership Assistance Program: Provide both direct and indirect homeownership assistance to low to moderate income first-time homebuyers city-wide.

Homeownership Preservation Program: Given the rise in foreclosure rates, the City has determined that a significant need exists for individuals that have suffered a temporary financial set back. This program will provide qualified homeowners with financial assistance eqivalent to 1-3 months worth of their mortgage. Qualifications will be determined on a case by case basis as residents work with the City's partner, Neighborhood Housing Services.

Suitable Living Environment -Programs in Support of this Goal:

Livable Neighborhood Initiative Program: Funds improvements to residential storm water drainage facilities, roadways lighting, and landscaping to address flooding, and safety issues in 3 specifically designated neighborhoods. All 3 neighborhoods have been determined to be at least 51% low-moderate income.

Program Partners:

- City of Miami Gardens Public Works Department
- City of Miami Gardens Building Services Division
- City of Miami Gardens Code Enforcement Division

Public Services -Programs in Support of this Goal:

Program Partners:

- City of Miami Gardens Parks and Recreation Department
- Homeowners Associations
- Faith Based Organizations
- Non-profit organizations

Youth and Senior Services: Provides funding support to eligible non-profit agencies who will, thru a sub-recipient agreement, carry out public service activities that benefit youth and assist elderly residents.

Expanded Economic Opportunities - Programs in Support of this Goal:

Program Partners:

- Beacon Council
- North Dade Chamber of Commerce
- Miami-Dade Office of Community and Economic Development

Commercial Redevelopment Program/Special Economic Development Program (Technical Assistance) : Provides funding to improve commercial corridors throughout the City and provides technical assistance and access to capital to City businesses.

Consolidated Plan Delivery System:
As a relatively new municipality, the City of Miami Gardens will strive to use the Community Development Block Grant program to create successful partnerships among public and private sector entities. The delivery system for the Consolidated Plan programs is no exception. Communication and cooperation between the City of Miami Gardens Community Development Department and the partner agencies and organizations that administer activities is strong.

The City has identified potential gaps in the delivery system, which include the duplication of services among multiple not-for-profit agencies providing public services. The Community Development Department will attempt to address these gaps in the coming year by strongly encouraging partnerships among public service providers to prevent duplication and increase service levels. The Department will also aggressively promote the creation and designation of Community Housing Development Organizations and providing support and training to help these groups become more established and successful.

Monitoring

Program Year 3 Action Plan Monitoring response:

1. Monitoring
The City of Miami Gardens Community Development Department shall conduct quarterly on-site monitoring visit for each sub-recipient during the program year. New sub-recipients may be visited more frequently in order to assist with questions and check on program progress. A monitoring schedule will be prepared and the sub-recipient visits will be prioritized by determining if any organizations are considered high risk, i.e., new to the CDBG program–first year as a sub-recipient; high staff turnover–especially in key positions; carrying out high-risk activities, such as economic development and/or conducting multiple CDBG activities for the first time.

The quarterly monitoring visits include the following: First, the assigned monitor contacts the agency to explain the purpose of monitoring and schedules a date and time for the on-site visit. Once this is completed, a confirmation letter is sent before the scheduled visit to confirm all aspects of the monitoring and to explain what can be expected. In preparation for the monitoring visit, the monitor will review all written data on file for the sub-recipient, such as application for CDBG funding, written agreement and amendments, monthly reporting requirements, documentation of previous monitoring, and copies of audits.

During the actual visit, a thorough review of the sub-recipient's files ensures they comply with all regulations governing their administrative, financial and programmatic operations and that they are achieving their performance objectives within schedule and budget. A clear written record of the on-site visit is kept by using one or more of the City's monitoring checklists. The assigned monitor will fill out the form during the visit.

At the end of the visit, the monitor concludes the visit by reviewing the tentative conclusions from the monitoring. At this point, there will be a clear understanding between the monitor and sub-recipient of the areas of disagreement and agreement regarding the monitoring results. Once the on-site visit is completed, the monitor prepares a formal written letter describing the results of the visit, providing recognition of the sub-recipient's strengths and weaknesses. A copy of this letter is kept on file with the sub-recipient's grant agreement and monthly reports.

If the sub-recipient is experiencing problems or is failing to comply with regulations, these issues will be specifically outlined in the monitoring follow-up letter, along with recommendations or requirements to address and rectify the problems. If a concern or finding is issued for noncompliance with Federal rules and regulations, the monitoring follow-up letter will provide recommendations on how the situation can be remedied, but no additional action is required. When a finding is issued, the monitoring follow-up letter will identify a deadline for when the specific issues must be corrected. The monitor will then follow-up with the organization to make sure the corrections have been made.

For situations in which the recommended corrections have not been made, the organization will be placed on a probationary period, which must be approved by the Community Development Director, until the issues have been rectified and the sub-recipient is once again in compliance with Federal regulations and the grant agreement.

Lead-based Paint

Program Year 3 Action Plan Lead-based Paint response:

1. Lead Based Paint Evaluation and Reduction in Housing Policies and Programs

The City of Miami Gardens may use a portion of the CDBG allocation to continue to administer its Housing Rehabilitation Program. All participating households will receive the EPA/HUD/Consumer Product Safety Commission (CPSC) Lead Hazard information pamphlet with an acknowledgement of receipt kept on file. Based on the maximum amount of assistance being provided by this program, the Department will conduct a risk assessment of any surfaces disturbed by the rehabilitation and provide the household with the Notice of Evaluation, and if necessary, the Notice of Lead Hazard Reduction detailing how identified hazards will be addressed. Applicants for the Housing Rehabilitation Program found to have lead based paint will receive priority funding status for the cost of remediation.

Specific Housing Objectives

Program Year 3 Action Plan Specific Objectives response:

1. Housing Objectives

The following table outlines the specific Housing accomplishment goals that the City of Miami Gardens hopes to achieve over the 2008-2009 Action Plan period.

ACTIVITY	ACCOMPLISHMENT UNITS	GOAL
Direct Homeownership Assistance	Households	2
Assistance to existing homeowners (preservation)	Households	5
Rehab, Single-Unit Residential	Housing Units	5

2. Use of Resources

The City of Miami Gardens has received its first allocation of SHIP funds from the Florida Housing Finance Corporation. We have also formally requested a direct allocation of HOME program funds in order to address the specific needs for direct homeownership assistance. However, this request was denied on the basis of not meeting the required poverty threshold. Nonetheless, the City will continue to maximize its resources by leveraging the funds it does receive and work creatively to attempt to meet the community's needs.

Needs of Public Housing

Program Year 3 Action Plan Public Housing Strategy response:

1. Partnership with Public Housing Agency

The Miami-Dade Housing Agency (MDHA) encourages public housing residents to become more involved in the management of the housing developments and to participate in homeownership through its Family Self-Sufficiency (FSS) program. MDHA has also implemented a Section 8 homeownership program to provide section 8 participants the opportunity to purchase a home. The housing agency also offers a variety of homeownership programs to low and moderate income families through its Development and Loan Administration Division and New Markets Division. Homeownership programs include: Surtax, State Housing Initiative, HOME, and infill programs.

The City has intended to formalize a working relationship with MDHA to expand the education component of the FSS program. However, the recent turmoil experienced with this agency has resulted in significant staff turnover. Hence, identifying the appropriate agency representative to establish the necessary partnership has been extremely difficult. Nonetheless, the City will continue to seek to work with MDHA to provide FSS participants additional training on the responsibilities of homeownership and finances in an effort to increase homeownership rates amoung public housing residents.

2. Troubled Designation

Not applicable

Barriers to Affordable Housing

Program Year 3 Action Plan Barriers to Affordable Housing response:

1. Barriers to Affordable Housing

The City of Miami Gardens has experienced a tremendous increase in housing prices (120%) over the previous five years (notwithstanding the last year where the national housing market has slumped). This urban community is 93% built out with a forecasted 8% increase in population growth by 2010. In addition, the recent cycle of natural disasters throughout the country has created a critical shortage of both labor and materials, thereby driving up the cost of construction nationwide.

As a relatively new municipality (now entering our 5th year of incorporation), the City of Miami Gardens had to adopt many of the Land Development Regulations and zoning codes of Miami-Dade County. These regulations are in effect until the City completes the lengthy statutory and public participation requirements associated with creating a code specifically for Miami Gardens. While the current codes are appropriate for planning on a countywide level, they lack some of the flexibility and creativity that can be applied by a smaller unit of government. These regulatory barriers can be time consuming and costly to private development and may in some cases result in higher development costs.

2. Strategy to Remove Barriers

The City of Miami Gardens has established a new comprehensive plan and associated land development regulations specific to the City. In recognition of the impact that regulatory requirements have on the cost of development, the City of Miami Gardens has developed goals, objectives, and policies to address affordable housing issues in the City. These policies will guide all future growth management policies established by the City. The goals are as follows:

Objective 1.2 Affordable Housing Incentives: Provide incentives to assist in the provision of affordable housing.

Evaluation Measure #1: Adoption of land development regulations and appropriate policies that assist private developers with providing (and sustaining) affordable housing.

Evaluation Measure #2: Number of new affordable housing units.

Policy 6.2.1 Through the comprehensive planning process and the land development regulations, streamline the permitting process providing for efficient review with minimal delays and waiving or reducing costs for development with a substantial affordable housing component.

Policy 6.2.2 Offer technical assistance and referral services to applicants interested in developing affordable housing opportunities.

Policy 6.2.3 By June 2008, investigate the feasibility of using inclusionary zoning to encourage or require a certain percentage of dwelling units of new development or redevelopment to be set aside for low or moderate-income housing.

Policy 6.2.4 Consider awarding density and height bonuses for the provision of workforce housing in new developments, on infill sites, or within mixed-use developments as referred to in the Future Land Use Element.

Policy 6.2.5 Encourage the development of rental housing alternatives for family households.

Policy 6.2.6 By June 2008, examine the feasibility of adopting a mixed income ordinance that requires any new mixed-use development exceeding a specific threshold of units to include an affordable component.

Policy 6.2.7 Develop incentive programs in conjunction with a Community Design Element of the Comprehensive Development Master Plan for increasing residential housing densities and providing enhanced urban amenities with funding programs for multistory parking, combining public open space, shared parking areas for use in high density/intensity projects and other similar techniques and mechanisms.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).

2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
   a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
   b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
   c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
   d. Specify the required period of affordability, whether it is the minimum 15 years or longer.

e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
   a. Describe the planned use of the ADDI funds.
   b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
   c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 3 Action Plan HOME/ADDI response:

Not Applicable

HOMELESS

Specific Homeless Prevention Elements

1. Sources of Funds— Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.

2. Homelessness— in a narrative, describe how the Action Plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

3. Chronic homelessness— the jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

4. Homelessness Prevention— the jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 3 Action Plan Special Needs response:

1. Source of Funds

The Homeless Trust pools the Entitlement Jurisdiction funds for all of Miami-Dade County to provide a wide variety of Homeless Assistance Programs. The City of Miami Gardens along with the cities of Miami, Miami Beach, Hialeah, and North Miami has joined in partnership with the Miami-Dade County Homeless Trust to provide countywide Homeless Assistance Services. These funds will go directly to Miami-Dade County for regional distribution.

The City of Miami Gardens has mirrored the priorities of the Homeless Trust as its regional service provider. The table below outlines the relative priorities of various categories of homeless needs within the Continuum of Care. Activities that are identified as "Medium" priorities will likely receive Consolidated Plan funding if the applicable formula grants to the City of Miami Gardens are increased during the next five years. Activities that receive a "Low" priority will not receive Consolidated Plan funding over the next five years without an amendment to this Consolidated Plan. A "Low" rating does not necessarily diminish the importance of these activities or indicate that there is no need for them in the City. Many activities that are assigned a "Low" priority for CDBG funding are nevertheless important needs for the community or high priorities for other sources of funding. Some activities receive "Low" ratings if they are funded under the County's programs, if the Consolidated Plan funding would be insufficient to have a meaningful impact on these needs, or if adequately funding them would result in minimal output or outcome accomplishments relative to the amount of funds expended at the expense of other priority programs.

Table III-4: Priority Homeless Needs Funding

Housing Continuum of Care	Individuals	Families	Funding Source
Emergency Shelter	Low	Low	Other, County
Transitional Housing	Low	Low	Other, County
Permanent Supportive Housing	Medium	Medium	Other, County
Chronically Homeless	Medium	Medium	Other, County

2. Homelessness

As required by HUD each jurisdiction must develop a local continuum of care plan, the City of Miami Gardens in partnership with Miami-Dade County Homeless Trust operate under the Miami-Dade County Community Homeless Plan. The Miami-Dade County Homeless Trust serves as the lead agency implementing a countywide strategy to serve homeless individuals and families throughout our community. The Homeless Trust pools the entitlement jurisdiction funds for all of Miami-Dade County to provide a wide variety of Homeless Assistance Programs. The City of Miami Gardens, along with the Cities of Miami, Miami Beach, Hialeah, and North Miami has joined in partnership with Miami-Dade County Homeless Trust to provide countywide Homeless Assistance Services.

Each year the Homeless Trust meets with all of its entitlement partners to establish funding priorities for the upcoming year. The City of Miami Gardens in partnership with the Miami-Dade Homeless Trust established the priority homeless needs identified in this plan.

2. Chronic Homelessness

Chronic Homelessness Strategy:

A. Carry out activities identified in 10 Year Plan to End Homelessness, adopted in December, 2004 more specifically outlined below:

B. Coordinated Outreach to the Chronically Homeless- In April, 2005, the Miami-Dade County Homeless Trust executed a contract with Citrus Health Network for a County-Wide Chronic Homeless Outreach program based on the Philadelphia Model Coordinated Outreach Program which includes coordination between all outreach teams, licensed clinical staff, and a psychiatrist. This program is identifying and tracking all chronically homeless people in our Continuum of Care (CoC) via Homeless Mangement Information Strategies (HMIS) (including wireless laptop computers for outreach teams immediate HMIS access and referral services in the field), and providing; targeted assessment, clinical, and primary health services, placement of clients into appropriate permanent supportive housing and treatment. All homeless outreach teams now have access to reciprocal information, which allows all of them to focus their efforts on target outreach services to specific individuals experiencing chronic homelessness. Additionally, the contract calls for the identification, by name, of all chronically homeless individuals in Miami-Dade County.

C. Housing First – The Homeless Trust made funding Housing First, and other models serving the chronically homeless population the number one funding priority of new programs in this application.

D. General Obligation Bond- In November, 2004, the voters of Miami-Dade County overwhelmingly passed a General Obligation bond . The Bond included $15 million in funding over the next 15 years specifically for the Homeless Trust, to be utilized for capital for permanent supportive housing. These units are earmarked for individuals experiencing chronic homelessness.

E. Expanded Safe Havens - At present, the continuum has two Safe Havens located in diverse geographic areas. The Safe Haven model has proven highly effective in engaging the chronic homeless, especially those who are also impacted by mental illness. The Homeless Trust has been supportive and instrumental in obtaining $1 million in capital funding from the County's Office of Community and Economic Development, and $700,000 in operational funding from HUD to fund the relocation of Camillus House to a safe haven model. The Camillus House is a homeless shelter provider, serving a high percentage of chronically homeless individuals by offering overnight emergency shelter and a soup kitchen in downtown Miami. This relocation will allow chronic homeless individuals to be served in an indoor, low demand 125 bed open space Safe Haven, combined with mental health and substance treatment beds.

F. Jail Discharge Services – Improve discharge planning from systems most impacted by chronic homelessness, such as local jails, crisis units and hospitals: Misdemeanor arrests account for more than 60% of all homeless arrests. Often, homeless detainees are given "credit for time served," resulting in a very quick revolving door in and out of the criminal justice system. A highly successful jail outreach/discharge program targeting those individuals at release, primarily those released within 1-3 days of arrest, has been implemented inside the County Jail where all releases of homeless individuals are made. Outreach staff are co-located at the Jail and attend arraignments, bond hearings, work with the public defenders and court disposition specialists to identify chronic homeless individuals. Local Judges, the Public Defenders and the State Attorney's Office, and the Corrections and Local Law enforcement departments are all involved. This program provides transportation, assessment, case management, emergency housing, and access to the local Continuum of Care. This program is also tracking recidivism and following up on client placements.

G. Criminal Justice Program- Through the efforts of a Homeless Trust Board member, Judge Steve Leifman, a highly successful and nationally recognized best practice model links chronically homeless mentally ill individuals meeting Baker Act criteria (voluntary/involuntary commitment) with case management, crisis stabilization services, and outplacement services into mental health crisis beds funded via the Homeless Trust. This program also provides crisis intervention team training to local police officers to encourage the appropriate treatment of mentally ill individuals and reduce harm to all involved. This program reduced recidivism from 1196 people a year prior to this program, to 70 people after the first year of implementation. A SAMHSA grant has been implemented providing case management and evaluation of this best practice model.

H. HMIS- HMIS will offer access and linkages to the criminal mental health project, via a Health Foundation Grant and cooperative agreement, will allow a "super-case manager" to track chronically homeless clients across criminal justice, mental health, substance abuse, crisis stabilization units, and the Homeless Continuum of Care. Client Outcomes, cost analysis, and recidivism, will be evaluated via Florida International University.

I. A Mental Health Drop In Center - located in an area of high concentration of individuals experiencing chronic homelessness increased contact with case management services, with 651 individuals served since inception.

J. Regional Planning Efforts- The Homeless Trust's Executive Director particptes in the Florida Coalition for the Homeless Regional Planning Committee that is addressing regional strategies for the 10 year plan to end homelessness, local, regional and state strategies toward funding supportive housing.

K. State Legislative Budget Request- The Homeless Trust has submitted a $1 million Legislative Budget Request to fund long term supportive housing initiatives for chronically homeless people with mental health/co-occurring disorders. This request is of course subject to the approval of the State Legislature and Governor.

L. Arrest Information- In order to better track and offer services to chronically homeless individuals, the Homeless Trust is working with the Department of Corrections, the State Attorneys Office, and local law enforcement to modify the arrest forms to indicate whether a person is homeless at the time of arrest. This change, which was just agreed upon, will help identify homeless people upon entrance into the criminal justice system and will assist in discharge planning for those individuals.

M. Florida Assertive Community Treatment (FACT) Team- The Florida Department of Children & Families administers two FACT teams, with a third dedicated FACT team designed to provide intensive wrap-around services and housing allowances, to homeless individuals who are severely mentally ill, and those who are mentally ill with addiction disorders.

4. Homelessness Prevention

Through the Countywide Homeless Hotline, individuals and families at risk of homelessness are
assessed and provided with or linked to appropriate services, including but not limited to: case management, rental assistance, mortgage assistance, utility assistance, and other services. FEMA funds availiable through the Emergency Food and Shelter Board, used for the same purpose. The Greater Miami Prosperity Campaign via the Human Services Coalition provides Tax and Earned Income Tax Credit Assistance to individuals residing in Miami-Dade County Homeless Assistance Centers and in One Stop locations .

5. Discharge Coordination Policy

The Homeless Trust currently has executed interagency agreements with; the Department of Children & Families for youth exiting foster care, the 11th Judicial Circuit for mentally ill homeless individuals exiting jail who are homeless upon discharge, and outreach and assessment services at the County Jail, where all individuals who are deemed homeless upon arrest are discharged. These strategies are in place to ensure that individuals discharged from these other systems of care are not homeless upon release. The County's 10 Year Plan to End Homelessness has as a goal the development of a Memorandum of Understanding between the Homeless Trust, the Depart of Children & Families, the Courts, the Department of Corrections and the Public Health Trust ensuring that the discahrge of individuals discharged from these systems is coordinated and does not result in homelessness.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 3 Action Plan ESG response:

Not Applicable

COMMUNITY DEVELOPMENT

Community Development

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.
   *Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 3 Action Plan Community Development response:

1. Priority Community Development Needs

As defined in the City of Miami Garden's mission statement, the city's core community development needs are those activities that enhance the quality of life through the efficient and professional delivery of public services. The City is committed to fostering civic pride, participation and responsible economic development for the community, and as such the City anticipates using Community Development Block Grant (CDBG) funding to support programs to:

- Improve recreational programs and facilities in the Community
- Improve streets, install sidewalks and provide for pedestrian safety
- Redevelop blighted commercial areas

CDBG and other funding will be used to strengthen, preserve, and enhance the physical character of and quality of life in City of Miami Gardens neighborhoods. Designated funding will be used to improve the housing stock, and the public infrastructure and facilities, with particular emphasis on the low-income and moderate-income neighborhoods. In addition, code enforcement for existing residential and commercial buildings will be emphasized, so deteriorating properties do not have a detrimental influence on the neighborhoods. Finally, homeownership programs will be supported to help improve community stability by maintaining homeownership rates in the City.

Develop Economic Development Programs:
The City will seek to partner with entities that provide training, education, and employment opportunities to help expand Miami Garden's workforce, particularly by lifting low-income and moderate-income residents into stronger positions in the evolving economy. Through the creation of business incentive programs, the City hopes to create new jobs that could be filled by individuals that are trained by the City's partners in this effort.

Particular emphasis will be placed on programs that cultivate entrepreneurship and create opportunities for larger-scale job creation through site assembly, environmental remediation, building rehabilitation, infrastructure development, technical assistance, and assistance to businesses.

Create programs and services for elderly residents:
CDBG and other funding will be used to implement programs to assist elderly in providing them increased access to benefits and credits

See Table IV-1: Public Facilities and Improvements Priorities

See Table IV-2: Public Services Priorities

See Table IV-3: Housing, Economic Development, & Historic Preservation Priorities

2. Specific Long Term and Short Term Objectives

The activities listed above received a high, medium and low priority ranking during the visioning and focus group exercises conducted in support of the Consolidated Plan. Accomplishment goals have been established for those activities that received a high priority ranking. The following tables, consistent with HUD Community Development Need Table provide the specific output accomplishment goals for each activity. These activities are listed under the five community priorities as defined by the City of Miami Gardens residents in the 2005 visioning process. Because funding for "medium" and "low" priority activities is not expected to be available, accomplishment goals have not been provided. The accomplishment goals represent the activities anticipated in the 2008-2009 Action Plan period. A discussion of anticipated outcomes for each conceptual goal is follows:

1.Public Services:

ACTIVITY	ACCOMPLISHMENT UNITS	GOAL
Youth Services	People Served	100
Senior Services	People Served	150

Priority projects in this category include support for public service activities that benefit youth and senior populations. These activities will assist the City of Miami Gardens in moving closer to achieving its goal of providing sustained services for the residents of Miami Gardens.

2. Redevelop aging housing stock in residential areas:

ACTIVITY	ACCOMPLISHMENT UNITS	GOAL
Rehab, Single-Unit Residential	Housing Units	5
Energy Efficiency Improvements	Housing Units	1

The priority projects in this category includes housing rehab project benefiting low to moderate income residents with a focus on energy efficiency, code enforcement activities to eliminate substandard and blighted influences.

3. Infrastructure improvement:

ACTIVITY	ACCOMPLISHMENT UNITS	GOAL
Public Facility and improvement (infrastructure)	Area Benefit (households)	2500

Priority projects in this category include improvements to residential storm water drainage facilities to address flooding issues in specific low-mod census tracts.

4. Commercial Redevelopment Programs:

ACTIVITY	ACCOMPLISHMENT UNITS	GOAL
Building Acquisition, Construction, Rehabilitation (façade)	Businesses	2
Direct assistance to new businesses	Businesses	2

Priority projects in this category include Economic Development activities to improve blighted conditions within commercial corridors citywide.

Antipoverty Strategy

Program Year 3 Action Plan Antipoverty Strategy response:

1. Antipoverty Strategy

The City of Miami Gardens Anti-Poverty Strategy describes the programs and policies that will be utilized to reduce the number of households with incomes below the poverty line, in coordination with affordable housing efforts. The Department of

Community Development will deploy a strategy responsive to the needs of low-income citizens and disadvantaged populations throughout the City. The Department of Community Development will further the U.S. Department of Housing and Urban Development (HUD) national objectives by coordinating the priorities established in the City's visioning process with goals and objectives adopted by HUD.

The City's strategy will:

- Work with existing programs to maximize program dollars for residents.
- Leverage potential CDBG eligible activities with private, state, and local funds.
- Create Neighborhood Revitalization Strategy Areas to maximize funding and program opportunities in neighborhoods with greater than 70% low to moderate-income residents.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

Program Year 3 Action Plan Specific Objectives response:

1. Priority Non-Homeless Special Needs

The chart below (consistent with HUD Non Homeless Special Needs) identifies the relative priority needs for various identified special needs categories for housing and supportive services in Miami Gardens. Activities which are labeled as "High" priorities in the table below and elsewhere in this plan are those which will receive 2007-2008 Action Plan funding. Activities which are identified as "Medium" priorities are those will not receive Action Plan funding unless additional funds are secured or particularly strong projects are identified. Activities that receive a "Low" priority will not receive Plan funding without a Plan Amendment.

Special Needs Category	Housing	Supportive Services
Elderly	High	Medium
Frail Elderly	High	Medium
Persons w/ Severe Mental Illness	Low	Low
Disabled (Develop. Or Physical)	Medium	Low
Alcohol/Other Drug Addicted	Low	Low
Persons w/ HIV/AIDS	Low	Low

2. Use of Resources

As a new municipality, the City of Miami Gardens is working to secure various funding streams to enhance our CDBG programs. Currently, the City of Miami

Gardens is working with the State through the Florida Housing Finance to obtain State Housing Initiative Partnership dollars (SHIP), and HOME program funds.

Since the City is just completing is 2nd year as an entitlement agency, the City does not have the benefit of being able to draw from historical data to estimate other revenue that would supplement the CDBG program. However, the City is in the process of negotiating with the various agencies to determine the level of funding that can be pooled with CDBG dollars to maximize program opportunities.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

Program Year 3 Action Plan HOPWA response:

Not Applicable

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 3 Specific HOPWA Objectives response:

Not Applicable

Other Narrative

Not Applicable