



Second Program Year Action Plan

The CPMP Second 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

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 2 Action Plan Executive Summary:

The City of Miami Gardens Program Year 2 Action Plan covers the period beginning October 1, 2007, through September 30, 2008. Programs and activities described in the Second 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 new entitlement, the City of Miami Gardens anticipates receiving State Housing Initiative Partnership (SHIP) funds in July of 2007.

As a result of public input through the public hearings process, it was determined that the preservation of affordable housing stock remains a high priority among our residents. Additionally, residents also expressed the need to address infrastructure improvements in a number of our neighborhoods that have been neglected by County government for a number of years.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 2 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 a population of 105,414, 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 through 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 priority 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 activities that benefit the City as a whole, the majority of whose residents are low or moderate-income.

Target Areas:

The City of Miami Gardens has identified twelve (12) 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
Rainbow Park	000403-(1)(6), 000402-(2), 000501-(3)(1)
*Bunche Park	000403-(5), 000402-(3)(4)
Lake Lucerne	009904-(1), 00904-(9)
Brentwood & Vicinity	010002-(1)
Myrtle Grove & Vicinity	009400-(4)
LeJune Gardens & Vicinity	010006-(1)
Kings Gardens	010010-(2)
Cloverleaf Estates & Vacninty	009501-(9)
Eagles Landing/Leslie Estates	010002-(2)
Unidentified	009600-(2), 009902-(3)

*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 neighborhood are classified as low to moderate income. This area represents 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.

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 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. 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 three 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.

However, in the upcoming year, 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 2007-2008 allocation.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 2 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 2007-2008 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.

2. Plan Development Process

The City of Miami Gardens has embraced a process for the development of the five-year Consolidated Plan and the 2007-2008 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 2007 allocation.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 2 Action Plan Citizen Participation response:

1. Citizen Participation Process

Encouragement of Citizen Participation:

The City of Miami Gardens will enable 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 encourage participation by low and moderate-income persons, particularly those living in slum and blighted areas of the City, as defined by HUD, and in areas where CDBG funds are proposed to be used. Particular efforts will be made to encourage participation by residents of predominantly low and moderate-income neighborhoods.

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.

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 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

City of Miami Gardens
Parks and Recreation Department
Cloverleaf Park
303 NW 191 Street
Miami Gardens, FL 33169

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 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. 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, amendments, and the Comprehensive Annual Performance Reports 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 2007-2008 Action Plan. The public hearings were held at City Hall. The agenda for each public hearing was the same: a brief presentation of the programs and activities carried out in the 2006-2007 program year was made by the Director of Community Development. The public was then given the opportunity to ask questions and provide input as to the programs desired for the 2007-2008 program year.

For purpose of simplicity, the Community Development Director provided the public with the eligible categories and then solicited input/comments on each category so that the public could follow along. What follows is a transcription of the questions, answers, and comments pertinent to the Second Year Action Plan received at each public hearing:

Summary of Citizen Comments

Tuesday, April 17, 2007 2:30 PM Meeting

HOUSING

Public Comment:

The City put in sidewalks, but the result of that, is that it now creates flooding when it rains because when they dug from the property to the street, it created a little ditch, and when it rains, it settles there. Is there anything that can be done to beautify that or prevent the flooding?

Community Development response:

We can take a look at that. That can probably be addressed under the rehab program or under the public facilities category. It really depends on where the property line begins and ends. But we can include your comments under both categories.

Public Comment:

My home burned to the point where it is unlivable, and at the time, I thought I had insurance on it but I didn't. I've applied for every program that I have heard of. I was wondering if there is some type of volunteer programs with the businesses in the areas, or just what we can do to get help, not only for myself, but other people in the same predicament.

Community Development response:

That would be under the rehab or replacement home program. Just so that everyone is aware, the City is now eligible to receive state funding which we will be getting in July. And one of the programs that we have built into the plan submitted to the State is to not only do rehab, but also do replacement homes which means that if the property is so dilapidated that it cannot be repaired-If the damage goes above a certain level, then we would tear down the existing structure and build a new one on the existing site.

Public Comment:

My concern is that in the City of Miami [Gardens], there are still a lot of houses with the blue roof and I know in some of these homes, there are people who are senior citizens. I don't know if they are getting any type of support from the state or the city, so what I am wondering is will the funds that you are getting through HUD be able

to help any of these people who still have the blue roofs on their homes?

Community Development response:

Yes, the short answer to the question is yes we can. In fact, not only are we getting money from the federal government as part of our rehab program, but we've also been awarded a disaster recovery grant that came from the federal government to the state—so we have been awarded some money that we can use to address those things. Before we actually opened the rehab program application cycle back in December, a lot of individuals who had blue roofs called my office and asked about those programs. Although we had a good turnout of people that applied, over 150, when the application cycle opened, not a lot of them so far had hurricane damage or blue roofs specifically. So what we are finding is that a lot of folks are not even aware of the programs that are available to them and when they are aware, they don't apply. Because, as you all may know, the county has the No Blue Roofs program which is county-wide, and there are a lot of folks within the city that we found out that still have not applied to that program. So I think the issue is not so much the program availability as much as it is people being aware of what to do and how to do it. And maybe one of the things that needs to happen, and I'm not sure how we would do it, is to figure out a way to personally go door to door and somehow make those folks aware. And I don't want to commit any other departments, but we have several departments that may now have the resources to, as they see certain conditions, be able to give them information about how the programs work. We are required by law to do an ad in the paper, but we know that not everybody reads the paper and not everybody will respond to an ad. I think some people will respond better if somebody knocks on the door and says "hey are you aware of this." But we also have to be careful of this, especially our elderly population, because there are a lot of scammers out there and a lot of folks don't want to necessarily not only open their door to anybody, but they are very skeptical about anything that they are given. So, it's kind of a double-edged sword, but, I think those of you that are here certainly can help us by being aware of what we have available and letting people know that they can call us and we can certainly keep them informed as far as what's available to them. We've tried to partner with several organizations. We just met with a gentleman last week from the American Red Cross and the Red Cross has a program for assistance for hurricane-related damage, and not a lot of people were aware of it. I wasn't even aware of it. I heard on the radio yesterday that United Way has a program for housing rehabilitation, so there are a bunch of different things that are out there that a lot of people are just not aware of.

ECONOMIC DEVELOPMENT

No public comments received.

PUBLIC FACILITIES & IMPROVEMENTS

Public Comments:

The City put in sidewalks, but the result of that is that it now creates flooding when it rains because when they dug from the property to the street, it created a little ditch, and when it rains, it settles there. Is there anything that can be done to beautify that or prevent the flooding?

Community Development response:

We can take a look at that. That can probably be addressed under the rehab program or under the public facilities and improvement. It really depends on where the property line begins and ends. But we can put it under both categories so that it will be addressed under public facilities as well.

Public Comments:

Are there funds available to have a community cultural center? Also I have a couple of magazines that I pick up regularly that are free such as parenting, or families and I flip through them to see what's going on. Most things that are advertised are either in the south west area or Broward. I don't really see anything here. Are they going to be working on that?

Community Development response:

Not only is there money available and it is an eligible activity, it is something on which the city already begun to do some studying. Many of you may or may not be aware that we are considering our City Center and we are in the process of trying to negotiate with the current property owner. As you all know our city offices are spread out throughout this particular complex. Our goal obviously, is to be able to create a City Center and in that facility and on that site, be able to have a cultural center that would be city owned and operated so that the cost would be reasonable or free depending on the presentations that are going to be done. This is something that takes time and is in the works. That is really the main goal for the Mayor and the administration to be able to have our identity if you will, with having a city center and nice city hall and a city administration building. Also in that center, be able to incorporate a cultural center.

Public Comments:

Are there monies available to build a recreation facility for senior citizens?

Community Development response:

The practicality of it all is what we want to talk about and I think that probably falls more appropriately under the public facilities category. What I think Mr. Ham, is that we can look at trying to create something within some of the existing parks and be able to create a facility. The problem that we have with that as you probably can imagine with having over 20 parks in the city, is designating a location, because if we do it in one park then seniors from another park of the community are going to say, Wow that's too far, I'm not going to go over there. So we have to be really sensitive to the needs. That's why in reality we've tried to come up with the city center which we believe to be able to service all of the residents of the city. But it's certainly something that we can put on there. I don't know what the cost of that would be but, again this is a process for you all to give us your input and give us what the priorities you believe to be and certainly we can certainly incorporate that, and our Mayor and Council need to be made aware of that, this is a concern so we can list it..

PUBLIC SERVICES

Public Comments:

Do you have any programs for childcare and after school programs?

Community Development response:

We don't have anything that we fund through our department, but it's certainly something that we can list as a category.

Public Comments:

Are there any volunteer services that help assist senior citizens? (Meals, Assistance etc....)

Community Development response:

Under this program, we can choose to fund organizations that provide those types of services whether it's for homebound meals or whether it's any kind of assistance in the home or I think that within our city we're trying to organize volunteer services.

Public Comments:

Do you have training for young men and women that have a criminal record?

Community Development response:

There is, I think the County has an ex- offenders program. There is an organization that provides it. Have you all heard of Neighbors and Neighbors Association? It's a non- profit organization and what he does is he finds those individuals who have criminal records and helps them to try to get back on their feet by opening their own business. He provides them training and he also provides them some capital funding to be able to help them say you know if you want to start your own business like this young man, either a record business or a car wash or whatever idea for a business that they may have but, those individuals that have a record have a hard time going to the bank and getting a loan because of the record. That's something that we can certainly consider under the ex- offender program.

Public Comments:

Are there any after school programs for our youth?

Community Development response:

That's an interesting question. I'm sure that there are. I think that what we would try to do is work with some of the businesses that are participating, that may want to try to employ some young people for the summer. We can put it down as an objective as something that we can try to do. I think the challenge is going to be really getting some businesses that would be willing to participate and employ some young people. I did get a call, a lady at Florida Memorial University; they have a program that they have specific for at risk youth to help them get training on painting and some light construction work. They had different projects that they were working on to be able to get these young people trained on how to properly paint because there is so much construction in South Florida and there is so much opportunity that a lot of folks are not even aware of how to do it the right way. Those types of things could be done, but also just in terms of reaching out to some of the businesses that may have positions available to be able to employ those young people may be the way to go about it. We can certainly put that down and see how we can go about incorporating that.

OTHER

Public Comments:

What programs are available to us within the city?

Community Development response:

Our events and media office are trying to put together a city wide newsletter. The newsletter is intended to be able to provide an overview of different

things that are not only happening in the city but also access to programs that are going on. We're trying to work with that office to make sure that we provide as much information about the programs not only that were running, but also other programs and services in the city. So we'll try that and our office is always available even outside this process today and so just because you may have thought about something on your way home today feel free to give us a call and say hey you know , it'll be great if we can get something like this. So we'll see if we can work on that. Just so that you are aware, we are going to be putting together a newsletter going out to all city residents that will go out quarterly which is every three months you'll get an update on what's going on in the city.

Public Comments:

How much of HUD funding is interlocking with the schools?

Community Development response:

Good question. The HUD funding and the money that goes to administers of the school are two separate sources. However, we could say under the category of Public Services for instance, you all as residents can say we want the programs for our youth to be done in conjunction with the school board. So that is something certainly that you can express to us as a desire that we look at for next year and we are as you all know are signing this contract with Dade county public schools to really build a better relationship because we have so many schools within the city that it only makes sense that we would try to incorporate some of the public service programs to run through and work through schools, the schools that are within the community.

Public Comments:

There are so many young kids selling drugs on the street and it is very disturbing. Is there anything that can be done about this?

Community Development response:

Yes, we are, if you've been to any of our city council meetings, the last three meetings that I've attended, that has been the biggest issue that the Mayor and I had to address with regard to the public comment. As you all may or may not know, we are actively in the process of recruiting for our police department which is expected to be up and running in December of this year. The expectation is that having our own police department will have much greater attention to those pockets of problem areas that you and everyone else knows where things are happening that we're just not getting the response that is satisfactory from the county police department. The best thing that I could tell you is to just be patient we are working to have our own police department to be more responsive to the needs of our residents. So hopefully after the first of the year, as our Mayor and several of our

Council has been very vocal, it's going to be a new day. It will be much more aggressive much more specific targeting of the police efforts in the city.

Wednesday, April 18, 2007 6:30 PM Meeting

HOUSING

Public Comments:

Are you involved with the rehabilitation program?

Community Development response:

That's something that we can certainly consider for next year.

Public Comments:

Will it be for all of the citizens? The low incomes, the moderate incomes? Will everyone be able to take advantage of this?

Community Development response:

Yes it is. We had an application cycle this year in December and we received 165 applications.

Public Comments:

How many out of the 165 applications were approved?

Community Development response:

We have four that have been approved eighteen in the pipeline and over 40 that were rejected for many reasons. Some people that applied didn't really own the house. They did not have a clear title and some did not have insurance and amongst other things that disqualified them.

Public Comments:

Were the hurricane shutters included?

Community Development response:

We're actually going to put out another ad for that, but we did include anyone that had any hurricane damage. In fact, some of the clients that we're helping actually had some hurricane damage.

Public Comments:

What can we do to prevent it?

Community Development response:

We've actually received some dollars from the County that can go toward what they consider hardening which is preparation for the next hurricane. We're going to be actually that as I said, very shortly.

Public Comments:

What do you mean by advertising?

Community Development response:

We're going to be advertising the application for the hurricane mitigation very shortly. It wasn't incorporated as part of our rehab program but we're going to be re-advertising that so we can include anyone who wants to put in shutters or get a stronger rule for whatever the case is.

Public Comments:

Will you be implementing a program for us to get storm impact windows? How does this program work?

Community Development response:

Yes. Under the rehab program we can create a program that will just be for if you wanted to replace your windows, either hurricane impact windows or just shutters. We can do that under our rehabilitation program. We can make sure that if you want to apply to just get your windows replaced then we can include that as part of the rehab program. In terms of how we do it, we don't provide a grant. We provide a deferred forgivable loan. This means that we will give you as a homeowner, so that you would have an obligation that will be forgiven after five years that you're in the house. It's not a grant. The reason we don't give a grant is because a lot of people take advantage of these programs, they get their house fixed up and then they turn around and sell their house. What we do is give the money to the people that really need it and want to stay in their property but the property needs some work. We will give you the money through a deferred forgivable loan, which means that we defer it. We don't collect it. So if you stay in the house for 5 years, after the fifth year the debt goes away. But it's not a grant. The difference is that if we gave you a grant, then you'd have no obligation. We give you the money, you turn around after the work is done you sell your house, you make a profit and then the money goes away. So instead, we do it in the form of a loan.

Public Comments:

Do you have to make the payments on the loan? Is there a maintenance fee?

Community Development response:

No. There's no payment.

Public Comments:

What do you do for the senior citizens regarding home rehab?

Community Development response:

What we do now, is that we prioritize those who are senior or disabled, so if you apply and you happen to apply on the first day that we have it, and there is fifteen other people who have applied and you happen to fall in the category as a senior, you will get priority based upon that application.

Public Comments:

Is there a registration program within the City of Miami Gardens to make sure that the contractor is acceptable to the criteria's which have been set by the City of Miami Gardens? Is there a list provided for the homeowners of the community to select from for the use of contractors who have been approved by your program?

Community Development response:

Yes to both questions.

Public Comments:

What are the procedures?

Community Development response:

If you want to register and have access to the computer, we can give you that information. If you're a contractor, Go to DemandStar, provide your application and registration gets qualified through our procurement office, and they will determine that you are an approved contractor. We check for licenses and insurance. Under our rehab program, the homeowners that apply, then we send a list of approved contractors. We pay, directly to the contractors for the work so that the homeowners don't have to deal with it.

Public Comments:

Is it done in a close bid process whereas each contractor goes out physically and asses the property?

Community Development response:

Yes

Public Comments:

Is the bid held at a public opening or is it reviewed by your office?

Community Development response:

We review it to make sure that the price that each contractor is providing is within a certain percentage of what we estimated it to be. Ultimately in our program, we let the homeowner make the decision and the reason why, is that you as a contractor you and I can both be contractors and this young lady can be the homeowner. She may like you better because you look more honest than I do, our prices may be very close, but we don't want to force her to choose me over you. We want the homeowner to feel more comfortable as long as the price is within a certain range.

Public Comments:

My question is in regards to first time home buyers, what assistance do you provide?

Community Development response:

Right now our program provides up to 20,000 dollars for a down-payment assistance in closing costs. That's the program we have this year. That's certainly something that we can implement next year in terms of homeowners assistance.

Public Comments:

Where can I find out the requirements?

Community Development response:

You can go to our website at www.miamigardens/fl.gov/communitydevelopment You can always access our website and get information or updates as it relates to the different programs we're offering.

Public Comments:

Do you work with any mortgage companies?

Community Development response:

We have approved lenders that we work with. The lenders that we work with have products specifically targeted for low and moderate individuals who do not have the best credit rating and the best job history. They are also trained and experienced at being able to identify different subsidies that first time home owners or home buyers are going to need to get in order to be able to make the transaction work. We're not opposed to working with mortgage brokers, but we do have a limitation on the fees that the brokers can charge. We'd rather work directly with the lender along with the different subsidies sources to be able to make that happen.

Public Comments:

Do you have a list of approved mortgage brokers?

Community Development response:

No. We have a list of approved lenders.

Public Comments:

Will the City of Miami Gardens be dealing with Section Eight?

Community Development response:

Not Yet. We are going to try to deal with Miami-Dade Housing in terms of making sure that the voucher clients that live within the city conform to the requirements as it relates to wherever they are renting. We get a lot of complaints from the property owner that the clients that are living there are overcrowded and making a mess of the place and doing illegal things. What we are trying to do is work with Miami-Dade Housing particularly, the division that works with Section Eight, to make sure that through their re-certification process every year that those tenants are complying with all of the requirements here so that we won't have a reason to condone bad behavior as part of the community.

Public Comments:

Will the City of Miami Gardens be offering Section Eight vouchers?

Community Development response:

We don't want them. What I'd like to try first, is to see if we can work better with Miami-Dade Housing.

Public Comments:

As far as the home improvements, is it done for the outside of the house or the entire property?

Community Development response:

It's for the entire property. We primarily focus on code enforcement issues or code violations. If you have electrical problems and other major problems, we have to address those things first. If you have money left over from the program we can do some beautification.

Public Comments:

Pembroke Pines has a program that is set up where the city is purchasing and giving 20,000 dollars to build your house. Are there any programs like this in the City of Miami Gardens?

Community Development response:

We don't have any programs like that. However we can definitely include this as one of our action plans for next year.

Public Comments:

As far as purchasing a house where now the prices are 250,000 dollars or more, and in order to be qualified for a grant or loan, you have to make at least 60,000 dollars a year. Would this be considered a moderate income in order to be qualified?

Community Development response:

It depends on the number of people living in the house. If you visit our website, there is a scale depending on the number of people living in the household it will tell you how much income you need to make because we have to calculate it based upon household income. It's not based on one individual; it's based on how many people are earning in the household with an income.

Public Comments:

How many foreclosures has the City of Miami Gardens had?

Community Development response:

We haven't had any yet because the program is brand new. We don't know that information. There is a high percent of foreclosures across the country. However, I don't know how many specifically here in Miami Gardens. It's unfortunately a national trend that we need to be made aware of.

ECONOMIC DEVELOPMENT

Public Comments:

Do you have any programs in place for anyone who needs a loan and wants to start a business?

Community Development response:

We don't, but that is certainly a suggestion-assistance for start up businesses.

Public Comments:

What are you doing for the elderly and the seniors in the community?

Community Development response:

We're doing quite a bit. You tell us what you think we need to be doing.

PUBLIC FACILITIES & IMPROVEMENTS

No Public Comments:

PUBLIC SERVICES

Public Comments:

Is there a program in place that enhances cognitive behaviors for our kids who were not able to meet the criteria for the FCAT or something to prepare them especially the 3rd graders?

Community Development response:

No we do not. But certainly we can include that as part of public services.

Public Comments:

What is the manner in which we will present a package to provide that service?

Community Development response:

Great Question. The way that it works, as a department and city we get money from the federal government. Our department is responsible for administering the money. The way we administer it is we set up programs. We take the money that we get from HUD and we fund the general programs that you all determined to be important for next year. That's how it works.

Public Comments:

Are there any restrictions or limitations to establishing a home based business in the homes that received HUD sponsorship, funds or any monies? Are there any services that will be provided if that option is available?

Community Development response:

No there aren't any restrictions, so if you have an existing homeowner who received money for rehab, there aren't any restrictions other than whatever is prohibited by the code. So if in fact you want to run a daycare in your home, you have to make sure that number one, the zoning permits it and you have all of the adequate resources within your home to be able to do that. Or maybe if you have a home based accounting service as long as the zoning is permitted and the code permits that there is no restriction with regard to having receiving HUD funds to be able to do that.

Public Comments:

Are there any services or programs for college students living on campus that we can benefit from?

Community Development response:

One of the things that we're trying to do is the first step is through this financial literacy seminar is to really engage the business community. Because everyone is doing their own thing and there is no central coordinated effort.

Public Comments:

What services are you doing for the elderly? If so, would we get any phone calls from the City of Miami Gardens?

Community Development response:

We are currently funding an organization that will be providing financial literacy for our elderly residents and the idea is to be able to help senior citizens understand things like reverse mortgages being aware of predatory lending. How to help senior citizens with tax breaks that they may be entitled to. The agency will be helping. Anything that we do in our office would be through a public advertisement. We would put an ad in the paper and we wouldn't call anyone directly.

Public Comments:

Is there a means of communication between your agency and the other agencies that have access to the land that is available for the use of non- profit facilities? How do we as a non-profit go about coordinating with your branch which has the list of properties?

Community Development response:

General Services Administration in Miami-Dade County had a list of properties that were vacant in the City of Miami Gardens. They put out a list for qualifications for developers to develop those sites. I contacted the person in charge and they did not allow us to do that. However, we advised them that we needed to be involved as far as the status. The coordination doesn't happen very easily. If there are any properties that you know of, contact my office and we will research that for you and if we can get access to it we will do it.

Public Comments:

What can the general public do if we wanted to pursue a property?

Community Development response:

That's a continual challenge for The City of Miami Gardens as a new city to be able to create our own destiny. I as an Administrator of this city as well as the Mayor, the City Manager or anybody else can be accountable to you as a resident once we have it. As there are many cases that are out of our control that we just simply try to work through the County to be able to have some part in it. We are continuing to work on that.

Public Comments:

For those of us who have existing properties that are vacant, where would we go?

Community Development response:

For existing properties that are vacant, we will find out who owns it and find out when that property will become available.

OTHER

Public Comments:

Do you have a city based job program for at risk youths?

Community Development response:

We don't. However this is something that we can definitely include as far as city based job training. We have a tremendous shortage of building inspectors. If you are licensed and meet all of the criteria can easily earn over 100,000 dollars a year and with no college degree. If we were to take some at risk youths and have them get trained it will be beneficial for them.

Public Comments:

What programs are being implemented for the homeless?

Community Development response:

We don't as a city have any allocations for the homeless because that is done through the Miami-Dade Homeless Trust. Miami-Dade Homeless Trust has an entity that essentially represents the different municipalities in the county. Apply to HUD under the homeless category. They receive the money and administer the services and the outreach county wide.

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. Explanation of Comments not accepted

Not Applicable

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 2 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 appropriation 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:

Housing Rehabilitation Program: Housing rehabilitation assistance for low to moderate income residents Citywide with a 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.

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

Program Partners:

- Miami-Dade Housing Agency
- City of Miami Gardens Building Services Division
- City of Miami Gardens Code Enforcement Division
- City of Miami Gardens Planning Department
- Non-profit organizations

Suitable Living Environment -Programs in Support of this Goal:

Livable Neighborhood Initiative Program: Funds improvements to residential and commercial storm water drainage facilities, roadways lighting, and landscaping to address flooding, and safety issues city-wide.

Youth and Senior Services: provides funding support for public service activities that benefit youth and assist elderly residents.

Program Partners:

- City of Miami Gardens Public Works Department
- City of Miami Gardens Parks and Recreation Department
- Miami-Dade Police Department
- City of Miami Gardens Building Services Division
- City of Miami Gardens Code Enforcement Division
- Homeowners Associations
- Faith Based Organizations
- Non-profit organizations

Expanded Economic Opportunities - Programs in Support of this Goal:

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.

Program Partners:

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

Consolidated Plan Delivery System:

As a 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

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 2 Action Plan Monitoring response:

1. Monitoring

The City of Miami Gardens Community Development Department shall conduct a 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

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 2 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. However, upon confirmation of SHIP funding allocation, it is likely that CDBG funds will not be used, hence the need for a Lead Based Paint Evaluation will not be applicable. Nonetheless, in the event that CDBG funds are use, the basic inspection will include testing of the residence for lead based paint. Applicants for the Housing Rehabilitation Program found to have lead based paint will receive priority funding status for the cost of remediation.

HOUSING

Specific Housing Objectives

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

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. 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 this Action Plan.

Program Year 2 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 2007-2008 Action Plan period.

ACTIVITY	ACCOMPLISHMENT UNITS	GOAL
Direct Homeownership Assistance	Households	3
Rehab, Single-Unit Residential	Housing Units	12
Energy Efficiency Improvements	Housing Units	5

2. Use of Resources

As previously mentioned, the City of Miami Gardens anticipates receiving an allocation of SHIP funds from the Florida Housing Finance Corporation. We will also continue our efforts to request a direct allocation of HOME program funds in order to address the specific needs for direct homeownership assistance.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 2 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 will partner with MDHA to expand the education component of the FSS program. The City will work with MDHA to provide FSS participants additional training on the responsibilities of homeownership and finances in an effort to increase homeownership rates among public housing residents.

2. Troubled Designation

Not applicable

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 2 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 past five years. 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 new municipality, 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.

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 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 2 Action Plan HOME/ADDI response:

Not Applicable

HOMELESS

Specific Homeless Prevention Elements

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

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 2 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 Management 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 participates 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 available 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 Department of Children & Families, the Courts, the Department of Corrections and the Public Health Trust ensuring that the discharge 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 2 Action Plan ESG response:

Not Applicable

COMMUNITY DEVELOPMENT

Community Development

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

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 2 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:

Develop of state of the art recreational facilities and services:
CDBG and other funding will be used to improve recreational programs and facilities in the Community. Priorities will be placed on projects that improve streets, install sidewalks and provide for pedestrian safety, redevelop parks, plant trees, and create new recreational facilities in low to moderate-income neighborhoods.

Redevelop blighted commercial and residential 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.

Improve maintenance of storm water facilities:

Funds will be used to address the lack of storm water facilities, hydraulically inadequate storm water facilities, low lying structures, and locations that have been subject to inadequate system maintenance prior to the incorporation of the City of Miami Gardens. These priorities have been identified in the Storm Water Master Plan, which is the City's program of action for solving storm water management problems throughout the City and in low to mod neighborhoods in particular.

Develop an Economic Development Programs:

The City will 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. 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 2007-2008 Action Plan period. A discussion of anticipated outcomes for each conceptual goal is follows:

1. Develop State of the Art Recreational Facilities and Services:

ACTIVITY	ACCOMPLISHMENT UNITS	GOAL
Youth Services	People Served	400

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

2. Redevelop aging housing stock in residential areas:

ACTIVITY	ACCOMPLISHMENT UNITS	GOAL
Direct Homeownership Assistance	Households	3
Rehab, Single-Unit Residential	Housing Units	12
Energy Efficiency Improvements	Housing Units	5

The priority projects in this category includes first-time homebuyer programs, 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. Improve Maintenance of Storm Water Facilities:

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

Priority projects in this category include improvements to residential and commercial storm water drainage facilities to address flooding issues citywide.

4. Develop Economic Development Programs:

ACTIVITY	ACCOMPLISHMENT UNITS	GOAL
Building Acquisition, Construction, Rehabilitation (façade)	Businesses	1
Technical Assistance/access to capital	Businesses	20

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

5. Create Programs and Services for Elderly Residents:

ACTIVITY	ACCOMPLISHMENT UNITS	GOAL
Senior Services	People Served	250

Priority projects in this category include programming and services to assist elderly residents.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 2 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.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. 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 this Action Plan.

Program Year 2 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 this is the City’s first 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.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such

as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 2 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 2 Specific HOPWA Objectives response:

Not Applicable

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

Not Applicable