

City of Miami Gardens  
Department of Community Development

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Consolidated Annual Performance and  
Evaluation Report (CAPER)  
Fourth Program Year  
2009-2010

Submitted December 23, 2010



# Fourth Program Year CAPER

The CPMP Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER 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.

The grantee must submit an updated Financial Summary Report (PR26).

## GENERAL

### Executive Summary

**This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the fourth year.**

#### Program Year 4 CAPER Executive Summary response:

The City of Miami Gardens completed a successful fourth program year. The current economic climate has posed some difficulties for our community; blighted and abandoned homes, high unemployment, and special populations in need of services. Through the funds allocated to us through the Neighborhood Stabilization Program and Recovery Act, the City has tried to mitigate these challenges by developing new and improving existing programs that focused on addressing these conditions. Additionally, the City focused on developing partnerships with agencies throughout our community in order to reach more residents and businesses and to leverage program funds.

Outlined below is a summary of the activities and initiatives undertaken during Program Year 4 as well as the associated accomplishments.

### PUBLIC SERVICES

#### Home Delivered Meals for the Elderly

According to the US Census Bureau, 2009 American Community Survey, the estimated number of elderly citizens in Miami Gardens that are age 60 or older is 15,220 (14% of the City's population overall). Programs that serve this population continue to be a high priority. During the previous program year, 10,649 nutritionally balanced meals were delivered to the homes of 59 elderly citizens. Due to the success of this program and the positive feedback from the seniors receiving the meals, it was expanded in the fourth program year. The City continued its partnership with Sunshine For All, a nonprofit agency providing the meals, with a contract amount of \$128,543.50. An additional 10 elderly citizens from a waiting list of almost 60 people began receiving meals in February 2010. A total of 17,108 meals were delivered to the homes of 69 seniors during the contract period of Oct. 1, 2009 thru Sept. 30, 2010. Each program participant received one meal per day, 5 days a week throughout the contract period.

Funding for this needed service will continue in program year 5. There is currently a waiting list of 49 people for this program.

#### After School Tutoring Program

During program year 4, the JPM Centre at Miami Gardens Drive, Inc. (JPM), a local non-profit, was awarded funding to administer an after school tutoring program. This program provided services to youth ages 7 to 15. The program was designed with a focus on deterring youth from low-income families from participating in activities that could put them at risk of juvenile delinquency and immoral lifestyles. Besides the basic educational curriculum, youth in the program received instruction and mentoring on topics such as conflict resolution, anger management, self esteem, nutrition, health and personal choices. The program also contained a parental component that required parent participation in workshops that included subjects like positive parenting styles, discipline techniques and communication styles. Originally, the program planned for 30 youth to receive tutoring services; however the program actually served up to 65 youth during the contract period, which was Feb. 1 thru Sept. 30, 2010. This program, thru the sub-recipient, received funding in the amount of \$28,000. All students received a math and reading pre- and post- assessment. 83% of the students saw an increase in their math skills, and 94% saw an increase in their reading skills. In addition, the middle and high school teens participated in a community service learning project over the summer at a local elementary school to paint the interior of the school prior to the new school year.

#### Foster Care to Independence Program

In Miami-Dade County over 300 youth age out of foster care each year. Many of these young men and women struggle with basic life skills; finding affordable housing, staying in school or continuing education, finding and keeping employment, and transportation. 60% to 71% of the young women have babies within four years of aging out, and 30% of the young women and over 50% of the young men will be arrested after aging out. Former foster children are also at increased risk for major mental health problems, substance abuse, AIDS, and impaired physical health. During this program year, the City partnered with Casa Valentina, Inc, a non-profit organization, providing funding in the amount of \$40,000 to provide wrap-around services to help youth ages 18-25 transition successfully from foster care to independence. The program served 30 clients residing in Miami Gardens, including 6 young men, 3 young women, and 8 young moms with 13 minor children. Services included case management, life coaching and supportive counseling, academic support including private tutoring, job skills training and assistance with job searches, assistance accessing medical, dental, and mental health services, financial literacy training, and legal representation.

- 76% of participants (13 out of 17) demonstrated increased knowledge of life skills and the ability to apply that knowledge to daily activities
- 91.6% of participants who were enrolled in school (11 of 12) increased their educational achievements versus baseline at entry into the program.

- A total of 4 youth successfully completed the program. Successful completion means the youth were able to sustain themselves, hold a job or attend college, find permanent affordable housing and live as independent young adults.

#### A Summer Outdoors Program (Parks & Recreation Department)

The City's Parks & Recreation Department's *A Summer Outdoors Camp* was developed to enhance the quality of life for the City's teens by providing them with the opportunity to engage in positive outdoor experiences that will have lasting effects on their educational development. The Community Development Department partnered with the Parks Department, providing funding in the amount of \$11,884 to cover the costs of the registration and fees of eligible teens from Miami Gardens. The Camp ran for 10 weeks beginning June 14, 2010 through August 20, 2010, Monday through Friday. A total of 44 teens were enrolled in the program with 11 of them eligible for tuition reimbursement through the CDBG public service program. The participants also completed over 360 hours of service learning projects as part of the summer program experience, including litter removal at city parks, tree planting, and painting a mural to cover gang signs and graffiti.

### **HOUSING PROGRAMS**

#### Housing Rehab

The Department administers various types of housing programs including rehabilitation, disaster recovery and homeownership assistance (down payment/closing cost). These programs are funded using various funding sources including CDBG, SHIP, and State CDBG funding through a sub-recipient agreement with Miami-Dade County. The City's housing programs have been widely successful. In just 4 years, the City has performed rehabilitation on 120 homes, 28 with CDBG, 20 with SHIP, and 72 with State CDBG funds. This amounts to 30 rehabilitations per year, or 2.5 per month. Each housing rehabilitation project done with these funds is performed using licensed and insured general contractors. Each contractor is required to pull a building permit for the work to be performed, and as work is being completed, both a Community Development inspector and Building Department inspector inspect and sign off on the progress payments submitted by the contractor. Additionally, the homeowner is also required to sign off on the progress payments to ensure that work is being completed satisfactorily.

The rehabilitation program has provided better safety and living conditions for residents that would not have been able to afford such improvements. During this program period, the City has completed a total of 3 rehab projects with CDBG, and have leveraged funds from SHIP and State funded CDBG to complete an additional 22 rehab projects. The program has faced some challenges in identifying qualified applicants. This is mainly due to many homeowners being delinquent on mortgage payments and taxes. Another factor has been the lack of appropriate homeowners insurance. Although we did not provide down payment and closing costs through CDBG this program year, we were able to leverage SHIP and FHOP funds to assist 9 residents with down payment and closing costs.

### Energy Efficiency and Conservation Programs

The Department of Community Development developed several programs this year with energy efficiency and water conservation as the goal. The Residential Energy Efficient Retrofits Program consists of insulation installation (or replacement) and replacement of existing central air conditioning units of 14 SEER or lower. CDBG-Recovery funds are being utilized for this program. We are also leveraging funds from the Energy Efficiency and Conservation Block Grant (EECBG) program to provide these retrofits in households whose income is greater than 80% AMI. Through the close of the 2009-10 program year, a total of 9 homes have received retrofits (8 with CDBG-R and 1 with EECBG).

Additionally, the City partnered with Miami-Dade County Water and Sewer Department (WASD) to implement a Water Efficient Fixtures for Low-Income Seniors Program. WASD provided all water efficient fixtures, such as low-flow toilets, shower heads and aerators. The City, through its approved and licensed plumbers, performed the installation of the fixtures using \$15,000 of CDBG funds to pay for required permits and labor. The Miami-Dade Property Appraisers Office has identified approximately 100 low-income seniors in Miami Gardens that meet the eligibility criteria. As of the end of the program year, 17 high water use toilets have been replaced with *WaterSense* label toilets, and low volume shower heads and aerators have been provided to program participants. *WaterSense* toilets use 20% less water than older more inefficient toilets. The EPA estimates that a family of four that replaces its home's older toilets with *WaterSense* label models will, on average, save more than \$90 per year in reduced water utility bills. This is a considerable savings for many of the City's elderly, who, for the most part, live on fixed social security income.

### Homeowners Insurance Savings

The City of Miami Gardens' housing rehabilitation standards were designed in a tier format by order of importance as it relates to safety and compliance. The first tier consists primarily of the hardening of the home's envelope which includes replacement of the roof, windows and doors, and installation of exterior shutters. These items were identified to be of great importance as they would safeguard the occupants from severe weather and/or storms. It was during the course of carrying out these types of projects that we discovered that although these improvements were being made, the homeowners were unaware that these improvements could, in most cases, significantly reduce their homeowner's insurance premiums. As a result, we determined that staff would assist the homeowners in obtaining the eligible discounts. Therefore, once a rehabilitation project is completed, staff obtains a completed Wind Mitigation Report Form from the general contractor who performed the improvements. Staff then forwards the form to the homeowner's insurance agent to update the home's condition. To date, 49 of the City's housing rehab clients have received discounts averaging \$750 annually. The total savings achieved from this effort resulted in over \$37,000 to low- and moderate-income households.

### Technical Assistance Workshops

Several workshops were held during program year 4 to assist community based organizations, businesses and residents in working with the City. In February and March 2010, 3 workshops were held for individuals in the NSP Home Buyer Pool. The purpose of these workshops was to help these potential home buyers understand the programs' requirements and begin the home buying application process. More than 150 individuals attended.

On April 22, 2010, a workshop was held for community based organizations looking to receive funding for public service activities. This year, 13 agencies were represented at the workshop. The purpose of this workshop was to provide community based agencies with an overview of the CDBG program and eligible activities.

On May 6, 2010, a community meeting regarding the Livable Neighborhoods program was held for the residents of Kings Gardens, Garden Circle and Vista Verde neighborhoods. The purpose of this meeting was to give the residents a status report on the program and to encourage those neighborhoods that had not yet conveyed ownership of the roads to the City to do so, thus allowing the City to proceed with the program in their neighborhood. Over 150 residents attended the meeting.

### **OTHER PROGRAMS**

#### Economic Development Activities

In FY '09-'10, the Business Incentive Program, a financial incentive program geared toward small business owners that offers forgivable loans ranging from \$10,000 to \$50,000 for façade improvements and other construction related activities, completed its second project—Lulu's Carwash. The scope of work entailed the construction of a buffer wall between the commercial property and surrounding residential homes, which was previously in violation of the City Code. The business pledged to create one full time permanent position; monitoring of job creation requirement is currently underway. The total cost of the construction project (CDBG funding) was \$32,922. Additionally, approximately \$366,400, \$200,000 of which was leveraged from Economic Development Initiative funds, was awarded in commercial façade assistance to three (3) businesses: Mortgage Experts of South Florida (\$44,000), Caribbean Shoppes (\$200,000), and SSB 4195 LLC (\$122,400). The scopes of work include but are not limited to exterior lighting and painting, parking lot improvements (ADA compliance), signage, landscaping, and window replacement. Agreements between the City and property owner(s) have been executed; all projects are in various phases of plan approvals.

In late August 2010, the City launched the Business Energy Efficiency Program (BEEP). BEEP offers financial assistance, up to \$15,000, to business owners seeking to conserve energy costs. Funds provided via Department of Energy can be used to provide upgrades and/or repairs including the installation of energy efficient equipment that assists in the promotion of environmental sustainability and conservation of energy. The City of Miami Gardens Department of Community Development received Energy Efficiency and

Conservation Block Grant (EECBG) funding from the Department of Energy to develop activities that: (1) reduce fossil fuel emissions, (2) reduce overall energy used, and/or (3) - improve the energy efficiency of the community. The City recognizes that there are businesses within the City that have a desire to produce greater energy efficiency operations, reduce greenhouse gas emissions and realize a cost saving that will positively affect their return on investment. This program intends to offer assistance for activities that will not only educate business owners about energy conservation and savings, but also provide them with energy efficient retrofits.

Other programs held during this reporting period including hosting or participating in several economic development workshops including the Business Assistance Workshop, Miami Dade Economic Advocacy Trust Procurement Workshop, and *Networking in the Gardens* business networking event. The 3<sup>rd</sup> Annual Business Assistance Workshop held on August 31<sup>st</sup>, 2010 was attended by 76 businesses. 24 government and non-profit organizations participated including but not limited to Small Business Administration, Florida Power & Light, Internal Revenue Service, Beacon Council, Miami-Dade County Department of Housing and Community Development and Department of Revenue. This workshop was designed to offer business owners the opportunity to meet face-to-face with industry professionals. The Miami Dade Economic Advocacy Trust Procurement Workshop offered businesses an opportunity to meet with procurement and economic development professionals of various municipalities and higher education institutions to learn the logistics of soliciting for contractual services. The City participated as an exhibitor. The Networking in the Gardens event was a business networking event hosted at a local business site (Wachovia Bank) to allow businesses meet and learn of the various other potential business opportunities.

#### ARRA Funding

During program year 4, the Department of Community Development administered \$371,207 in CDBG-Recovery funds, \$567,612 in Homelessness Prevention and Rapid Re-housing Program (HPRP) funds, and \$989,200 in Energy Efficiency and Conservation Block Grant (EECBG) funds. The activities of these programs will continue into program year 5 and include: infrastructure improvements, homeless prevention service through a sub-recipient, developing an energy strategy and green house gas emission inventory, energy efficient retrofits for residents and businesses, green technology workshops for residents and business owners, energy efficient lighting at Miami Carol City Park, green design of our new city hall, development of an energy management system, and the review, evaluation and development of a green ordinance and design standards.

#### Neighborhood Stabilization Program (NSP)

Upon receiving notification of the NSP funding to be received by the City of Miami Gardens, staff immediately commenced to prepare its plan, put staff in place and prepare for legislation needed to carry out the proposed activities. This early preparation allowed the City to acquire 52 properties by the end of the 2009-10 fiscal year. The City has also completed rehabilitation on 13 homes, of which 10 have been

sold to income eligible buyers. The sale of these homes has generated a total of \$668,487.85 in program income.

There are currently another 22 homes where rehabilitation is underway. The rehabilitation of these homes includes energy efficiency and water conserving improvements; in addition all homes have been hardened against possible storms. Of the properties acquired, 2 required repairs beyond 50% of the estimated value and therefore were demolished and scheduled for redevelopment. Construction on these 2 properties is currently in progress. In total, 35 homes have either been rehabilitated or are in the process using 20 different general contractors for the construction and rehabilitation. The City has also demolished 7 properties that were vacant and blighted and consequently determined to be unsafe structures by the building official. The City will seek to redevelop on those parcels.

#### Neighborhood Revitalization Strategy Area (NRSA)

The City has designated the area of Bunche Park as a Neighborhood Revitalization Strategy Areas (BPNRSA) located in census tracts 00403-5, 00402-3, and 00402-4. Over 70% of the residents in this area have an income of less than 80% of the area median income according to the US Census. During program year 4, the Department implemented a pilot residential paint program with funding in the amount of \$107,641. This program provided assistance to prepare and paint the exterior of homes within the NRSA. Homes were identified through the City's Code Enforcement department as having code violations for exterior paint and through a direct mailing to homeowners in the neighborhood. Assistance was offered in the form of a grant, and 20 homes were painted. Additionally, an attempt was made to partner with Project MPACT (Miami Partnership for Action in Communities Task Force), which is an intervention program offering intensive and comprehensive services to high risk youth ages 12-22, to pair youth interns with paint contractors. Through a Department of Labor grant, MPACT is able to pay the youth to work up to 20 hours per week for up to 3 months. Unfortunately, due to organizational changes at Project MPACT, the partnership with the City never materialized.

Furthermore, an infrastructure improvements project was undertaken with CDBG-R funding. This project included the installation of stormwater drainage and street reconstruction. The Bunche Park neighborhood lies within a flood plain and because of its age the homes in the neighborhood have low floor elevations. The neighborhood is prone to flooding due to the fact that there are few, and on some streets no, stormwater drains. Two streets received the infrastructure improvements: 1) NW 161 Street between NW 26 Avenue and West Bunche Park Drive and 2) NW 162 Street between NW 26 Avenue and NW 162 Street Road. The project used \$184,086 of CDBG-R funds with approximately 57 low-income households benefiting from these improvements.

### Livable Neighborhoods

In program year 4, the City completed its first Livable Neighborhoods infrastructure project in the Kings Gardens I & II neighborhood. The Livable Neighborhoods program provides improvements to residential storm water drainage facilities, street lighting, and landscaping to address flooding and safety issues in three specifically designated neighborhoods; Kings Gardens I, II, & III, Garden Circle, and Vista Verde neighborhoods. All three neighborhoods have been determined to be at least 51% low-moderate income. This was a multi-year project in which \$1,118,516 of CDBG funds from program years 1, 2 and 3 were used for the planning, engineering and design, and construction costs. The City leveraged \$425,000 of State CDBG Disaster Recovery funds through Miami-Dade County to complete the construction in Kings Gardens I & II. The City plans to continue this initiative into program year 5 in the Vista Verde neighborhood.

### **General Questions**

- 1. Assessment of the one-year goals and objectives:**
  - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.**
  - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.**
  - c. If applicable, explain why progress was not made towards meeting the goals and objectives.**
- 2. Describe the manner in which the recipient would change its program as a result of its experiences.**
- 3. Affirmatively Furthering Fair Housing:**
  - a. Provide a summary of impediments to fair housing choice.**
  - b. Identify actions taken to overcome effects of impediments identified.**
- 4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.**
- 5. Leveraging Resources**
  - a. Identify progress in obtaining "other" public and private resources to address needs.**
  - b. How Federal resources from HUD leveraged other public and private resources.**
  - c. How matching requirements were satisfied.**

#### **Program Year 4 CAPER General Questions response:**

1. Most of the goals and objectives for this reporting period were accomplished. In the area of public services, the number of persons actually served (175) was less than the 275 anticipated. The City projected to assist 100 youth, 150 elderly and 25 people with homebuyer counseling/foreclosure prevention services. We exceeded our youth goal by serving 106 youth, but fell short serving the elderly with only 69. This was largely due to the types and quality of proposals received from public services agencies during the RFP

process. No proposals were received for homebuyer counseling/foreclosure prevention services.

We completed a total of 25 housing rehab units (3 with CDBG funds) this program year using CDBG, SHIP and Disaster Recovery funds. There is currently a waitlist of over 360 applicants in our housing rehab program. This exceeds our goal of 7 single-family housing rehab units. Moreover, energy efficiency and conservation improvements have become a priority in our housing rehab projects. A total of 18 homes have received these improvements, exceeding our goal of 5 housing units.

Under the commercial redevelopment category, the City projected a goal of 4 commercial redevelopment projects. This goal was not met. However, 1 business was assisted in the BIP program and 3 businesses were awarded funds from the BIP program to receive façade rehabilitation.

In the NRSA we projected assisting 7 housing units under rehab and 800 households under infrastructure improvements. The City far exceeded the housing goal by assisting 20 homes with the BPNRSA Paint Program. In the infrastructure category, we completed one stormwater drainage project on 2 streets in the NRSA, which provided an area benefit to over 1,768 households, but more directly benefited 57 households along these two streets.

Under the Infrastructure Improvement category, the City projected an area benefit of 2,500 households. Unfortunately, the City fell slightly short of this accomplishment, providing an area benefit of 2,097 households. Although one infrastructure project was completed in the Kings Garden I & II neighborhood, the City had anticipated being able to complete a second phase of the infrastructure project in the Kings Garden III, Vista Verde, and Garden Circle neighborhoods. However, due to some homeowner's reluctance to convey roadways to the City, the Kings Garden III phase of the project has been shelved until such time as it is feasible to acquire the roadways from the residents. However, the City will proceed with the Vista Verde neighborhood in program year 5.

2. City staff continues to review all its programs and policies on an ongoing basis and make changes as are needed to improve the overall success of the programs.
3. The Analysis of Impediments to Fair Housing choice report completed in September 2008 indicated that the primary impediment to fair housing choice centers on fair housing education, the racial disparities in fair and equal lending, and the violation of fair housing laws in the jurisdiction and immediate surrounding areas. The report also suggests a need for education specifically for the significant number of households with disabled individuals on fair housing laws as it relates to reasonable accommodation, modification and accessible design and construction in housing units.

Participants in the rehab and homeownership programs receive a fair-housing brochure that gives information on fair housing choice. Residents inquiring about fair housing

laws are directed to Housing Opportunities Project for Excellence, Inc. (HOPE, Inc.), the only private non-profit agency in the City and Miami-Dade County that specializes in this area.

In response to the analysis of impediments, the Department will continue to present information to citizens on fair housing choice during community meetings. The Department will also include fair housing education as a component in lender trainings or workshops. Additionally, new strategies will be developed to affirmatively further fair housing.

4. There were no major obstacles to meeting underserved needs other than those already listed above. Limited funding availability, by specific program type, to meet the needs in this community is an ongoing challenge.

5. During program year 4, the City was successful in leveraging CDBG resources with other public, state and federal resources including:

- SHIP funds (\$98,000)
- Disaster Recovery Initiative (Round 1) through Miami-Dade County (\$375,000)
- Miami-Dade Economic Advocacy Trust (\$50,000)
- CDBG-Recovery (\$371,207)
- Energy Efficiency and Conservation Block Grant (\$264,948)

Additionally, the City obtained resources from the Neighborhood Stabilization Program (NSP) in the amount of \$6,866,119, the Homelessness Prevention and Rapid Re-housing Program (HPRP) in the amount of \$567,612.

The matching requirements were satisfied through a portion of the housing inspectors salary funded through the NSP grant as well as the city vehicle used by the department is paid for through the City's general fund. An expedited permitting process has been implemented to reduce construction costs and delays.

## **Managing the Process**

### **1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.**

#### **Program Year 4 CAPER Managing the Process response:**

The Department of Community Development's staff was reduced by one (Community Development Specialist) during this program year due to attrition. Given the funding level challenges, the position was not replaced. However, the current staff of eight has been able to continue program compliance and implementation of innovative programs to benefit residents and business owners.

## **Citizen Participation**

- 1. Provide a summary of citizen comments.**
- 2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.**

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

### **Program Year 4 CAPER Citizen Participation response:**

A notice of the availability of the draft CAPER document was advertised in the Miami Herald newspaper. The notice included the time frame of the comment period (December 2<sup>nd</sup> thru 17<sup>th</sup>, 2010), as well as instructions on how to submit comments on the report. The draft CAPER was also accessible on the City's website. Additionally, two public meetings were held (December 2<sup>nd</sup> & 7<sup>th</sup>, 2010) to receive public comments. These meetings were also advertised in the Miami Herald newspaper and at City Hall. Additionally, a letter was mailed to all recipients of CDBG program assistance notifying them of the public meetings, as well as a flyer emailed to a distribution list of over 120 churches, community based organizations and individuals.

Twenty-seven individuals and representatives of organizations attended the meetings and provided comments on the programs and outcomes from this program year. A summary of the comments received is attached in the Public Notices/Comments section.

## **Institutional Structure**

- 1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.**

### **Program Year 4 CAPER Institutional Structure response:**

The City's Department of Community Development is the lead agency for administering the CDBG allocation granted to the City. As such, the Department is responsible for coordinating with other City departments and government agencies. During this program year, Community Development staff held multiple meetings and workshops with various City departments – including Code Enforcement, Building, Parks &

Recreation, Police Department, and Public Works Departments – to educate staff about the programs offered and to partner on services.

## **Monitoring**

- 1. Describe how and the frequency with which you monitored your activities.**
- 2. Describe the results of your monitoring including any improvements.**
- 3. Self Evaluation**
  - a. Describe the effect programs have in solving neighborhood and community problems.**
  - b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.**
  - c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.**
  - d. Indicate any activities falling behind schedule.**
  - e. Describe how activities and strategies made an impact on identified needs.**
  - f. Identify indicators that would best describe the results.**
  - g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.**
  - h. Identify whether major goals are on target and discuss reasons for those that are not on target.**
  - i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.**

### **Program Year 4 CAPER Monitoring response:**

1. Monitoring of sub-recipients (Public Services) was performed periodically during the contract period and technical assistance was given as needed or requested. At the beginning of the contract period an initial site visit was conducted to review the program and reporting requirements. Additionally, an annual on-site monitoring was also conducted for each public services program. Housing and other projects are monitored on a case by case basis. The housing inspector is responsible for monitoring housing projects to ensure that contractors are performing the scope of work as outlined and keep within the timeframe established for the program.

2. Overall, the common finding in most of the sub-recipient monitoring visits was the lack of acceptable eligibility documentation for program participants. For this program year, in most cases this was a result of a clerical oversight as opposed to misunderstanding of the program requirements. Regardless, technical assistance was provided on a one-on-one basis to resolve these issues. As a result, two sub-recipients did not receive reimbursement of all funds awarded. Undisbursed funds were recaptured and re-allocated to other activities.

3. Our housing rehab program provided decent housing to 25 households. Generally, the City was successful in meeting the priority needs. The primary conditions identified during the inspection process, as needing to be addressed included building code violations and/or health and safety issues. Furthermore, the energy efficiency and conservation programs have provided residents with new and more efficient fixtures in their homes, reducing their utility expenses over the long-term. The Neighborhood Stabilization Program as not only provided decent housing and a suitable living environment by acquiring and rehabbing blighted and foreclosed homes, it has also helped to arrest the decline of neighborhoods by acquiring these homes at a competitive market rate and selling them to low-mod families who now occupy them.

Improving the quality of life and providing a suitable living environment is being addressed through our *Livable Neighborhoods Initiative*. This is a multi-year project that provides funding for an extensive infrastructure program in three (3) neighborhoods that have experienced extensive flooding problems for several years. The program has experienced some delays due to some homeowner's reluctance to convey roadways to the City. One phase of the project area has been completed. A second phase has been initiated with the homeowners association's conveyance of the roadways to the City. The completion of this program will result in the provision of new drainage, sidewalks, and lighting in these neighborhoods.

## **Lead-based Paint**

### **1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.**

#### **Program Year 4 CAPER Lead-based Paint response:**

To reduce the threat of childhood lead poisoning in housing units receiving assistance in the City of Miami Gardens, inspections are performed on each unit built prior to 1978 to determine whether lead-based paint is present. If lead-based paint is detected, an assessment report is prepared outlining the proposed remediation. If required, abatement is then performed by an Environmental Protection Agency (EPA) certified contractor. Once abatement is completed, homeowners receive documentation advising them of the different phases of abatement, including copies of the contractor report and clearance.

For all our housing programs, participants receive documentation disclosing the hazards of lead based paint, the test results and the proposed abatement. To date, the City has performed over 60 lead-based paint inspections, and 14 abatements.

## HOUSING

### Housing Needs

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

#### **1. Describe Actions taken during the last year to foster and maintain affordable housing.**

##### **Program Year 4 CAPER Housing Needs response:**

According to the US Census Bureau, 2009 American Survey estimates, the homeownership rate in the City is almost 73%. In view of that, a significant effort is placed on maintaining affordability rather than fostering and increasing affordable housing. Approximately 30% of our entire entitlement is allocated toward housing rehabilitation. This activity is focused on improving the quality of existing housing stock by addressing code violations and health/safety concerns for the household residents. But for this effort, many of these properties may have become hazardous and likely deemed as unsafe structures, which could result in the homeowner being displaced and potentially losing the home.

### **Specific Housing Objectives**

- 1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.**
- 2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.**
- 3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.**

##### **Program Year 4 CAPER Specific Housing Objectives response:**

1. During the fourth program year, the City completed 25 housing rehabilitation projects. This included 3 rehabs with CDBG, 4 with SHIP and 18 with CDBG Disaster funds from Miami-Dade County. We far exceed our goal for this year of 7 units. As it relates to direct homeownership assistance, 9 first-time homebuyers received assistance in completing the purchase of a home through SHIP funds, including one through the FHOP (Florida Homebuyer Opportunity Program) which provided a tax credit of up to \$8,000 to the buyer.
2. The City of Miami Gardens did not allocate any CDBG funds for affordable housing activities that meet Section 215.

3. The Department defines “Worst-case” housing needs as unsafe structures. As such, the Department works in collaboration with the City’s Building & Code Enforcement Division, as well as other government agencies to address these conditions. Property owners of housing units that are identified as unsafe structures are offered an opportunity to participate in our rehab program. Additionally, in cases involving unsafe structures, persons with disabilities are given priority during the application process.

## **Public Housing Strategy**

- 1. Describe actions taken during the last year to improve public housing and resident initiatives.**

### **Program Year 4 CAPER Public Housing Strategy response:**

Public Housing projects located within the City continue to be operated on a countywide level, by the Miami-Dade Housing Agency (MDHA). 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.

## **Barriers to Affordable Housing**

- 1. Describe actions taken during the last year to eliminate barriers to affordable housing.**

### **Program Year 4 CAPER Barriers to Affordable Housing response:**

The foremost barrier to affordable housing stems from the current housing market and economic conditions. It has been common knowledge that the housing market on a national level is struggling. These conditions have had an obvious adverse impact on affordable housing in the City of Miami Gardens. As stated previously, identifying buyers that can qualify for homes is very difficult. The City will continue to work with local lenders to facilitate the process for eligible applicants.

## **HOME/ American Dream Down Payment Initiative (ADDI)**

- 1. Assessment of Relationship of HOME Funds to Goals and Objectives**
  - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.**
- 2. HOME Match Report**
  - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.**
- 3. HOME MBE and WBE Report**

- a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).

**4. Assessments**

- a. Detail results of on-site inspections of rental housing.
- b. Describe the HOME jurisdiction's affirmative marketing actions.
- c. Describe outreach to minority and women owned businesses.

**Program Year 4 CAPER HOME/ADDI response:**

The City did not receive an allocation of HOME funds. Therefore this section is not applicable.

## HOMELESS

### Homeless Needs

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

1. Identify actions taken to address needs of homeless persons.
2. Identify actions to help homeless persons make the transition to permanent housing and independent living.
3. Identify new Federal resources obtained from Homeless SuperNOFA.

**Program Year 4 CAPER Homeless Needs response:**

1. Prior to this program year, the City had coordinated its efforts with the Miami-Dade Homeless Trust to address the needs of homeless persons within the City limits. Through the Homeless Trusts' contracted agency (Citrus Health Network, Inc.), locations of homeless congregants were identified and access to shelter and medical/mental health assistance was facilitated.

2. During this program year, the City of Miami Gardens received an allocation for the Homelessness Prevention and Rapid Re-housing Program (HPRP), in the amount of \$567,612. A sub-recipient agreement has been executed with Citrus Health Network, Inc., a nonprofit organization to administer HPRP. Reporting on this program will be completed through the E-SNAP, HMIS and Federal Reporting.gov and is not required in the CAPER.

3. Prior to the HPRP allocation, the City did not receive funding for homeless needs. However, we were involved in supporting the Homeless Trusts' efforts to secure available resources from the Federal Government.

### Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

**Program Year 4 CAPER Specific Housing Prevention Elements response:**

The City only received homeless prevention funding as mentioned above. Therefore a response is not applicable.

**Emergency Shelter Grants (ESG)**

1. **Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).**
2. **Assessment of Relationship of ESG Funds to Goals and Objectives**
  - a. **Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.**
  - b. **Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.**
3. **Matching Resources**
  - a. **Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.**
4. **State Method of Distribution**
  - a. **States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.**
5. **Activity and Beneficiary Data**
  - a. **Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.**
  - b. **Homeless Discharge Coordination**
    - i. **As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.**
  - c. **Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.**

**Program Year 4 CAPER ESG response:**

The City did not receive ESG funding. Therefore this response is not applicable.

## COMMUNITY DEVELOPMENT

### Community Development

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

1. **Assessment of Relationship of CDBG Funds to Goals and Objectives**
  - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
  - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
  - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.
2. **Changes in Program Objectives**
  - a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. **Assessment of Efforts in Carrying Out Planned Actions**
  - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
  - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
  - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.
4. **For Funds Not Used for National Objectives**
  - a. Indicate how use of CDBG funds did not meet national objectives.
  - b. Indicate how did not comply with overall benefit certification.
5. **Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property**
  - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
  - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
  - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.
6. **Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons**
  - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.



- b. Provide the date the funds were deposited.
- c. Provide the date the use of funds commenced.
- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.

**12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year**

- a. Identify the type of program and number of projects/units completed for each program.
- b. Provide the total CDBG funds involved in the program.
- c. Detail other public and private funds involved in the project.

**13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies**

- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

**Program Year 4 CAPER Community Development response:**

1. CDBG funds were used in direct relation to the priorities, needs, goals, and specific objectives outlined in the Consolidated Plan. All CDBG funded activities directly benefited ELI and LMI persons. Progress made toward meeting affordable housing goals could be categorized as challenging. As stated earlier, our focus has been on maintaining affordability rather than fostering and increasing affordable housing. This is accomplished through our housing rehab program. We completed a total of 25 rehab projects. This included 3 rehabbed with CDBG, 4 with SHIP and 18 with CDBG Disaster funds from Miami-Dade County. All of which were low-income households.

2. There were no significant changes in Program Objectives during this program year. However, we are re-evaluating some of the programs to identify if changes are needed in the policies. Housing rehabilitation in the City of Miami Gardens still exists and we plan to continue this emphasis for the immediate future.

3. The pursuit of resources indicated in the Consolidated Plan has been accomplished. We received additional funding from the State through Miami-Dade County for Disaster Recovery Initiative. During this program period we began implementation of other Federal funding awarded during program year 3 for energy efficiency and conservation programs, homelessness prevention and rapid re-housing programs, and additional ARRA related CDBG funds (CDBG-R). Certifications of consistency received are evaluated against the established Consolidated Plan as well as the overall Comprehensive Development Master Plan. The desired programs and activities outlined in our Consolidated Plan were not hindered in any way. Full support for implementation was obtained from the Mayor and City Council.

4. All CDBG entitlement funds were used for activities that met a national objective.
5. None of the funded activities in program year three triggered relocation.
6. The City of Miami Gardens funded and completed one Economic Development Activity during this program year. One low-mod person was hired as a result of this assistance. Additionally, three economic development activities were funded in this program year, but will be continued into program year 5.
7. None of the City's funded activities were funded as Limited Clientele.
8. The City of Miami Gardens did not receive any program income from any of the funded activities in this program year.
9. The City of Miami Gardens has not had to conduct any adjustments from disallowed expenditures.
10. Currently, the City of Miami Gardens funded four (4) repayable loans in our direct homeownership assistance program for a total of \$85,000. Of these, three loans were in the amount of \$20,000 and one loan was in the amount of \$25,000. The loans are secured by mortgage liens. The terms of the loans include \$10,000 in the form of a grant and the remaining balance as a 30-year loan, with 360 equal payments, at zero percent interest. Other terms of the loan include a net share gain, on a declining scale, if the property is sold prior to loan maturity. All four (4) loans were provided to low income residents. Our housing rehab program is a forgivable loan program whereby a mortgage lien is recorded on the property for a period of five years. If after the five-year period, no sale or transfer of title has occurred the loan is completely forgiven. These loans also have a zero percent interest rate. Therefore, we are not anticipating any receivables. To date, we have generated 28 forgivable rehab loans totaling \$722,574.42.
11. The City of Miami Gardens did not enter into any lump sum agreements during this program year.
12. Under the Housing Rehabilitation category, all of the completed units were single family, owner occupied units. The City of Miami Gardens completed 25 housing units during this year. The total amount of CDBG funds allocated was \$50,615.50. The City also leveraged approximately \$76,800 of SHIP funds and \$253,206 of CDBG Disaster funds from Miami-Dade County.
13. The pilot program for the Bunche Park Neighborhood Revitalization Strategy Area was implemented during this program year. \$107,641 in CDBG funding has been allocated to this program. The proposed pilot project is a residential paint

program/infrastructure improvement program. To date, 20 homes have been painted for a total of \$86,040 expended.

## **Antipoverty Strategy**

- 1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.**

**Program Year 4 CAPER Antipoverty Strategy response:**

We hoped to implement a financial literacy program during this year. Proposals of this nature were encouraged during our Public Services RFP process. Unfortunately, no suitable proposals for these services were received, and we were unable to find an appropriate sub-recipient to administer the program that meets approval of the City Council.

## **NON-HOMELESS SPECIAL NEEDS**

### **Non-homeless Special Needs**

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

- 1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).**

**Program Year 4 CAPER Non-homeless Special Needs response:**

The City of Miami Gardens did not designate any funding for persons that are not homeless but requiring supportive housing.

### **Specific HOPWA Objectives**

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

- 1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives**  
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
  - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;**
  - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;**
  - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative**

- strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
- d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
  - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
  - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
- a. Grantee Narrative
    - i. Grantee and Community Overview
      - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
      - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
      - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
      - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
      - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
      - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
    - ii. Project Accomplishment Overview
      - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
      - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
      - (3) A brief description of any unique supportive service or other service delivery models or efforts
      - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
    - iii. Barriers or Trends Overview
      - (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement

- (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
- (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years

**b. Accomplishment Data**

- i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
- ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

**Program Year 4 CAPER Specific HOPWA Objectives response:**

The City of Miami Gardens does not receive an allocation of HOPWA funds; therefore this section is not applicable.

## OTHER NARRATIVE

**Include any CAPER information that was not covered by narratives in any other section.**

**Program Year 4 CAPER Other Narrative response:**

## **2009-2010 CAPER Public Meeting Comments 12/2/10 & 12/7/10**

### **Public Services**

Q: For the Elderly meals delivery program, do the recipients have to be ill?

A: No, to be eligible you must be a 62 year or older or disabled and a Miami Gardens resident.

Q: Is there an income requirement for the meals program?

A: Yes, all participants must have a household income below the HUD income limits, which for this program is 80% or less of the area median income.

Q: Is the City's meals program the same as Meals on Wheels?

A: Meals on Wheels is a Miami-Dade County run and funded program. The City's program is similar, but directly funded by the City for City residents only.

Q: Do the youth that participant in the summer programs live in Miami Gardens?

A: Yes, our programs require that the participant, resident or business be in or live in the City of Miami Gardens.

### **Businesses**

Q: Do you have any programs for small businesses? What are the restrictions?

A: Yes, through the Business Incentive Program the City offers loans to assist small businesses with improvements to their business in the form of façade improvements, needed repairs, code corrections and expansion. The business is then required to hire a low-to-moderate income person or must be located within a low-to-moderate income census tract.

### **Homeowner Assistance**

Q: Does the City have a homeowner assistance program?

A: Yes, unfortunately the funding we have allocated to this program has all been committed at this time. There is no waitlist for this program, it works on a first come first serve, first ready basis.

### **Housing Rehab**

Q: How long is the housing rehab waitlist and how long does it take to go through the waitlist?

A: Our current waitlist started with over 350 applicants, and are now down to roughly 280. We have opened the waitlist 3 times since 2006. The first list had 160 applicants and took us 2 years to work through. The last time it was opened in October 2009 for two weeks and we received over 350 applications. It is hard to say how long it will take us to work through the remaining 280 applications.

Q: When will you reopen the waitlist?

A: This is hard to say, we are still working through the current waitlist.

Q: How do we find out where we are on the waitlist?

A: Please call the Community Development office at 305-622-8041 and have your application number available.

Q: Does the City put a lien on the home when rehab is completed?

A: Yes, a deferred forgivable loan for a 5 year period is recorded and a lien is placed on the property for that time.

**2009-2010 CAPER Public Meeting Comments**  
**12/2/10 & 12/7/10**

Q: I had the windows and doors installed with weather stripping, but the contractor did not paint, were they supposed to?

A: This depends on the scope of work for your particular home. It also depends on the funding source for your housing rehab. CDBG does allow for painting; however the County's funding does not.

Q: What is the budget on a housing rehab?

A: This depends on the scope of the work needed, and the funding source. If it's doors, windows and shutters only, then the budget is limited to \$20,000. However, some rehabs require more work, and are capped at \$35,000.

Q: Are items like shutters provided to secure homes against hurricanes?

A: Yes, under the rehab program.

Q: I applied to have my house painted, when will you get to my applications?

A: The City's funding is limited for this program. We have completed 20 homes to date. Unfortunately we have more need than funds available. This is why we open each program through an applications cycle. It is difficult to tell when we will be able to address each application on this waitlist.

Q: For the paint program, do you give paint to the homeowner to paint the house instead of hiring a contractor?

A: No, it is our responsibility to make sure the paint is applied properly and the surface is prepared properly prior to painting.

Q: Does the City check the painters for the paint program?

A: Yes, all the painters for this program are licensed and insured. Additionally, City inspectors check that the work is done to code. The paint used is Sherwin-Williams which provides a warrantee.

Comment: My mother received a new air conditioner through the City's a/c replacement program and she really appreciated the work and contractor who was very clean and we are very happy with the rehab. The City helped my mother through the process.

Comment: Contractor was good.

Comment: My wife and I are very happy with our homes rehab.

Comment: Don't know where I would have gotten the money to do what was needed, so I wanted to say thank you.

**Miscellaneous Questions**

Q: How do we know what programs are available?

A: The City advertises in the neighbors section of the Miami Herald as well as posting on our website. We only open programs when we have funds available; we don't believe in keeping an open waitlist, it gives the impression of false hope.

**2009-2010 CAPER Public Meeting Comments**  
**12/2/10 & 12/7/10**

Q: Does the City have a volunteer program?

A: No, but our biggest challenge is spreading the word when we have new programs available. So the biggest help you could give us is if we give you information on new programs, you spread the word to your neighbors, family and friends.

Q: Does the City have any contractors that do electrical work?

A: The City cannot recommend or refer anyone to a specific contractor. However, the City does have an approved contractor list on our website, which you can access and contact those contractors to get quotes.

Q: How does the City determine how they will distribute funds?

A: It is dependent on the amount of our annual allocation from HUD and the priorities we set in our Consolidated Plan, as well as the needs of the community.

Q: When it rains it floods in the Leslie Estates neighborhood. How is responsible for correcting this?

A: The Leslie Estates neighborhood is governed by a homeowners association, and the streets are owned by the private HOA. Therefore it is the HOA's responsibility to correct the flooding.

Unfortunately, the City can only address what is in the public right of way. You may want to speak to you HOA and bring the issue to their attention.

Q: Do you have a landscaping program?

A: No, not through the Community Development department. However, through the Public Works Department the City has the Keep Miami Gardens Beautiful program; you may want to contact them for program specifics.