



City of Miami Gardens
2017 Consolidated Annual Performance
Evaluation and Report (CAPER)

DRAFT

City of Miami Gardens
Community Development Department
18605 NW 27 Avenue

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Miami Gardens is an entitlement jurisdiction, which receives an annual allocation of Community Development Block Grant (CDBG) program funds through the United States Department of Housing and Urban Development (HUD). CDBG funds help the City address the housing, community and economic development objectives outlined by HUD, which include, but are not limited to: development of affordable housing, homelessness prevention, infrastructure improvements, residential rehabilitation, and services for seniors and the disabled.

For the 2017 program year, the City made significant efforts to improve and expand and improve public infrastructure, increase the capacity of area service providers through vital public services as needed by the community, and preserve the existing housing stock through rehabilitation of homeowner housing.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

(see following table)

Goal	Category	Source	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Improve & Expand Economic Development Activity	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	20	0	0.00%	4	0	0.00%
Improve & Expand Economic Development Activity	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	10	0	0.00%	2	0	0.00%
Improve & Expand Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	2510	50%	1000	2510	251%
Increase Capacity of Area Service Providers	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	4788	160%	600	3056	501%
Planning and Administration	Administration	CDBG: \$ SHIP: \$	Other	Other	1	0	0.00%			
Preserve Existing Housing Stock	Affordable Housing	CDBG: \$ Hurricane Loss Mitigation Program: \$ SHIP: \$	Homeowner Housing Rehabilitated	Household Housing Unit	125	33	26%	35	22	63%

Provide for New Affordable Housing Opportunities.	Affordable Housing	CDBG: \$ SHIP: \$	Homeowner Housing Added	Household Housing Unit	0	0		1	0	0.00%
Provide for New Affordable Housing Opportunities.	Affordable Housing	CDBG: \$ SHIP: \$	Direct Financial Assistance to Homebuyers	Households Assisted	15	0	0.00%		0	
Provide for New Affordable Housing Opportunities.	Affordable Housing	CDBG: \$ SHIP: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	17	34%	9	17	188%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Miami Gardens has identified affordable housing, homeowner housing rehabilitation, public infrastructure improvements and public services to help assist special needs populations as some of its highest priority needs in its current 5-year planning period from 2016-2020. The City was successful in assisting special needs populations, however creating affordable housing efforts have been an issue.

The CDBG program addressed the priority needs through projects conducted by the city and its partners. In the current 2017 program year, through the program the City rehabilitated 22 single-unit residential housing units and worked on public infrastructure improvements. Public services were targeted towards special needs populations such as youth at-risk of being homeless, the at-risk of homelessness and homeless population, abused and neglected children and the elderly. Public services were also targeted towards low- and moderate-income individuals and

households which assisted with employment training, job skills, job referrals and placement. These programs served 3,056 persons throughout the program year.

The City worked with partner non-profits to implement CDBG programs. The partner non-profits were:

Carrfour Supportive Housing: Youth afterschool program designed to confront homelessness through a mentoring program.

Kristi Housing: Services for youth that specializes in assistance for victims of child abuse.

Youth Violence Prevention (NDYFC) Network: Provides services for youth and their families through wrap around care coordination services and youth development programs.

Sunshine for All: Home meal delivery service for elderly. Each program participant received one meal per day, 5 days a week.

Mt. Pisgah: Food pantry for low-income families.

Feeding South Florida: Food pantry for low-income families.

JPM Centre: After school, tutoring services

PSCDG Now Project: Prosperity Social & Community Development Group, Inc. provides literacy and job readiness skills to youth in senior high school, young adult dropouts and ex-offenders from low income families in need of job readiness assistance.

North Miami Foundation for Senior Citizens: Meal delivery services for elderly residents.

Catalyst Miami: Catalyst Miami provides financial literacy services to the residents of Miami Gardens. Services include credit checks, credit building, and other financial literacy education.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	535
Black or African American	2,248
Asian	3
American Indian or American Native	2
Native Hawaiian or Other Pacific Islander	0
Total	3,056
Hispanic	319
Not Hispanic	2,737

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

For the racial and ethnic composition of those reported, 3,056 were recorded with the majority assisted being black (74%). The racial demographics assisted through the CDBG program fall in line with the City's general population demographics. According to the 2012-2016 ACS, 73.3% of the population in the City was black. However, for persons who identify as Hispanic, the Hispanic population was 25.1% in Miami Gardens, but only 10.4% of the persons reported served were Hispanic (319 persons). (Source: 2012-2016 ACS)

IDIS Data Note: The table above does not capture the total race/ethnicity figures reported by the City. The City reported 3,056 served when Two or more races (205) and Other multiracial persons (63) are included.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	1,004,095	681,216
Other	Other	638,133	351,321

Table 3 - Resources Made Available

Narrative

In 2017, the City of Miami Gardens had resources made available from the CDBG grant program funding. The table above details the resources made available during the program year as well as funds expended during the program year.

CDBG funds in the amount of \$1,004,095 were made available in the 2017 program year; however, \$681,216 was expended. Funds went to support housing programs, public infrastructure improvements, and vital public services for the community. The City of Miami Gardens will continue to work to identify projects that address the highest priority needs in the city.

The City had SHIP funds in the amount of \$638,133 that was available in the 2017 program year, and \$351,321 was expended. The SHIP program funds were utilized to serve low and moderate-income families in the City, for emergency rehabilitation and homeownership assistance activities. SHIP funds also went towards rapid re-housing of homeless households and prevention of homelessness.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100		Other
LMI Area	0		Other

Table 4 – Identify the geographic distribution and location of investments

Narrative

CDBG allocations are not limited to specific geographic areas of Miami Gardens, but must serve low and moderate income (LMI) residents. The City makes allocations based on the level of benefit for very low, low and moderate-income residents and provides support for activities in low and moderate-income neighborhoods.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Miami Gardens has been able to leverage federal funds to receive annual state funding through the State Housing Initiative Partnership Program (SHIP) in the amount of \$638,133. The SHIP program funds are utilized to serve low and moderate-income families in the City, with the primary purpose of making homeownership affordable and other types of housing assistance.

The City received \$194,000 from the Florida Division of Emergency Management Rehabilitation and Hurricane Loss Mitigation to provide wind mitigation improvements to owner-occupied residential structures in Miami Gardens. Of the 22 homeowner units receiving rehab in the City, 8 properties were assisted through this program.

In recent prior program years (2015 and 2016) the City was able to secure Neighborhood Stabilization Program (NSP) Round 1 and 3 funding. The City received funds in the amounts of \$6,866,119 and \$1,940,337, respectively; and over \$5.3 million in program income from the sale of homes to first-time homebuyers. The matching requirements were satisfied through a portion of the housing inspectors salary funded through the NSP grant as well as a city vehicle used by the department paid for through the City's general fund.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	9	17
Number of Non-Homeless households to be provided affordable housing units	36	22
Number of Special-Needs households to be provided affordable housing units	0	0
Total	45	39

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	9	17
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	35	22
Number of households supported through Acquisition of Existing Units	1	0
Total	45	39

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City of Miami Gardens is working to close the gap between the goals for persons served in affordable housing programs and the number of those assisted. For this, the City has worked with local non-profits to identify programs that help with rental assistance, production of new units, acquisition of existing units to reduce blight in the community and increase the number of housing rehab units.

In 2017, the City assisted 22 households through the rehabilitation of single-unit residential homes. Each housing rehabilitation project is performed using licensed and insured general and specific trades 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. Although the City’s housing program has been successful, the City still faces the same challenges as in previous years; primary obstacles include identifying qualified applicants due to homeowners having reverse mortgages, being delinquent on mortgage payments and/or taxes, or not having the appropriate homeowner’s insurance.

The City also assisted 17 homeless households through rapid re-housing and homeless prevention through Citrus Health Network (CHN). CHN is a non-profit community mental health center dedicated to serving mentally ill individuals and their families.

While the City hasn’t provided affordable housing units for those with special needs in Miami Gardens, it provided public services that helped assist this group in the 2017 program year. The City assisted 136 elderly through senior services through meal delivery services, 1,342 LMI individuals and Households through food banks and 412 persons through services that were targeted towards individuals at-risk for homelessness, persons coming out of the criminal justice system and the disabled population. At the Del Prado Gardens transitional housing community, 6 residents obtained employment with Carrfour Supportive Housing Employment and Training assistance. The PSCDG Now Project assisted 76 extremely low income individuals with employment training.

Discuss how these outcomes will impact future annual action plans.

The City of Miami Gardens will work to prioritize and look for ways to expand affordable housing options throughout the City. These will include the goals set by the City in the 2016-2020 Consolidated Plan.

The City will also seek to work more closely with the Miami-Dade County Public Housing and Community Development to expand housing options for low income households. The City of Miami Gardens is part of the service area for the housing authority.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	416	0
Low-income	874	0
Moderate-income	26	0
Total	1,316	0

Table 7 – Number of Households Served

Narrative Information

In the 2017 program year, the City of Miami Gardens recorded serving 1,316 extremely low- to moderate-income residents throughout the City where information on income was required for services with CDBG funds. The majority were extremely-low or low-income, with 32% being extremely low-income, and 66% being low-income.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Miami Gardens works closely with its funded non-profit organizations such as Carrfour Supportive Housing (CHS) to identify and assess the homeless population in the City. CHS was founded by the Greater Miami Chamber of Commerce in 1993 with a mission to confront homelessness by developing affordable housing and providing supportive services. Miami Gardens is also part of the Miami-Dade Continuum of Care (CoC), and works with the CoC to reach out to homeless persons in the City to direct the group towards resources such as food pantries and other services. The Miami-Dade Continuum of Care (CoC) is the lead agency for Miami-Dade County Homeless Trust (MDCHT).

Through SHIP funds to Citrus Health Network (CHN) the City assisted 17 homeless households through rapid re-housing and homeless prevention. CHN is a non-profit community mental health center dedicated to serving mentally ill individuals and their families.

Addressing the emergency shelter and transitional housing needs of homeless persons

In Miami Gardens, the primary provider of services targeted to homeless populations is Del Prado Gardens, a permanent supportive housing development owned by Carrfour Supportive Housing. Miami Gardens does not currently have any emergency shelter or transitional housing. Instead, the City will also continue to support the Miami-Dade County Homeless Trust's efforts to refer people who become homeless in Miami Gardens to the nearest appropriate shelter, or to provide motel vouchers if possible.

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

The City of Miami Gardens recognizes the importance of assisting low-income individuals and families to avoid becoming homeless in the City. Below is a list of programs through partner organizations, which helped assist low-income individuals and families.

Carrfour Supportive Housing, runs a youth afterschool program designed to confront homelessness through a mentoring program. The mentoring program for homeless youth is located in the Del Prado Gardens, one of Carrfour's permanent supportive housing developments in Miami Gardens. Carrfour's

aftercare/mentoring program offered a comprehensive curriculum that included a minimum of five core components; (1) literacy (2) physical activity and fitness (3) social skills – building (4) family involvement and (5) nutrition.

The NOW Project, which is funded partially by the City, is a literacy and job skills training program for truant, pregnant and/or youth coming out of the criminal justice system.

The City also supported Kristi House, Inc., which specializes in services for victims of child abuse. Clients are children and youth from age 2 to 18. Case Coordinators provided comprehensive wrap-around services to the youth and their families; and therapists provided mental health intervention services to reduce the traumatic psychological effects of the abuse, improve mental health functioning of the child and increase social interactions of the family. Finally, the City also partnered with Youth Violence Prevention Coalition's (YVPC) North Dade Youth & Family Coalition (NDYFC) Network. The NDYFC Network is designed to serve youth and their families through wrap around care coordination services.

Low-income individuals and families who are at-risk of becoming homeless were also assisted through food banks and meal delivery services. The food banks were Mt. Pisgah Seventh-Day Adventist Church Food Pantry and Feeding South Florida Food Pantry. Sunshine for All and North Miami Foundation ran meal delivery services for the elderly.

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

Carrfour Supportive Housing runs and operates Del Prado Gardens, a permanent supportive housing development located in the City. Carrfour offers various services that are designed to help homeless persons and families make the transition out of homelessness. The center also provides homeless prevention services targeted to at-risk and homeless populations in the City.

In 2007, Miami-Dade County underwent a process to implement a cohesive community-wide discharge coordination policy. As a result of that process, the County developed a Memoranda of Agreement establishing discharge policies for all agencies that provide services to homeless persons or those at risk of homelessness. The interagency Agreement includes the Miami-Dade Homeless Trust, State and County Correction agencies, the 11th Circuit Court, Jackson Memorial Hospital/Public Health Trust, community mental health facilities, Our Kids, Inc., and the Florida Department of Children and Families.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Miami Gardens is part of the service area for the Miami-Dade County Public Housing and Community Development (PHCD) department. PHCD undertakes numerous efforts to improve the living environment for its public housing residents. In addition to ongoing maintenance and improvement of properties, PHCD encourages tenants to form Resident Councils; works with residents, law enforcement, and social service providers to reduce crime in public housing; and helps residents connect with jobs and social services. The Agency also allows up to 200 Family Self-Sufficiency (FSS) program participants to participate in the Section 8 Tenant-Based Homeownership Program.

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

The Miami-Dade Public Housing and Community Development Department (PHCD) 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. PHCD 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. Homeownership programs include: Surtax, State Housing Initiative, HOME, and infill programs.

Actions taken to provide assistance to troubled PHAs

The Miami-Dade County Public Housing Agency is no longer designated as “troubled.” The merger of the County’s Public Housing Agency with their Housing and Community Development Department in 2012 has helped to focus future planning efforts as well as current operations. Through this merger, they are able to use the various fundings received to administer to all of the available programs, which helps an array of residents in the county.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Miami Gardens has established a comprehensive development master 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 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:

- Affordable Housing Incentives: Provide incentives to assist in the provision of affordable housing.
- Adopt land development regulations and appropriate policies that assist private developers with providing (and sustaining) affordable housing.
- 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.
- Offer technical assistance and referral services to applicants interested in developing affordable housing opportunities.
- 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. The City has adopted a new zoning code that includes Article VI Housing which addresses the following:
 - a) Promote the development and provision of high quality housing in the City of Miami Gardens;
 - b) Implement the goals, objectives and policies of the Housing Element of the City of Miami Gardens Comprehensive Development Master Plan to the maximum extent practicable;
 - c) Implement the recommendations of the City of Miami Gardens Affordable Housing Advisory Committee to the maximum extent practicable;
 - d) Increase and otherwise encourage home ownership opportunities within the city;
 - e) Stimulate private sector production of workforce housing units for ownership, available to families within the range of 65 percent to 200 percent of the area median income;

- f) Facilitate and encourage residential development that includes a range of high quality housing opportunities through a variety of residential types, forms of ownership, and home sale prices;
- g) Encourage even and widespread distribution of high quality housing opportunities throughout the City; and
- h) Insure that new housing in the City meets high quality development standards.
- 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.
 - Encourage the development of rental housing alternatives for family households.
 - 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.
 - 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.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

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-to-moderate-income residents. While budget reserves have increased over the last 4 years, there is still a lack of funding from federal and state agencies creating budget constraints. These budgetary constraints have forced the City to make difficult decisions regarding the allocation of resources for programs in the community. These factors will impact the City's ability to fully fund all the program needs identified in the City's five-year Consolidated Plan. However, the City will continue to foster existing partnerships and collaborate with new partners to bring needed resources, both financial and services, to meet the needs of the community.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Participant property owners are notified of the hazards of lead-based paint and of the symptoms associated with lead-based contamination. The City of Miami Gardens further prohibits the use of lead-based paint in any federally funded construction or rehabilitation project.

The City shall either perform paint testing on the painted surfaces to be disturbed or replaced during rehabilitation activities, or presume that all these painted surfaces are coated with lead-based paint.

For residential properties receiving an average of up to and including \$5,000.00 per unit the City of Miami

Gardens shall:

- Perform paint testing on the painted surfaces to be disturbed or replaced during rehabilitation activities, or presume that all these painted surfaces are coated with lead-based paint. If testing indicates that the surfaces are not coated with lead-based paint, safe work practices and clearance shall not be required. In addition, the City of Miami Gardens will follow all additional requirements as listed in 24 CFR 35.930 (b).
- For residential properties receiving an average of more than \$5,000.00 and up to and including \$25,000.00 per unit the City of Miami Gardens shall follow requirements of 24 CFR 35.930(c) which include but are not limited to risk assessments and interim controls.
- For residential properties receiving an average of more than \$25,000.00 per unit the City of Miami Gardens shall follow regulations as set forth in 24 CFR 35.930(d) which include abatement.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City will 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 Community Development Department will further HUD's 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.
- Implement programs in the Neighborhood Revitalization Strategy Areas to maximize funding and program opportunities in neighborhoods with greater than 70% low to moderate-income residents.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

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, as well as other Federal and State grants for housing, economic, and community development. At this time, there are no plans to expand the department. However, the City is continuing to foster existing partnerships and collaborate with new partners to bring needed resources, both financial and services, to meet the needs of the community.

The Community Development Department continues to seek new public service agencies each year that can offer various services and resources to the residents. Staff also attends various local and State Boards/Committees to increase the knowledge of available services and assets to provide to the residents of Miami Gardens. The City also has an agreement and works with the local housing counseling agency.

The City is engaged with Rebuild Florida, a program of the Florida Department of Economic Opportunity created to help local community recover from the devastating impact of Hurricane Irma. This program is in partnership with HUD, which approved funding for housing repairs for eligible homeowners impacted by the hurricane.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Miami Gardens has limited resources to address the many priorities identified by the community. As such, the City has been working to create partnerships with other funding sources, public and private housing agencies, and health and social service providers to leverage the annual CDBG allocation.

Each year the City makes every effort to reach out to residents, businesses and non-profit organizations to coordinate our efforts with opportunities to sharing valuable information to the residents of Miami Gardens. Through Rebuild Florida, \$661 million dollars have been allocated to the State of Florida to rebuild and repair low income homeowner /renters damaged properties from post hurricane Irma. A flyer was created detailing the program with dates and times of the meetings and was widely distributed throughout the City. Flyers were posted in City Departments, City Hall, the Betty T. Ferguson Recreation Complex, and the local public library. Additionally, flyers were distributed to all clients receiving services through our public services partnering agencies, to residents who have received assistance or are on the waiting lists of the City's housing rehab program, neighborhood crime watch groups, homeowner's associations, area clubs, and churches.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of Miami Gardens recently completed an Analysis of Impediments to Fair Housing Choice in 2016. Completing the AI was an important step in identifying impediments to fair housing choice in the City. The AI also described actions the City could take to overcome identified problems. Below is a list of impediments identified by the City relating to fair housing choice.

1. Lack of sufficient affordable housing options.
2. Lack of Initiatives to affirmatively further fair housing.
3. A strongly segregated housing market.
4. Incomplete government support system for fair housing.
5. Discriminatory lending practices.

6. Restrictive land use and zoning regulations.

A complete assessment of each identified impediment and the strategies and goals outlined to address the impediments can be found in the City's 2016 AI.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring of sub recipients is the responsibility of the City's Community Development Department. All sub recipients are monitored annually and new sub recipients may be monitored on a more frequent basis to ensure their understanding and compliance with program rules and expected outcomes. A monitoring schedule is prepared and visits prioritized according to risk. High risk sub recipients include those running new programs, new sub recipients, organizations with high staff turnover and organizations carrying out high risk activities such as economic development and/or multiple CDBG activities.

First, the assigned monitor contacts the agency to explain the purpose of the monitoring and schedules an on-site visit. A letter is sent prior to the visit to confirm the date and time and outline expectations. In preparation for the visit, the monitor will review the file (CDBG funding application, written agreement and amendments, monthly reporting requirements, previous audit documentation and copies of audits).

During the visit, a thorough review of the sub recipient's files is completed to determine compliance with all regulations governing their administrative, financial and programmatic operations and progress toward achieving performance objectives on time and in compliance with the budget. The City's Monitoring Checklist is used to document the visit.

At the conclusion of the monitoring visit, the initial results are discussed with the sub recipient to ensure a clear understanding between all parties regarding compliance, findings and concerns. A formal written report describing the results of the visit and recognizing the sub recipients' strengths and weaknesses is provided. A copy of the letter is kept on file along with the agreement and monthly reports.

In the event the sub recipient is experiencing problems or is failing to comply with regulations, these issues will be specifically noted in the monitoring follow-up letter, along with recommendations or requirements to address and rectify the problems. If a concern is issued for noncompliance with Federal rules or regulations, the monitoring letter will list recommendations on how the situation can be remedied, but no additional action is taken. If a finding is issued, the monitoring follow-up letter will identify benchmarks and compliance deadlines. The Monitor will follow-up to ensure corrections have been made.

If the recommended corrections have not been made, the organization will be placed on probation, approved by the Community Development Director, until issues have been resolved and the sub recipient is compliant with the federal regulations and grant agreement.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of Miami Gardens adheres to HUD's citizen participation requirements. This plan includes soliciting feedback and participation from all City residents, including minorities, non-English speakers, low- and moderate-income persons, as well as those with any disability. Citizen views are obtained through public hearings that address housing and community development, development of proposed activities and review of program performance.

To meet the requirements outlined by HUD to allow for satisfactory citizen participation of the 2017 Consolidated Annual Performance and Evaluation Report (CAPER), the City gave a public notice on November 18, 2018 stating the report would be available for 15 days starting November 25, 2018 through December 12, 2018.

Copies of the report were available on the City's website and the following locations:

Betty T. Ferguson Recreation Complex
3000 NW 199 Street
Miami Gardens, FL 33056

City of Miami Gardens City Hall
18605 NW 27 Avenue
Miami Gardens, FL 33056

North Dade Regional Library (Reference Desk)
2455 NW 183rd Street
Miami Gardens, FL 33056

In addition to the 15-day public comment period, the City held a public meeting and a public hearing:

Public Meeting: A Public Participation Workshop was held on Monday, December 10, 2018 at the City Hall Community Room located at 18605 NW 27 Avenue, 1st Floor, Miami Gardens, FL 33056. This meeting was held from 5PM to 7PM.

Public Hearing: City Council Meeting at City Hall, Council Chambers, located at 18605 NW 27 Avenue, 1st Floor, Miami Gardens, FL 33056 on December 12, 2018. The public hearing was held at 7PM.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

At this time the City of Miami Gardens is reporting on the second year of the City's 2016-2020 Consolidated Planning period. The City of Miami Gardens does not anticipate any changes in the City's program objectives that would result in changes to its current programs.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No