



# City of Miami Gardens

## 2024 Annual Action Plan

**DRAFT**

City of Miami Gardens  
Community Services Department  
18605 NW 27 Avenue

Annual Action Plan  
2024

1

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# Executive Summary

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

### 1. Introduction

The City of Miami Gardens is dedicated to providing a suitable living environment, particularly for low- to moderate-income households and special needs groups in the City. As a distinctive suburban city in Miami-Dade County, Miami Gardens was incorporated in 2003 and stands as the largest predominantly African American municipality in Florida. The city boasts a strong working-class and middle-class resident base, alongside a profound sense of community ownership and civic pride.

Designated as an entitlement city by the U.S. Department of Housing and Urban Development (HUD), Miami Gardens is eligible for federal funds through HUD's Community Planning and Development (CPD) program. The City's Community Services Department administers the federal HUD Community Development Block Grant (CDBG) program, ensuring compliance with HUD regulations and guidelines. CDBG funds are primarily intended to benefit low- and moderate-income households and special needs groups. Through partnerships with neighborhood nonprofit organizations, City departments, and other local government units, Miami Gardens enhances the quality of life for its citizens by providing affordable housing, public improvements, and public services.

CDBG activities must adhere to HUD's eligibility requirements and address identified priority needs, goals, and objectives outlined in the City's 2021-2025 Five-Year Consolidated Plan. This plan includes the PY 2024 Annual Action Plan (AAP), which is the fourth program year of the Five-Year Plan. The AAP fulfills HUD's requirements for CPD grantees by establishing goals and objectives for the use of CPD funds, based on public input and an analysis of housing and community service needs and resources. The PY 2024 program year runs from October 1, 2024, to September 30, 2025.

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

The City of Miami Gardens has developed its strategic plan based on an analysis of the data presented in this plan and the community participation and stakeholder consultation process. Through these efforts, the City has identified three priority needs and associated goals to address those needs. The priority needs and goals for PY 2024 are as follows:

#### **Priority Need: Public Facilities & Infrastructure Improvements**

##### Goal: 1A. Expand & Improve Public Infrastructure

The City will work to expand and improve public infrastructure in Miami Gardens. These activities include improvements to infrastructure such as streets, sidewalks, ADA improvements, and storm water and

water systems in low- and moderate-income neighborhoods. These activities will benefit low-/moderate-income areas.

-Objective: Creating Suitable Living Environments

-Outcome: Availability/Accessibility

-Outcome Indicator: 25,000 Persons Assisted

**Goal: 1B. Improve Access to Public Facilities**

The City will work to improve access to public facilities in Miami Gardens. These activities include improvements to neighborhood facilities, community centers, parks, and recreational facilities in low- and moderate-income neighborhoods. These activities will benefit low- and moderate-income areas.

-Objective: Creating Suitable Living Environments

-Outcome: Availability/Accessibility

-Outcome Indicator: 10,000 Persons Assisted

**Priority Need: Supportive Services for LMI & Special Needs**

**Goal: 2A. Provide Supportive Services for Special Needs**

The City will work to increase the capacity of local service providers that offer vital services to the special needs population such as the elderly, persons with a disability, the homeless, and victims of domestic violence.

-Objective: Creating Suitable Living Environments

-Outcome: Availability/Accessibility

-Outcome Indicator: 500 Persons Assisted

**Goal: 2B. Provide Vital Services for LMI Households**

The City will work to increase the capacity of local service providers that offer vital services that improve the quality of life for LMI households. Public Services intended to help assist LMI residents include activities such as a food pantry nutrition education, transportation services, and youth services.

-Objective: Creating Suitable Living Environments

-Outcome: Availability/Accessibility

-Outcome Indicator: 2000 Persons Assisted

**Priority Need: Owner Occupied Housing Preservation**

**Goal: 3A. Provide Funding for Critical Housing Repairs for LMI**

The City will fund a critical housing repair program for LMI seniors in Miami Gardens. Application notices will be published by the City for eligible owner-occupied households needing critical housing repairs.

-Objective: Provide Decent Affordable Housing

-Outcome: Affordability

-Outcome Indicator: Homeowner Housing Rehab: 10 Household Housing Unit

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

The City of Miami Gardens, in collaboration with local nonprofits, community housing providers, and other public and private agencies, has made significant strides in providing safe, decent, and affordable housing, as well as a suitable living environment for low- to moderate-income individuals in the community. However, the City acknowledges that affordable housing opportunities, vital public services, and public improvements remain priority needs. This is evidenced by the current Consolidated Plan and the most recent Program Year 2022 Consolidated Annual Performance and Evaluation Report (CAPER).

The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of the CDBG grant program in the City. In the most recent reporting program year 2022, the City highlighted these accomplishments by priority:

**Affordable Housing:** The City is actively working with LMI households to rehabilitate homeowner housing in Miami Gardens. Twelve LMI households were assisted in PY 2022. Housing rehab activities included but were not limited to fixing exterior damage by storms, roof replacements, minor structural damage, and residential cleanup through the Neighborhood Beautification Program.

**Public Services:** In PY 2022, the City assisted LMI persons and special needs persons Citywide with vital public services that improved their quality of life. This included 6,683 LMI persons assisted with food bank services, 110 LMI youth with enrichment and outreach services to improve their quality of life, and senior services that assisted 46 elderly with food and nutrition programs.

**Public Facilities & Infrastructure Improvements:** The City completed public facility improvement activities that had a citywide benefit (122,038 estimated persons) in LMI areas. Public facility improvements were made at Brentwood Park with the new pool design and Betty T. Ferguson Natatorium HVAC improvements.

### **CDBG-CV Accomplishments**

CDBG-CV-funded activities have been successfully completed, with all programs having expended the remaining grant funds in the previous reporting period. These activities included essential public services and public facility upgrades to prevent, prepare for, and respond to COVID-19. Major efforts included food distribution for the elderly, a vulnerable group sheltering from the pandemic, and a rental assistance program that helped low- to moderate-income (LMI) households financially impacted by the pandemic

avoid homelessness. Youth programs also received support to enhance the health and safety of their services. Additionally, upgrades at the Betty T. Ferguson Natatorium improved the facility's ability to serve residents during the pandemic. These accomplishments are documented in the PY 2020 and PY 2021 CAPERs. The City will continue to monitor the needs of LMI residents still impacted by the pandemic and will address any arising needs with regular entitlement funds.

#### **4. Summary of Citizen Participation Process and Consultation Process**

The City follows its Citizen Participation Plan, which adheres to 24 CFR 91.105 and sets the minimum requirements for reaching out to citizens, in particular, LMI individuals and special needs groups, to participate in community planning and development programs. This includes but is not limited to soliciting participation from minorities, non-English speakers, low- and moderate-income persons, the elderly, and those with any disability. A copy of the Citizen Participation Plan can be requested from the Community Services Director and emailed to their attention.

Citizen participation efforts for the development of the PY 2024 AAP included a 30-day public comment period, which was held to allow members of the public an opportunity to review and provide input on the draft plan. A public hearing was also held to allow members of the public an opportunity to make comments on the plans.

##### Citizen Participation Efforts for the 2024 Annual Action Plan:

**PUBLIC COMMENT PERIOD:** A 30-day public comment period will be held for the PY 2024 AAP from **July 3, 2024 to August 2, 2024**. The draft plan can be downloaded from the City of Miami Gardens Department of Community Services website at: <https://www.miamigardens-fl.gov/170/Community-Services>.

Written comments for the draft plan will be accepted until **August 2, 2024**. To view a hardcopy of the documents and submit comments the locations listed below could be visited. Comments can also be submitted by e-mail at [hudcomment@miamigardens-fl.gov](mailto:hudcomment@miamigardens-fl.gov)

City of Miami Gardens  
Community Services Department  
18605 NW 27 Avenue, Suite 151  
Miami Gardens, FL 33056  
7:00 AM - 6:30 PM M-Th

City of Miami Gardens  
City Hall  
18605 NW 27 Avenue  
Miami Gardens, FL 33056  
7:00 AM - 6:30 PM M-Th

PUBLIC HEARING: The City will hold a public hearing on **July 2, 2024 at 3:00 PM** to review and discuss the proposed AAP. The public hearing will be held at City Hall in the Community Room, 18605 NW 27th Avenue, Miami Gardens, FL 33056. The City encourages public participation by attending the hearing.

All comments are welcome. Details of the citizen participation outreach efforts are located in AP-12 Citizen Participation.

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

PUBLIC HEARING: A summary of comments will be provided after the public hearing.

PUBLIC COMMENT PERIOD: A summary of comments will be provided after the public comment period.

All comments are welcome. Details of the citizen participation outreach efforts are located in AP-12 Citizen Participation.

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

All comments are welcome. Details of the citizen participation outreach efforts are located in AP-12 Citizen Participation.

## **7. Summary**

The PY 2024 Annual Action Plan is the fourth program year of the City's 2021-2025 Consolidated Plan. The priority needs and goals in this plan were identified through a needs assessment and housing market analysis in the Consolidated Plan and a citizen participation and consultation process.

### *Analysis of Impediments to Fair Housing Choice*

The City of Miami Gardens completed an update to its Analysis of Impediments to Fair Housing Choice (AI) in May of 2016. Completing the AI was an important step in identifying impediments to fair housing choice in the City. The activities in this plan will help to further address the strategies outlined in the AI to reduce the barriers to affordable housing and fair housing choice. For the next ConPlan cycle, the City will develop the Equity Plan which was noticed by HUD on February 9, 2023. This Equity Plan will provide a fair housing analysis, goals and strategy as well as community engagement. The Equity Plan will answer questions on demographics, segregation and integration, racially/ethnically concentrated areas of poverty (R/ECAP), access to community assets, access to affordable housing opportunities, access to homeownership and economic opportunity, and local/state policies and practices that impact fair housing in Miami Gardens.

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

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

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

| Agency Role        | Name          | Department/Agency             |
|--------------------|---------------|-------------------------------|
| CDBG Administrator | MIAMI GARDENS | Community Services Department |

**Table 1 – Responsible Agencies**

### Narrative

The City of Miami Gardens Community Services Department is responsible for the day-to-day administration of the housing and community services programs. Community Services staff work with other City Departments, local nonprofit and for-profit organizations, and contractors to achieve the goals of the Annual Action Plan.

### Consolidated Plan Public Contact Information

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Miami Gardens, FL 33056  
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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

To comply with the Consolidated Plan development process and federal regulations (24 CFR 91.200(b), 91.215(i)), and 91.105 the City of Miami Gardens consulted with community service providers, other jurisdictions, and entities with a potential interest in or knowledge of that jurisdiction's housing and non-housing community services issues.

During the development of the 5-Year Consolidated Plan, the City held a public hearing to discuss the plan and a 30-day public comment period to allow the public an opportunity to provide input. These efforts were noticed in a newspaper advertisement in the Miami Herald. The City also reached out through online surveys to help determine housing and community development needs in Miami Gardens. Individuals and organizations were invited to attend the public hearing, participate in the public comment period, and respond to the online survey. This provided every stakeholder, interested party, and resident with the opportunity to provide feedback. The online survey also provided an opportunity for the public to make suggestions and recommendations on the priority needs and goals of the Five-Year Consolidated Plan. The Consolidated Plan identified the priority needs and goals that inform the PY 2024 AAP.

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

The City of Miami Gardens will work to strengthen existing relationships as well as develop new relationships with local service providers where underserved needs currently exist. The City continues to improve its citizen participation process, including engaging with local service providers, other City departments, other local units of government, and housing providers.

The Community Services Department will further improve coordination between among these entities, through meetings, phone calls, and emails. This section contains a list of all relevant agencies and entities with regard to the planning and coordination of the plan. These include, but are not limited to:

- The public housing authority, Miami Dade County Public Housing and Community Services Department
- The Miami Dade Homeless Trust Continuum of Care and other homeless service providers
- Local public service providers with services for LMI and special needs groups
- Other City departments such as the Miami-Dade Office of Emergency Management
- Agencies providing health services and services for persons with a disability
- Agencies that help bridge the digital divide for LMI residents

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

In July 1993, Miami-Dade County's governing body, the Board of County Commissioners (the BCC), adopted a Continuum of Care plan entitled the "Miami-Dade County Community Homeless Plan" (the Plan). Concurrent with the adoption of the Plan, the BCC approved the levying of a one-cent food and beverage tax to provide a unique, local dedicated source of funding for homeless programs and approved the creation of the 27-member Miami-Dade County Homeless Trust (the Trust) to administer the proceeds of this tax and implement the Plan. The Trust is the overall coordinating body for the continuum of care.

Additional partners in implementing the Plan include the public housing agency (the Miami-Dade Public Housing Agency), the County department responsible for developing the Consolidated Plan (the Community and Economic Development Division of the Miami-Dade Department of Housing and Community Development), the local homeless provider consortia, and the Trust's private-sector partner, with its own diverse 65-member board. Services and housing are accessed through a coordinated, county-wide outreach process and connected through a homeless management information system (HMIS).

Within the Miami Gardens city limits, the only facility serving homeless populations is Del Prado Gardens, a permanent supportive housing development owned by Carrfour Supportive Housing, a Miami-based nonprofit developer. Miami-Dade County Homeless Trust operates a Homeless Helpline follows the CoC's Coordinated Outreach, Assessment, and Placement (COAP) policy. Under the COAP policy, outreach workers administer a VI-SPDAT or F-VI-SPDAT to assess vulnerability. Individuals and families with high vulnerability scores are referred to the permanent supportive housing waiting list, while those with intermediate scores are referred for rapid re-housing. Veterans Affairs (VA) outreach workers refer clients to HUD-VASH, SSVF, or Grant and Per Diem programs as appropriate. A main access point for the COAP system is a centralized Homeless Helpline for persons to call to request assistance. Persons in the City of Miami Gardens in need of prevention or rapid rehousing are directed to their closest location to apply for assistance.

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

Miami Gardens does not receive ESG funds, but City staff attend Continuum of Care subcommittee meetings held by the Miami-Dade County Homeless Trust. The Homeless Trust has developed performance standards for coordinated intake and assessment, adopting housing-first core concepts, implementing housing-first standards, and establishing core components for rapid rehousing and procedures for Homeless Management Information System (HMIS) administration.

HMIS is the locally administered, electronic data collection system that stores client-level information about individuals and families who access homeless and other human services in the CoC area. Each CoC receiving HUD funding is required to implement an HMIS to capture standardized data about all persons accessing the homeless and at-risk of homelessness assistance system. The Homeless Trust is the HMIS lead agency responsible for system administration and project management of the CoC. For the implementation of HMIS, the Homeless Trust develops policy standards and procedures for data usage for all users and member agencies. Data quality standards serve to maintain or improve the quality of the data entered into the HMIS.

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

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

|   |  |  |
|---|--|--|
| 1 | <b>Agency/Group/Organization</b>   | CITY OF MIAMI GARDENS  |
|   | <b>Agency/Group/Organization Type</b>  | Other government - Local   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homelessness Strategy<br>Market Analysis<br>Anti-poverty Strategy<br>Non-Housing Community Development  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City of Miami Gardens is the lead responsible agency for the ConPlan, AAP and CDBG program.  |
| 2 | <b>Agency/Group/Organization</b>   | Miami Dade Homeless Trust  |
|   | <b>Agency/Group/Organization Type</b>  | Services - Housing<br>Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Persons with HIV/AIDS<br>Services-Victims of Domestic Violence<br>Services-homeless<br>Services-Health<br>Services-Education<br>Services-Employment<br>Service-Fair Housing<br>Services - Victims<br>Other government - County |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Continuum of Care. The City of Miami Gardens maintains open lines of communication with this organization and the input was taken into consideration when addressing program needs.  |

|   |  |   |
|---|--|---|
| 3 | <b>Agency/Group/Organization</b>   | MIAMI DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT  |
|   | <b>Agency/Group/Organization Type</b>  | PHA<br>Services - Housing<br>Service-Fair Housing   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Public Housing Needs   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | PHA. The City of Miami Gardens maintains open lines of communication with this organization and the input was taken into consideration when addressing program needs. |
| 4 | <b>Agency/Group/Organization</b>   | CARRFOUR SUPPORTING HOUSING, INC.   |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Services-homeless  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City of Miami Gardens maintains open lines of communication with this organization and the input was taken into consideration when addressing program needs.      |
| 5 | <b>Agency/Group/Organization</b>   | BROADBANDNOW  |
|   | <b>Agency/Group/Organization Type</b>  | Services - Broadband Internet Service Providers<br>Services - Narrowing the Digital Divide  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Market Analysis<br>Community Development   |

|   |   |  |
|---|---|--|
|   | <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> | <p>BroadbandNow is a research organization which publishes data on the digital divide and impact of highspeed internet in society. It believes broadband internet should be available to all Americans and its mission is to help find and compare internet options with a goal to bring attention to underserved areas and help raise awareness of the importance of broadband access. The City consulted with the BroadbandNow website for broadband access and identified highspeed internet providers in the City.</p> |
| 6 | <b>Agency/Group/Organization</b>  | Pisgah Pantry  |
|   | <b>Agency/Group/Organization Type</b>   | Services-homeless  |
|   | <b>What section of the Plan was addressed by Consultation?</b>  | Homeless Needs - Families with children<br>Non-Homeless Special Needs  |
|   | <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> | <p>The City of Miami Gardens maintains open lines of communication with this organization and the input was taken into consideration when addressing program needs.</p>  |
| 7 | <b>Agency/Group/Organization</b>  | Miami Dade Office of Emergency Management  |
|   | <b>Agency/Group/Organization Type</b>   | <p>Agency - Managing Flood Prone Areas</p> <p>Agency - Emergency Management</p> <p>Other government - County</p> <p>Regional organization</p> <p>Planning organization</p> <p>Disaster Preparedness and Mitigation</p>   |
|   | <b>What section of the Plan was addressed by Consultation?</b>  | <p>Market Analysis</p> <p>Emergency Management</p>   |
|   | <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> | <p>The City is engaged with the Miami Dade Office of Emergency Management for emergency management and preparedness. The Office supports the disaster preparedness, response, recovery and mitigation needs through the coordination of information and resources countywide.</p>  |

|   |  |   |
|---|--|---|
| 8 | <b>Agency/Group/Organization</b>   | North Dade Regional Library   |
|   | <b>Agency/Group/Organization Type</b>  | Services - Broadband Internet Service Providers<br>Services - Narrowing the Digital Divide  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Market Analysis<br>Community Development   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City consulted with the local North Dade Regional Library on how to bridge the digital divide for LMI residents in Miami Gardens. All branches of the public library system offer free highspeed WIFI services on site and/or to use on personal devices. This service is available to all residents, including LMI households. Reservations can be made in person on the day of use, and there is a daily limit of 120 minutes per user. |

### Identify any Agency Types not consulted and provide the rationale for not consulting

All comments are welcome. There were no agency types intentionally left out of the consultation process.

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

| <b>Name of Plan</b>                            | <b>Lead Organization</b>            | <b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>  |
|--|-------------------------------------|--|
| Continuum of Care                              | Miami-Dade County Homeless Trust    | The Strategic Plan is consistent with the goals and strategic plan of the Continuum of Care and the plan to end homelessness.  |
| Local Housing Assistance Plan                  | Florida Housing Finance Corporation | The Strategic Plan is consistent with the Local Housing Assistance Plan, which is based on the criteria established by FHFC to serve low and moderate income households by providing housing assistance and homeownership opportunities. |
| City of Miami Gardens Comprehensive Plan       | City of Miami Gardens               | All planning efforts are consistent with the overall goals of the City of Miami Gardens Comprehensive plan.  |
| Analysis of Impediments to Fair Housing Choice | City of Miami Gardens               | This plan was used to address sections of the Consolidated Plan related to fair housing issues within the City of Miami Gardens.   |

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

**Narrative**

The City of Miami Gardens works with Miami-Dade County in implementing and coordinating its programs. The County has an array of housing, community, and public service programs that help to enhance the current services and programs available throughout Miami Gardens. The City is committed to ongoing cooperation with neighboring communities and Countywide housing and community service efforts. The City will participate in local and regional meetings as well as forums and will regularly review the availability of information published on the County's website.

The State of Florida provides a number of programs and services that help to enhance current services and programs provided by the City that are made available to assist residents. Through the Florida Housing Finance Corporation, the Florida Housing Coalition, and the Department of Economic Opportunity, residents and non-profit organizations can receive training and technical assistance and learn about programs and services available to residents. This is used as a tool to leverage funding for programs, increase participation, and learn about services available to local organizations, service providers, and residents.



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

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

The City’s citizen participation process adheres to HUD’s requirements per 24 CFR 91.105 set within the City’s Citizen Participation Plan. This plan includes soliciting participation from all City residents, including minorities, non-English speakers, and low- and moderate-income persons, those living in low/mod income areas, as well as those with special needs (the elderly and any person with a disability). Citizen views were obtained through a public hearing that addressed housing and community service needs, development of proposed activities and review of program performance. A 30-day public comment and review period was held to allow citizens an opportunity to review and make comments on the proposed plan.

The following table outlines the citizen participation outreach made by the City in PY 2024.

## Citizen Participation Outreach

| Sort Order | Mode of Outreach      | Target of Outreach           | Summary of response/attendance  | Summary of comments received                                     | Summary of comments not accepted and reasons | URL |
|------------|-----------------------|------------------------------|---|--|--|-----|
| 1          | Public Comment Period | Non-targeted/broad community | A 30-day public comment period will be held from <b>July 3, 2024 to August 2, 2024</b> . The draft plan can be downloaded from the City of Miami Gardens Department of Community Services website at: <a href="https://www.miamigardens-fl.gov/170/Community-Development">https://www.miamigardens-fl.gov/170/Community-Development</a> . Written comments for the draft plan will be accepted until <b>August 2, 2024</b> . To view a hardcopy of the documents and submit comments citizens can also visit the Community Services Department or City Hall. Comments can be submitted in writing to the address above or by e-mail at <a href="mailto:hudcomment@miamigardens-fl.gov">hudcomment@miamigardens-fl.gov</a> | A summary of comments will be included after the comment period. | All comments are accepted.                   |     |
| 2          | Public Hearing        | Non-targeted/broad community | A public hearing is scheduled to be held on <b>July 2, 2024 at 3:00 PM</b> at City Hall in the Community Room, 18605 NW 27th Avenue, Miami Gardens, FL 33056. The City encourages public participation by attending the hearing. Instructions on how to give comments will be made at the public hearing.   | A summary of comments will be included after the public hearing. | All comments are accepted.                   |     |

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City of Miami Gardens CDBG allocation from HUD for program year 2024 will be \$1,003,648. The City proposes to utilize these funds for public services for LMI individuals and special need groups, public facilities and infrastructure improvements and homeowner housing rehab.

#### Anticipated Resources

| Program | Source of Funds  | Uses of Funds  | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description   |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|---|
|         |                  |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |   |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 1,003,648                        | 0                  | 0                        | 1,003,648 | 1,003,648   | PY 2024 is the fourth program year of the Consolidated Plan. The expected amount available for the remainder of the ConPlan is 1x more year of the annual allocation. |

**Table 5 - Expected Resources – Priority Table**

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

CDBG federal funds enable the City to leverage annual Florida's State Housing Initiative Partnership Program (SHIP) funds. SHIP funds are utilized for affordable housing programs in the City such as owner-occupied housing rehab. Federal and State SHIP funds will also help leverage contributions from private sector lending institutions. Both federal and state SHIP funds help attract contributions from private sector lending institutions. Additionally, federal CDBG funds allocated for public service activities will leverage further resources from the agencies involved. Other funding sources include foundations and local fundraising efforts by service providers.

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

The City owns single family homes that are part of the Neighborhood Stabilization Program (NSP) program, which will be reconstructed and/or rehabilitated and sold to first time buyers. NSP is a federal program created to help improve neighborhoods impacted by foreclosures. The NSP provides funds to local communities to carry out activities related to abandoned and foreclosed residential properties.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

| Sort Order | Goal Name   | Start Year | End Year | Category                          | Geographic Area | Needs Addressed                                 | Funding         | Goal Outcome Indicator  |
|------------|---|------------|----------|-----------------------------------|-----------------|---|-----------------|---|
| <b>1</b>   | 1A. Expand & Improve Public Infrastructure        | 2021       | 2025     | Non-Housing Community Development |                 | Public Facilities & Infrastructure Improvements | CDBG: \$316,331 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted |
| <b>2</b>   | 1B. Improve Access to Public Facilities           | 2021       | 2025     | Non-Housing Community Development |                 | Public Facilities & Infrastructure Improvements | CDBG: \$316,331 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted |
| <b>3</b>   | 2A. Provide Supportive Services for Special Needs | 2021       | 2025     | Non-Housing Community Development |                 | Supportive Services for LMI & Special Needs     | CDBG: \$115,420 | Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted                      |
| <b>4</b>   | 2B. Provide Vital Services for LMI Households     | 2021       | 2025     | Non-Housing Community Development |                 | Supportive Services for LMI & Special Needs     | CDBG: \$115,420 | Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted                     |
| <b>5</b>   | 3A. Provide Funding for Critical Housing Repairs  | 2021       | 2025     | Affordable Housing                |                 | Owner Occupied Housing Preservation             | CDBG: \$140,146 | Homeowner Housing Rehabilitated: 10 Household Housing Unit  |

**Table 6 – Goals Summary**

## Goal Descriptions

|   |                         |  |
|---|-------------------------|--|
| 1 | <b>Goal Name</b>        | 1A. Expand & Improve Public Infrastructure   |
|   | <b>Goal Description</b> | The City will work to expand and improve public infrastructure in Miami Gardens. These activities include improvements to infrastructure such as streets, sidewalks, ADA improvements, and storm water and water systems in low- and moderate-income neighborhoods.  |
| 2 | <b>Goal Name</b>        | 1B. Improve Access to Public Facilities  |
|   | <b>Goal Description</b> | The City will work to improve access to public facilities in Miami Gardens. These activities include improvements for neighborhood facilities, community centers and park and recreational facilities in low- and moderate-income neighborhoods.   |
| 3 | <b>Goal Name</b>        | 2A. Provide Supportive Services for Special Needs  |
|   | <b>Goal Description</b> | The City will work to increase the capacity of local service providers that offer vital services to the special needs population such as the elderly, persons with a disability, the homeless and victims of domestic violence.  |
| 4 | <b>Goal Name</b>        | 2B. Provide Vital Services for LMI Households  |
|   | <b>Goal Description</b> | The City will work to increase the capacity of local service providers that offer vital services that improve the quality of life for to low- and moderate income (LMI) households. Public Services that are intended to help assist LMI residents include activities such as a food pantry, after school tutoring, summer programs, youth services, health services and more. |
| 5 | <b>Goal Name</b>        | 3A. Provide Funding for Critical Housing Repairs   |
|   | <b>Goal Description</b> | The City will fund a critical housing repair program for LMI and seniors in Miami Gardens. Application notices will be published by the City for eligible owner-occupied households needing critical housing repairs.  |

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following projects have been identified for funding during the 2024 program year. CDBG funds will be utilized for public services, public facilities and infrastructure improvements, homeowner housing rehab and administration of the CDBG program.

#### Projects

| # | Project Name                                   |
|---|--|
| 1 | CDBG Administration (2024)                     |
| 2 | CDBG Public Services (2024)                    |
| 3 | CDBG Public Facilities & Infrastructure (2024) |
| 4 | CDBG Owner-Occupied Housing Rehab (2024)       |

**Table 7 - Project Information**

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

Priorities were determined based on stakeholder and community input, as well as the short- and long-term needs of the community. The three primary priorities in the City are supportive services for low- to moderate-income (LMI) and special needs groups, improvements to public facilities and infrastructure, and the preservation of affordable housing. The allocation of funds to these priorities is reflected in the approved projects and planned activities detailed in this section, ensuring a focused approach to addressing the community's most pressing needs.

The primary obstacle to meeting underserved needs is funding. The lack of available funds severely limits the levels of accomplishment that are possible. Consequently, the City has had to carefully prioritize needs to maximize benefits for LMI and special needs groups in Miami Gardens. Additionally, the City must adhere to grant cap requirements, which further constrain resource allocation. The CDBG program imposes a grant cap of 20% for administration and 15% for public services, adding another layer of complexity to the funding process. Despite these challenges, the City remains steadfast in its commitment to addressing the most critical needs of its residents through strategic planning, efficient resource management, and ongoing community engagement.

## AP-38 Project Summary

### Project Summary Information

|   |  |  |
|---|--|--|
| 1 | <b>Project Name</b>  | CDBG Administration (2024)   |
|   | <b>Target Area</b>   |  |
|   | <b>Goals Supported</b>   | 1A. Expand & Improve Public Infrastructure<br>1B. Improve Access to Public Facilities<br>2A. Provide Supportive Services for Special Needs<br>2B. Provide Vital Services for LMI Households<br>3A. Provide Funding for Critical Housing Repairs  |
|   | <b>Needs Addressed</b>   | Public Facilities & Infrastructure Improvements<br>Supportive Services for LMI & Special Needs<br>Owner Occupied Housing Preservation  |
|   | <b>Funding</b>   | CDBG: \$200,730  |
|   | <b>Description</b>   | The City of Miami Gardens will utilize the CDBG allocation, and will not exceed the 20% max cap as allowed by HUD regulations, for the administration of the CDBG program throughout the City. This may include fair housing outreach, disaster recovery planning and preparedness efforts.                              |
|   | <b>Target Date</b>   | 9/30/2025  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | N/A. Other: 1  |
|   | <b>Location Description</b>  | Citywide   |
|   | <b>Planned Activities</b>  | Planned activities include:<br><br>CDBG Administration including staff salaries and program related expenses. Administration also includes: trainings, conferences, publications and memberships.<br><br>Disaster recovery planning and preparedness efforts.<br><br>HUD Matrix Code: 21A General Program Administration |
| 2 | <b>Project Name</b>  | CDBG Public Services (2024)  |
|   | <b>Target Area</b>   |  |
|   | <b>Goals Supported</b>   | 2A. Provide Supportive Services for Special Needs<br>2B. Provide Vital Services for LMI Households   |



|          |  |  |
|----------|--|--|
|          | <b>Needs Addressed</b>   | Supportive Services for LMI & Special Needs  |
|          | <b>Funding</b>   | CDBG: \$150,547  |
|          | <b>Description</b>   | The City will utilize 15% of the annual allocation to provide funding for much needed public services benefiting low- to moderate-income and special needs residents in Miami Gardens.   |
|          | <b>Target Date</b>   | 9/30/2025  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Public service activities other than Low/Moderate Income Housing Benefit: 2,500 Persons Assisted   |
|          | <b>Location Description</b>  | Citywide based on income eligibility.  |
|          | <b>Planned Activities</b>  | Public Service activities may include activities that benefit LMI and special needs residents.<br><br>HUD Matrix Code: 05A Senior Services, 05B Services for Persons with a Disability, 05D Youth Services, 05G Services for Victims of Domestic Violence, 05H Employment Training, 05W Food Banks, 05N Abused and Neglected Children, & 05M/05O Health & Mental Health Services |
| <b>3</b> | <b>Project Name</b>  | CDBG Public Facilities & Infrastructure (2024)   |
|          | <b>Target Area</b>   |  |
|          | <b>Goals Supported</b>   | 1A. Expand & Improve Public Infrastructure<br>1B. Improve Access to Public Facilities  |
|          | <b>Needs Addressed</b>   | Public Facilities & Infrastructure Improvements  |
|          | <b>Funding</b>   | CDBG: \$552,371  |
|          | <b>Description</b>   | The City will utilize CDBG funds to improve and expand existing public infrastructure and improve access to public facilities in low- to moderate-income neighborhoods.  |
|          | <b>Target Date</b>   | 9/30/2025  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 35000 Persons Assisted  |
|          | <b>Location Description</b>  | Citywide, low/mod income areas.  |

|   |  |  |
|---|--|--|
|   | <b>Planned Activities</b>  | Planned activities include:<br><br>Expand and improve Infrastructure, HUD matrix codes: 03J Water/Sewer Improvements, 03K Streets & 03L Sidewalks<br><br>Improve access to public facilities, HUD matrix codes: 03C Homeless Facilities, 03E Neighborhood Facilities & 03F Parks and Rec Centers |
| 4 | <b>Project Name</b>  | CDBG Owner-Occupied Housing Rehab (2024)   |
|   | <b>Target Area</b>   |  |
|   | <b>Goals Supported</b>   | 3A. Provide Funding for Critical Housing Repairs   |
|   | <b>Needs Addressed</b>   | Owner Occupied Housing Preservation  |
|   | <b>Funding</b>   | CDBG: \$100,000  |
|   | <b>Description</b>   | The City will fund a critical housing repair program for LMI and seniors in Miami Gardens. Application notices will be published by the City for eligible owner-occupied households needing critical housing repairs.  |
|   | <b>Target Date</b>   | 9/30/2025  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Homeowner Housing Rehabilitated: 10 Household Housing Unit   |
|   | <b>Location Description</b>  | Citywide based on income eligibility.  |
|   | <b>Planned Activities</b>  | Planned activities include:<br><br>Owner-occupied housing Beautification Program, HUD matrix code: 14A   |

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

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

The City of Miami Gardens does not allocate funding based solely on geographic requirements. Individuals or households must meet income qualifications in order to receive direct assistance from activities and services in the CDBG program. Direct services include housing rehab activities and public services directed towards LMI and special needs individuals and households.

For eligible activities to public facilities & infrastructure improvements that have an area wide benefit, the City will be targeting low- to moderate-income identified census tracts. The City has identified several neighborhoods that have more than 51% of their residents within the low-to-moderate income range category, which is considered low/mod as defined by HUD. See below on how the City will determine these areas.

### **Geographic Distribution**

| <b>Target Area</b> | <b>Percentage of Funds</b> |
|--------------------|----------------------------|
| N/A                | N/A                        |

**Table 8 - Geographic Distribution**

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

Since the primary national objective of the CDBG program is to benefit low- and moderate-income residents, the City of Miami Garden's CDBG program funds will be utilized to develop programs and activities that will provide assistance to this target population. These efforts are aimed at enhancing the overall quality of life for all residents of the City.

The City does not allocate funding based solely on geographic requirements. When planned activities are intended to serve residents directly, beneficiaries must meet income and residency requirements in order to receive assistance. City staff and/or subrecipient organizations will complete an intake and eligibility status review of the applicant individual or household before initiating the activity.

Additionally, the City has identified public facility and infrastructure improvement activities as a critical need in Miami Gardens. These planned activities offer an "area-wide" benefit. Per HUD requirements, these areas must be located within eligible block group tracts, as defined by HUD-CDBG regulations, where the majority of residents (51% or more) are low- to moderate-income.

To determine these tracts the City utilizes HUD's CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>

## **Discussion**

### *Race/Ethnicity*

For the purposes of this analysis, a concentration is defined as any census tract where a racial or ethnic minority group makes up 10% more than the Citywide average. Data was sourced from the 2018-2022 American Community Survey 5-Year Estimates. Two groups were identified as having census tracts with minority concentrations: Black, non-Hispanic, and Hispanic persons. No other minority groups had tracts with concentrations of their respective groups.

Black, non-Hispanic: The citywide rate of Black, non-Hispanic persons is 62.6%, meaning any tract with a population of 72.6% or more has a concentration of this group. Most of the northeastern tracts in the City have a high concentration of Black, non-Hispanic persons.

Hispanic, all races: The citywide rate of Hispanic persons is 33.3%, indicating that any tract with a population of 43.3% or more has a concentration of this group. The tracts bordering the western city limits show a significant concentration of Hispanic persons.

### *Low-Income Families*

A family is considered low-income if it earns less than 80% of the area median income. A tract has a concentration of low-income families if the tract median household income is less than 80% of the City median household income. The City median family income is \$56,071, with low-income defined as \$44,857 or less. There are a few scattered tracts across the City with a concentration of low-income households. Notably, the areas with a concentration of low-income households do not overlap with the areas that have concentrations of either Hispanic or Black households.

## Affordable Housing

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

#### Introduction

Affordable housing preservation remains a high priority in Miami Gardens, as evidenced by the significant number of older housing units and feedback from the citizen participation process. To address this pressing need, the City will fund a housing repair program specifically targeted at low- to moderate-income (LMI) households and seniors in Miami Gardens. This program aims to provide critical housing repairs to eligible owner-occupied households, ensuring that residents can maintain safe and decent living conditions. The City will publish application notices for this program, encouraging eligible homeowners to apply for assistance.

| One Year Goals for the Number of Households to be Supported |    |
|---|----|
| Homeless  | 0  |
| Non-Homeless  | 10 |
| Special-Needs   | 0  |
| Total   | 10 |

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

| One Year Goals for the Number of Households Supported Through |    |
|---|----|
| Rental Assistance   | 0  |
| The Production of New Units                                   | 0  |
| Rehab of Existing Units                                       | 10 |
| Acquisition of Existing Units                                 | 0  |
| Total   | 10 |

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Owner-Occupied Housing Rehab Program

Homeowner Housing Rehabilitated: 10 LMI Household Housing Unit

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

### **Introduction**

The City of Miami Gardens is part of the service area for the Miami-Dade County Public Housing and Community Development (PHCD) department. As the sixth-largest housing agency in the nation, PHCD administers over 9,500 public housing units and approximately 16,000 Housing Choice Vouchers. Despite its extensive reach, PHCD's waitlists for public housing, moderate rehabilitation developments, and Housing Choice Vouchers are currently closed due to high demand.

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

PHCD undertakes numerous efforts to improve the living environment for its public housing residents. One of the major initiatives is the redevelopment of 6,426 public housing units through the Rental Assistance Demonstration (RAD) Program. RAD, a program of the Department of Housing and Urban Development (HUD), helps public housing agencies modernize and redevelop public housing sites and units to ensure long-term affordable housing by converting public housing subsidies to project-based Section 8 subsidies. Miami-Dade County will retain ownership of the land, while private sector companies will hold a 75-year lease and co-manage the properties in partnership with private sector property management firms and PHCD.

In addition to the RAD program, PHCD participates in the Section 8 Moderate Rehabilitation Rental Program. This federally-funded, housing rental program provides assistance to very low-income individual and families in privately-owned, rehabilitated, multifamily buildings. There are approximately 2,097 units in 48 locations in the Section 8 Moderate Rehabilitation Program.

Beyond the redevelopment and rehabilitation efforts, PHCD is committed to the ongoing maintenance and improvement of properties. The department encourages tenants to form Resident Councils, which foster community engagement and empowerment. PHCD collaborates with residents, law enforcement, and social service providers to reduce crime in public housing communities and to help residents connect with job opportunities and social services.

Moreover, PHCD supports up to 200 Family Self-Sufficiency (FSS) program participants in the Section 8 Tenant-Based Homeownership Program, enabling them to achieve homeownership. The Agency is also applying for a Resident Opportunities and Self-Sufficiency (ROSS) grant to further support residents in achieving self-sufficiency and improving their quality of life.

Through these comprehensive efforts, PHCD aims to significantly improve the living conditions and opportunities for public housing residents, ensuring that they have access to safe, affordable, and quality housing.

### **Actions 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) actively encourages public housing residents to become more involved in the management of housing developments and to pursue homeownership through its Family Self-Sufficiency (FSS) program. This initiative not only promotes resident engagement but also supports their journey towards economic independence. Additionally, PHCD has implemented a Housing Choice Voucher (HCV) affordable homeownership program, providing HCV participants with the opportunity to purchase a home. The program's goal is to offer homeownership opportunities combined with counseling, self-sufficiency training, and support. This holistic approach facilitates economic opportunity within communities and sets parameters to ensure the success of the homebuyer.

PHCD also offers a variety of homeownership programs to low- and moderate-income families through its Development and Loan Administration Division. These programs include homebuyer education and counseling services, ensuring that prospective homeowners are well-prepared for the responsibilities of homeownership. The program maintains a current list of approved lenders to assist participants. Key homeownership programs offered include Surtax, State Housing Initiative Partnership (SHIP), HOME, and an infill housing homeownership program.

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

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 has helped to focus future planning efforts as well as current operations.

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

### **Introduction**

Currently, the City of Miami Gardens does not receive any HUD funding specifically dedicated to addressing homelessness, such as the Emergency Solutions Grant (ESG). However, the City remains committed to supporting the efforts of the Miami-Dade County Homeless Trust (Continuum of Care) and local service providers. Notable among these providers are Prosperity Social Community Development Group (PSCDG) and Experts Resource Community Center Inc. (ERCC), both of which play a crucial role in offering services and support to homeless individuals and families. The City collaborates with these organizations to enhance the delivery of services, promote resource sharing, and ensure a coordinated approach to addressing homelessness and other special needs within the community.

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

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

The Miami-Dade Homeless Trust Continuum of Care (CoC) and its network of resources play a pivotal role in assessing the needs of homeless individuals and families. Homeless persons are primarily identified through the Homeless Helpline and mobile outreach teams. Since emergency shelters in the community do not accept walk-ins, the Homeless Helpline serves as the primary method for identifying persons experiencing homelessness. When a person experiencing homelessness contacts the Homeless Helpline, they are referred to the most appropriate program to meet their specific needs.

Mobile outreach teams act as the “front door” to the homeless system, canvassing the entire geographic area of Miami-Dade County to identify individuals living in places not meant for human habitation, such as streets, cars, parks, or abandoned buildings. These outreach teams also collaborate with school personnel, police departments, and other agencies to identify homeless households. In addition to general outreach efforts, designated access points have been established to assess and assist vulnerable homeless sub-populations, including unaccompanied youth, individuals fleeing or attempting to flee domestic violence, dating violence, sexual assault, or stalking, and veterans.

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

The City of Miami Gardens currently does not have any emergency shelter or transitional housing programs located within the City. However, the City remains committed to supporting the efforts of the Miami-Dade County Homeless Trust to refer individuals who become homeless in Miami Gardens to the nearest appropriate shelter. When possible, the City also aims to provide motel vouchers to meet immediate housing needs.

Prosperity Social Community Development Group (PSCDG) plays a critical role in addressing the needs of young adult women and teen girls ages 16-24 who have experienced homelessness, running away, sexual



assault, or human trafficking through its program, Project H.O.P.E. This program offers a range of essential services, including individual and group counseling, housing referrals, and case management support to help these women achieve self-sufficiency. While the City does not provide CDBG funding specifically for Project H.O.P.E., it does allocate CDBG funds to other PSCDG programs to support the organization's broader mission and enhance its capacity to serve vulnerable populations.

By continuing to collaborate with the Homeless Trust and supporting local service providers like PSCDG, the City of Miami Gardens aims to address the emergency shelter and transitional housing needs of its homeless residents.

**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**

The City of Miami Gardens is committed to assisting homeless individuals and families, particularly those who are chronically homeless, families with children, veterans and their families, and unaccompanied youth, in transitioning to permanent housing and independent living. While the City does not receive Emergency Solutions Grant (ESG) funds or fund permanent housing projects directly, it actively shares resources to connect individuals experiencing homelessness with service providers.

The City's website lists community resources to direct people to the appropriate services. The Reverend Dr. Edward T. Graham Community Resource Center, located in Miami Gardens, offers a variety of social services to economically disadvantaged individuals and families striving for self-sufficiency. The Center administers the Emergency Food and Shelter Program (EFSP) to provide emergency assistance to residents in crisis situations. Additionally, the Center offers rental assistance to prevent recently homeless households from becoming homeless again and provides first-month assistance to help homeless individuals transition to permanent housing.

Within the City, Carrfour Supportive Housing (CSH) operates Del Prado Gardens, a permanent supportive housing development. Carrfour offers various services designed to help homeless individuals and families transition out of homelessness. The center also provides homeless prevention services targeted at at-risk and homeless populations in the City. When individuals and families leave CSH, case managers work closely with them to achieve self-sufficiency and maintain independence.

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

**employment, education, or youth needs.**

Miami-Dade County implements a cohesive, community-wide discharge coordination policy aimed at preventing homelessness among individuals and families, especially those who are extremely low-income or are being discharged from publicly funded institutions and systems of care, such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions. 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. This collaboration ensures a coordinated and systematic approach to discharge planning.

Homeless Trust outreach teams work closely with hospitals, courts, and other institutions to plan and coordinate the discharge of persons exiting publicly funded institutions of care, preventing them from experiencing homelessness. These efforts are critical in ensuring that individuals have access to necessary support services and stable housing upon discharge.

CDBG funds are provided to Experts Resource Community Center Inc. (ERCC) for housing counseling services. ERCC offers a full range of HUD-approved, comprehensive, confidential, one-on-one counseling, and educational workshops. Specific services aimed at preventing homelessness include credit counseling, foreclosure prevention, and financial literacy/life skills workshops. These programs equip individuals and families with the knowledge and tools needed to maintain financial stability and avoid the risk of homelessness.

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

### **Introduction:**

Affordable housing barriers in the City of Miami Gardens continue to be cost burden among low- and moderate-income residents, particularly renter households.

Affordable housing preservation remains a high priority in Miami Gardens, as indicated by the significant number of older housing units and feedback from the citizen participation process. To address this need, the City will fund a critical housing repair program specifically targeted at low- to moderate-income (LMI) households and seniors. Application notices will be published by the City, inviting eligible owner-occupied households in need of critical housing repairs to apply for assistance.

The City of Miami Gardens completed an update to its Analysis of Impediments to Fair Housing Choice (AI) in May of 2016. Completing the AI was an important step in identifying impediments to fair housing choice in the city.

For the next Consolidated Plan (ConPlan) cycle, the City will develop the Equity Plan, as announced by HUD on February 9, 2023. The Equity Plan will provide a comprehensive fair housing analysis, set goals and strategies, and incorporate community engagement. The Equity Plan will answer questions on demographics, segregation and integration, racially/ethnically concentrated areas of poverty (R/ECAP), access to community assets, access to affordable housing opportunities, access to homeownership and economic opportunity, and local/state policies and practices that impact fair housing in Miami Gardens.

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

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:
- Promote the development and provision of high quality housing in the City of Miami Gardens through these steps: 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; Implement the recommendations of the City of Miami Gardens Affordable Housing Advisory Committee to the maximum extent practicable; Increase and otherwise encourage home ownership opportunities within the city; 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; 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; Encourage even and widespread distribution of high quality housing opportunities throughout the City; and 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.

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

### **Introduction:**

The following statements address a variety of additional actions that will be carried out by the City and/or its partner agencies to enhance the delivery of housing and community services programs and services for the citizens of Miami Gardens.

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

The primary obstacle to meeting all of the identified needs, including those identified as priorities in the plan is the general lack of funding available to the public and private agencies who serve the needs of low-to-moderate-income residents. Budgetary constraints have forced the City to make difficult decisions regarding the allocation of resources for programs in the community, impacting the City's ability to fully fund all the needs identified in the Action Plan and the 5-Year Consolidated Plan.

To address this obstacle, the City will continue to foster existing partnerships and collaborate with new partners to bring necessary resources—both financial and services—to meet the community's needs. By leveraging these partnerships, the City aims to maximize the impact of available resources and identify additional funding opportunities. Through these concerted efforts, the City of Miami Gardens is committed to overcoming funding challenges and ensuring that the needs of its underserved populations are met. By continuing to build and strengthen partnerships, the City aims to create a more resilient and resourceful community, capable of providing the necessary support to its residents.

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

Affordable housing preservation continues to be a high priority need in Miami Gardens as indicated by the number of older housing in the City and identified through the citizen participation process.

In an effort to encourage City of Miami Gardens homeowners to upgrade and maintain the aesthetics of their homes and community, the City has created the Miami Gardens Beautification Program and the Weatherization program. The Senior Beautification Grant program offers financial assistance to senior homeowners for exterior home improvements to enhance curb appeal. The program aims to foster community pride and provide seniors with enjoyable and well-maintained outdoor spaces. The Weatherization Program assists eligible low-income households with energy-efficient upgrades to reduce energy costs and improve home comfort. The program provides services such as installing insulation, weather-stripping, and energy-efficient windows and doors.

The City is also implementing an Infill Housing Program. The purpose of the Infill Housing Program is to increase the availability of affordable homes for very low-, low- and moderate-income persons and households, maintain a stock of affordable housing; redevelop urban neighborhoods by eliminating the blight of vacant, dilapidated or abandoned properties; equitably distribute homeownership opportunities

within the Infill Target Areas, and generate payment of ad valorem taxes.

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

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 of Miami Gardens 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 planned to reduce the number of poverty-level families**

The activities reported in this AAP work directly to address and reduce poverty for LMI families in Miami Gardens. Residential rehab activities work to maintain or improve housing conditions that will help LMI households avoid homelessness. These activities also help to maintain or improve the value of their homes. Vital public services help to improve the quality of life for LMI persons and the special needs population, while at the same time address their unique needs. Improvements to public facilities and infrastructure provides for necessary neighborhood revitalization and also improves the quality of life for city residents.

The City of Miami Garden's Anti-Poverty Strategy describes the programs and policies that will be utilized to reduce the number of households with incomes below the poverty line, in coordination with affordable housing efforts. The Community Services Department will deploy a strategy responsive to the needs of low-income citizens and disadvantaged populations throughout the City.

The Community Services Department will further the 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 opportunities in neighborhoods with greater than 70% low to moderate-income residents.

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

The City of Miami Gardens Community Services Department is the lead administrative agency for the CDBG program. The Department provides fiscal and regulatory oversight of all CDBG funding, as well as other Federal and State grants for housing, economic, and community services. At this time there are no plans to expand the department. 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 Miami Gardens Community.

The Community Services Department continues to seek new public service agencies each year that can offer various services and resources that meet the needs of 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. Additionally, the City has an agreement and works with the local housing counseling agency.

The City annually announces a request for proposal (RFP) to nonprofits on its website. A mandatory technical assistance workshop is as part of the application process. These meetings are designed to inform the organizations of the goals and objectives of the grant programs as well as inform about eligible activities and uses of funds. This helps to increase the capacity of services providers and in turn strengthens the institutional delivery system. Proposals are submitted online through Neighborly Software.

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

The City of Miami Gardens has limited resources to address the many priorities identified by the community. As such, during the upcoming year the City will continue working to create partnerships with other funding sources, public and private housing agencies, and health and social service providers to leverage the CDBG allocation. The City works closely with the Miami-Dade Continuum of Care (CoC) to reach homeless persons in the City and direct them towards resources such as food pantries and other services. For public housing needs the City works with the Miami-Dade County Public Housing and Community Development (PHCD) department which undertakes numerous efforts to improve the living

environment for public housing residents in the region and in Miami Gardens.

Each year the City makes every effort to reach out to residents, businesses and non-profit organizations to ensure their participation in this program year's process. The City advertised in the local paper and on its website and through email the annual action plan. The general public, city residents as well as public and private housing and social service agencies were invited to give their input on the City's goals and projects. This helps to increase the capacity of services providers and in turn strengthens the institutional delivery system.



## Program Specific Requirements

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

#### Introduction:

This section describes the program-specific requirements of the CDBG program. Under grant guidelines, administration costs will not exceed 20% of the CDBG grant allocation, and the total allocation of public services awards will not exceed 15%. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate-income is 100%. The City does not expect to generate program income funds from its housing programs.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

|   |         |
|---|---------|
| 1. The amount of urgent need activities   | 0       |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |