



City of Miami Gardens

**2020 Consolidated Annual Performance and
Evaluation 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 city, which receives an annual allocation of Community Development Block Grant (CDBG) program funds from the U.S. Department of Housing and Urban Development (HUD). CDBG funds help the City address the housing and community development objectives outlined by HUD, which are primarily targeted towards low- to moderate-income (LMI) household and the special needs population. Every five years, the City develops a Consolidated Plan that is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal resources that will be used each year to address the priority needs and goals identified by the Consolidated Plan. The City reports on accomplishments and progress toward Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER).

The City's Community Development Department is the lead responsible for administering CDBG funds in Miami Gardens. In FY 2020, the CDBG fund allocation for the City of Miami Gardens was \$1,098,409. The City also received CARES Act CDBG-CV funds that are reported in this CAPER. Below is a highlight of PY 2020 accomplishments:

Affordable Housing: The City assisted 9 LMI owner-occupied households with housing rehab. Housing rehab activities included, but were not limited to fixing exterior doors, A/C units, insulation improvements, exterior painting, roof replacements, and shutters damaged by storms.

Public Services: In PY 2020, the City assisted LMI and special needs groups with vital public services that improved their quality of life. In total 450 persons were served through public services which included senior services, youth service programs, assistance for abused and neglected children, food banks and distribution for the elderly, housing counseling and employment training.

Public Facilities & Infrastructure Improvements: The City had public facility and infrastructure activities that went to have a citywide benefit in LMI areas. Public facility activities were at the Family & Senior Community Center and park improvements at Myrtle Grove Park and Lester Brown Park. Public infrastructure activities were storm water improvements in low/mod areas in Miami Gardens.

CARES Act Activities:

On March 27, 2020 the Federal Coronavirus Aid, Relief and Economic Security Act (CARES) was signed into law to assist communities in their efforts

to prevent, prepare for and respond (PPR) to COVID-19. The CARES Act funds were awarded in three rounds over the course of the first few months of the pandemic. CDBG-CV funds were allocated in Round 1 and Round 3 to the City of Miami Gardens for a total of \$1,334,211. Activities funded through CDBG-CV are tied to PPR to COVID-19. In PY 2020, there were two specific CDBG-CV activities that were needed. The CDBG-CV Food Distribution Program had a total City-wide benefit and was an emergency distribution of hot meals for those who were sheltering in place. The CDBG-CV Rental Assistance Program assisted 11 LMI rental households with financial assistance to help with monthly rent payments. CDBG-CV funds also went to ensure public service program had health and safety precautions implemented and these activities were tied to PPR.

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.

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%			
Improve & Expand Economic Development Activity	Non-Housing Community Development	CDBG	Businesses assisted	Businesses Assisted	10	0	0.00%	3	0	0.00%
Improve & Expand Economic Development Activity	Non-Housing Community Development	CDBG	Buildings Demolished	Buildings	0	4		3	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	281934	5638.68%	1000	122035	12203.50%
Increase Capacity of Area Service Providers	Non-Housing Community Development	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	137659	4588.63%	2000	122485	6124.25%
Planning and Administration	Administration	CDBG	Other	Other	1	1	100.00%			

Preserve Existing Housing Stock	Affordable Housing	CDBG	Homeowner Housing Rehabilitated	Household Housing Unit	125	91	72.80%	25	9	36.00%
Provide for New Affordable Housing Opportunities.	Affordable Housing	CDBG	Homeowner Housing Added	Household Housing Unit	0	1		2	0	0.00%
Provide for New Affordable Housing Opportunities.	Affordable Housing	CDBG	Direct Financial Assistance to Homebuyers	Households Assisted	15	0	0.00%			
Provide for New Affordable Housing Opportunities.	Affordable Housing	CDBG	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	14	28.00%	9	0	0.00%

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 in its Consolidated Plan that affordable housing and housing rehabilitation, public infrastructure and facility improvements, economic development and public services to help assist LMI and special needs populations are its highest priority needs in its current 5-year planning period from 2016-2020. In PY 2020 the City focused on housing rehab, public infrastructure and facility improvements and public services. Below is a list of priorities as identified in the City’s Consolidated Plan and how funds were expended in PY 2020.

Preserve Existing Housing Stock: \$88,124

Improve & Expand Public Infrastructure: \$330,648

Increase Capacity of Area Service Providers: \$39,541

Planning and Administration: \$249,059

Total CDBG: \$707,372

Comparison of the Proposed Goals vs Actual Outcomes

Affordable Housing: The goal was to assist 25 LMI household with residential housing rehab and add housing units for 2 LMI households. The City was able to assist 9 LMI owner-occupied households with housing rehab, and there were no new housing units added in PY 2020. Housing rehab continues to be a priority for Miami Gardens, however the City will remove the goal for adding units as the City can only fund one housing priority with available funds.

Public Services: In PY 2020, the City had a goal to assist 2,000 LMI persons, however only 450 LMI persons were served through public services. The City is normally able to satisfy this goal through its food services programs however activities were not yet completed in the program year.

Public Facilities & Infrastructure Improvements: In PY 2020, the City exceeded its goals to assist LMI persons with public improvements. The City had public facility and infrastructure activities that went to have a citywide benefit in areas that were predominantly LMI (National Objective LMA).

Economic Development: There were no goals accomplished for economic development in PY 2020 and the City will revise this need in future plans.

CARES Act Accomplishments

In PY 2020, there were two specific CDBG-CV activities that were funded by CARES act funds. CDBG-CV funds also went to ensure regular public service programs had health and safety precautions implemented and these activities were tied to PPR. The two CDBG-CV activities are highlighted below.

The CDBG-CV Food Distribution Program had a total citywide benefit and was an emergency distribution of hot meals for those who were sheltering in place. Eligible participants were LMI and special needs persons (disabled and elderly) that were affected by the pandemic. Vulnerable populations need additional support to remain housed and safe, and the hot meal delivery program accomplishes this goal.

The CDBG-CV Rental Assistance Program assisted 11 LMI rental households with direct financial assistance for those affected by the pandemic and unable to pay rent. This program provided a maximum of \$4,500 per household towards unpaid monthly rent to eligible households that had a hardship due to COVID-19.

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	31
Black or African American	372
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	403
Hispanic	53
Not Hispanic	406

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

Narrative

DATA TABLE NOTE: Due to IDIS input constraints, the table above does not include a category for people of “multiple or other races” of which there were 56. The table also doesn’t provide race/ethnicity data from projects with low/mod area-wide benefits (such as public improvements) so the estimates in the above table do not necessarily match the total of people actually served in the CDBG program. The actual number of persons who reported by race were 459 persons in both the CDBG and CDBG-CV program.

According to the 2015-2019 ACS 5-Year Estimates, an estimated 24.6% of the population was White and 70.8% were Black or African American persons. Asians, American Indian or Native Americans, and Native Hawaiians or Other Pacific Islanders combined were less than 1% of the total population. “Some other race” was 2.3% and all other minority races were less than 1%. By ethnicity, persons who identified as ethnically Hispanic were 26.2%.

In general, persons that benefitted from the CDBG program was in alignment with the racial composition of the City. Those classified as Black or African American received about 81% of all CDBG funding in the program year. The White population received 6.8% of all available funding and Asians, American Indian or Native Americans, and Native Hawaiians or Other Pacific Islanders received the least amount of funding or none. Other multiracial persons received 12.2% of funding. An estimated 11.5% of CDBG funds went to those classified as Hispanic.

Housing Needs Assessment

The Needs Assessment (NA) in the 2016-2020 Consolidated Plan, assesses if any racial and ethnic group by income category has a disproportionate need in the area with regards to housing problems, severe housing problems and cost burden. Households with housing problems are those that reside in units

lacking complete kitchen and plumbing facilities as well as overcrowding (more than one person per room) and cost burden (spending 30% or more of income on housing per month). Households with severe housing problems also includes units lacking complete kitchen and plumbing facilities however it has severely overcrowded homes (more than 1.5 person per room) and severe cost burden (spending 50% or more of income on housing per month).

According to the NA, Asians have a disproportionate need in regular housing problems across several family income categories. For severe housing problems, again Asians face a disproportionate need in several income categories. As the majority of housing problems is housing cost burden related, it is not surprising then that Asians also face the highest disproportionate need when it comes to housing cost burden.

In comparing the disproportionate needs of certain race/ethnic groups as described by the NA to the beneficiary outcomes provided, the City has worked sufficiently to serve Black or African American and Hispanic households. While the Asian population in the City is small with less than one percent of the population, this group faces a disproportionate need when it comes to housing problems, namely cost burden. Miami Gardens will work to ensure that even race groups with a small population will receive attention when it comes to housing and community development programs, and in particular the Asian population.

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	public - federal	1,098,409	707,372
Other	public - state	444,163	N/A

Table 3 - Resources Made Available

Narrative

The table above details the resources made available during the program year as well as funds expended during the program year. In PY 2020, the City of Miami Gardens had resources made available from the FY CDBG grant program allocation and CARES Act CDBG-CV funding. The Other source of funds is from the State SHIP however there were no expenditures for SHIP in PY 2020. CARES Act funds are discussed further below.

CDBG funds in the amount of \$1,098,409 were made available in the 2020 program year. The City expended \$707,372 in PY 2020 which included FY funds from 2018 and 2019. Funds went to support housing programs such as residential rehab, public facility improvements to City parks, vital public services for LMI and the special needs population and admin of the CDBG program. Unspent funds will be expended on previously programmed activities such as the activities mentioned above.

There were no expenditures for the "Other" grant, which was SHIP. SHIP funds are to help with the development or preservation of affordable housing, and the City is working to program these funds.

CARES Act Fund Expenditures

The City received a total of \$1,334,211 from CDBG-CV1 and CDBG-CV3 allocations. The CDBG-CV grant funds activities that prevent, prepare for and respond to the coronavirus (COVID-19) pandemic. These activities include public services that assists those negatively affected by COVID-19. In the 2020 program year the City expended \$172,640 in CDBG-CV funds for a total of \$523,284 for the life of the grant thus far. According to the PR-26 CDBG-CV Financial Summary Report, this is 39.2% of the CDBG-CV funds and there is a remaining amount of \$810,926.

Below are a summary of funds by activity type for PY 2020:

CDBG-CV Rental Assistance Program: \$41,830

CDBG-CV Public Services (PPR): \$130,810

Total CDBG-CV Expenditures: \$172,640

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	Citywide Eligible including low/mod areas
LMI Area	0	0	N/A

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 or benefit LMI areas. The City makes allocations based on the level of benefit for very low-, low- and moderate-income residents and provides support for activities in LMI neighborhoods. Therefore, funding for the public service activities and housing programs are allocated citywide based on documented income or presumed benefit. CDBG funded public infrastructure and facility activities are targeted towards the City’s low- and moderate-income census tracts citywide.

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.

In PY 2020, 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 \$444,163. 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.

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.

Publicly owned land or properties located in Miami Gardens to address the needs identified in the plan

The City owns single family homes that are part of the NSP program, which will be reconstructed and sold to first time buyers.

The property addresses are:

- 3501 NW 213 Terrace
- 2320 NW 162 Street Road

The City is also pursuing administrative foreclosure on homes that are unsafe and demolished as part of the NSP. While not currently owned, they may be acquired during this Action Plan period. There is one home listed this year:

- 4021 NW 189 Terrace

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	0
Number of Non-Homeless households to be provided affordable housing units	27	20
Number of Special-Needs households to be provided affordable housing units	0	0
Total	36	20

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	9	11
Number of households supported through The Production of New Units	2	0
Number of households supported through Rehab of Existing Units	25	9
Number of households supported through Acquisition of Existing Units	0	0
Total	36	20

Table 6 – Number of Households Supported

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

In Table 1, the City had a goal to assist 9 homeless households and 27 non-homeless households with affordable housing programs. Unfortunately, there were no homeless households assisted. The City did however assist 20 LMI households with housing rehab (9 households) and emergency rental assistance (11 households). The City will continue to address affordable housing in the City, and will work to ensure more eligible households are identified for these services.

In Table 2, the City had a goal to assist 9 households with rental assistance, 2 with the production of new units, and 25 with housing rehab. The City was able to assist 11 LMI households with the emergency rental assistance program which met the goal for LMI households assisted with rental assistance. The City had a goal to assist 2 LMI households with the development of affordable housing, however these were

not completed. The City will be focusing its housing programs on rehab in the future, and will revise this goal. Finally, the City had a goal to assist 25 households with owner-occupied housing rehab, and assisted 9 households. This is a high goal, but the City will continue to plan to assist as many households as it can with these services.

For the housing rehab activities, each housing rehabilitation project is performed using licensed and insured general and specific trades contractors. The 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 residential housing 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.

Discuss how these outcomes will impact future annual action plans.

The City of Miami Gardens will continue to prioritize and look for ways to expand affordable housing opportunities for LMI residents throughout the City. These will include the owner-occupied residential rehab goals set by the City in the 2016-2020 Consolidated Plan. While the City did not meet its goals for affordable housing assistance in PY 2020, the need remains a priority for Miami Gardens, and the City will continue to work to identify households in need of this assistance.

The City's Community Development Department will also seek to work more closely with the Miami-Dade County Public Housing and Community Development (PHCD) department to expand housing options for low-income households as the City 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
Extremely Low-income	3
Low-income	12
Moderate-income	5
Total	20

Table 7 – Number of Households Served

Narrative Information

In PY 2020, there were a total of 20 households assisted with affordable housing activities through City programs. These households were assisted through the rehabilitation of single-unit residential homes through the Housing Rehab Program and emergency rental assistance through the CDBG-CV Rental Assistance Program.

For the Housing Rehab Program there were a total of 9 households assisted. Income categories reported were 3 extremely low-income, 1 low-income and 5 moderate income. Rehab activities included minor home repair such as exterior painting, installation of insulation, installation of hurricane shutters, and replacement of roofing, exterior doors and fixing AC units.

The CDBG-CV Rental Assistance Program assisted 11 LMI rental households with direct financial assistance for those affected by the pandemic and unable to pay rent. This program provided a maximum of \$4,500 per household towards unpaid monthly rent to eligible households that had a hardship due to COVID-19. All the households assisted in this program were low-income.

Worst Case Needs

Worst case needs are households that are extremely low-income and are at risk of homelessness. The City assisted 3 extremely low-income households with residential housing rehab in PY 2020. Assistance with rehab is vital to main housing conditions that help individuals and families avoid homelessness.

The City did not specifically report any persons with a disability in affordable housing programs, however if a household with a disability is identified for assistance in one of the housing programs, the City will make all necessary accommodations within reason to meet the needs of the household.

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

Miami Gardens participates in the Miami-Dade Continuum of Care (CoC), and works with the CoC to reach out to homeless persons in the City and direct them towards resources such as food pantries and other services. The Miami-Dade County Homeless Trust (MDCHT) is the lead agency for the Miami-Dade Continuum of Care (CoC) and is responsible for the oversight, planning and operations of the entire CoC including:

- Administering proceeds of a one-percent (1%) Food and Beverage Tax, which is the first dedicated funding source for homelessness in the United States. This is a unique 1 percent Food and Beverage Tax which is foundational to the funding of the Homeless Trust today.
- Implementing the Miami-Dade County Community Homeless Plan: Priority Home which provides a framework for preventing and ending homelessness in Miami-Dade County. In the program year, the Trust developed a new 2021 Community Homeless Plan. This plan outlines the goals and action plan of the CoC and addresses; emergency, transitional, permanent housing and rapid re-housing strategies; coordinated entry procedures; homeless prevention and supportive services; data collection and the effective use of the data; governance, resource maximization and quality assurance; and discussion of annual reviews of the homeless plan. With the use of this plan, the CoC plans to have a coordinated effort in reaching out to the homeless in the area.
- Serving as the collaborative applicant for federal and state funding opportunities. It administers grants and oversees operations and fiscal activities for over 120 housing and services programs which is operated by more than 20 competitively selected non-profit providers and government entities.
- Managing Miami-Dade County's Homeless Management Information System (HMIS), the local technology system used to collect client-level data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.
- Developing policy and serving in an advisory capacity to the Board of County Commissioners on issues involving homelessness.

The City of Miami Gardens also works closely with 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. The agency helps to provide permanent housing assistance to homeless families in the City.

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. 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.

The City supported Kristi House, Inc., which specializes in services for victims of child abuse and neglect. 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. Medical services were also provided.

Low-income individuals and families who are at-risk of becoming homeless were also assisted through food banks, food distribution services and meal delivery services. These services were provided by Mt. Pisgah Seventh-Day Adventist Church, the North Miami Foundation for Senior Citizen Services Inc. Meals for the Elderly Program and Sunshine For All, Inc. In-Home Delivered Meals for Senior Citizens

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 works with Miami-Dade County Homeless Trust which implements a cohesive community-wide discharge coordination policy. The Homeless Trust has 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.

In Miami Gardens, Carrfour Supportive Housing (CSH) 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. The City is a close partner with Carrfour Supportive Housing and the agency was recently a grant recipient of the City's CDBG program. When individuals and families leave CSH, it is the hope that they will be able to be self-sufficient and be able to maintain independence.

Food programs offered by City funded organizations are intended to help offset other basic living costs that low-income and elderly households have.

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.

Actions taken to provide assistance to troubled PHAs

The Miami-Dade County Public Housing and Community Development (PHCD) PHA FL005, as of its most recent annual PHA plan submission is designated as a “standard” PHA and not “troubled.”

The PHCD continues to benefit from the merger of the County’s Public Housing Agency with their Housing and Community Development Department. This merger was completed in 2021 with the purpose to focus future planning efforts as well as current operations. Since this merger, PHCD has been able to use the various funding received to administer to all of the available programs, which helps an array of residents in Miami-Dade 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 funding from federal and state has increased over the last few years, there continues to be an increasing need causing resource 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)

Participating property owners in the City rehab program 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 activities reported in this CAPER 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 (youth services) 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. Economic development activities such as employment training and assistance to businesses in the form of clearance and demolition of commercial sites for the purpose of future commercial development directly works to reduce poverty in the City.

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 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. The City also 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 provided as well as a pre-bid meeting. Proposals are submitted via online at ZoomGrants.com. 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.

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. 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.

As mentioned above, the City makes every effort to reach out to nonprofit organizations to coordinate our community and economic development efforts to residents of Miami Gardens. The City annually announces an RFP to nonprofits on its website. A mandatory technical assistance workshop is provided as well as a pre-bid meeting. 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.

Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's 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 for the 2016-2020 Consolidated Plan grant cycle. 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.

Actions Taken by the City in PY 2020

In PY 2020, the City's Community Development Department worked to directly address Impediment #1 through residential rehab of single-family housing. There were 9 LMI households assisted with this activity. Residential housing rehab works to maintain or improve housing conditions that helps individuals and families avoid homelessness and also maintains and protects the value of their homes.

The City also supported LMI households with rental assistance in PY 2020. The CDBG-CV Rental Assistance Program assisted 11 LMI rental households with direct financial assistance for those affected by the pandemic and unable to pay rent. This program provided a maximum of \$4,500 per household towards unpaid monthly rent to eligible households that had a hardship due to COVID-19.

The City encourages all housing providers in the City to provide fair housing. The City itself is an equal opportunity housing assistance provider and all income eligible households are invited to participate in its housing programs. The City is committed through its programs and policies to address the Initiatives to affirmatively further fair housing and incomplete government support system for fair housing.

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

The City of Miami Gardens Community Development Department is responsible in monitoring subrecipients of the CDBG program. All subrecipients are monitored annually and new subrecipients 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 subrecipients include those running new programs, new subrecipients, organizations with high staff turnover and organizations carrying out high risk activities 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 subrecipient'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 subrecipient 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 subrecipient 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 subrecipient is compliant with the federal regulations and grant agreement.

PY 2020 Citizen Participation Efforts for the Plan

The City's citizen participation process adheres to HUD's requirements 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, particularly those living in slum or blighted areas, as well as those with any disability. Citizen views were obtained through public hearings that addressed housing and community development, fair housing, development of proposed activities and review of program performance. A copy of the Citizen Participation Plan can be requested from the Community Development Director and can be emailed to their attention.

Citizen Participation Efforts for the PY 2020 AAP:

In accordance with provision from the CARES Act, a 5-day public comment period for the Annual Action Plan was to open on July 13, 2020 to July 17, 2019. The Plan could be downloaded from the City of Miami Gardens Department of Community Development website at www.miamigardens-fl.gov/189/Documents-Forms. There were no comments made from the public.

A public hearing was held on July 17, 2020 via online Zoom meeting at 10:00AM EST. The Zoom meeting link was: <https://miamigardens.zoom.us/j/97515162069>. Meeting ID: 975 1516 2069. There were 8 members from the public that attended the meeting. There were no comments made from the public.

CARES Act Citizen Participation Efforts in PY 2020

The City made the original CARES Act Amendment to the PY 2019 AAP in June of 2020. An update to include CDBG-CV funds was made in March 2021. The citizen participation efforts for the CARES Act Amendment are summarized below:

Original CARES Act Amendment: A virtual public hearing was held June 17, 2020 at 1:00 PM to inform the public of the substantial amendment to the 2019 AAP. HUD provisions eliminate in-person public hearings, but allows grantees the option to hold virtual online hearings. There were no comments made from the public.

The City of Miami Gardens under the provision of the CARES Act held a 5-day public comment period from August 11, 2020 to August 17, 2020. The Plan could be downloaded and viewed from the City's Community Development website at www.miamigardens-fl.gov/189/Documents-Forms. There were no comments made from the public.

CDBG-CV3 (Update): A virtual public hearing was held March 29, 2021 at 2:00 PM via Zoom online platform to inform the public of the Round 3 CDBG-CV3 amendment to the 2019 AAP.

The City held a 7-day public comment period under the provision of the CARES Act from March 22, 2021 to March 29, 2021 for the public to review and comment on the use of Round 3 CDBG-CV3 funds in the CARES Act Amendment to the 2019 AAP. The Plan could be downloaded and viewed from the City's Community Development website at: www.miamigardens-fl.gov/189/Documents-Forms. There were no comments made from the public.

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 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 on the contents of the draft 2020 CAPER. To meet the requirements outlined by HUD to allow for satisfactory citizen participation the City made available the draft 2020 CAPER report for a 15-day public comment period and a public hearing. Below are details on how the public can participate.

PUBLIC COMMENT PERIOD: The draft PY 2020 CAPER will be available to review from December 13, 2021 to December 27, 2021, and can be downloaded from the City's Community Development Department website at www.miamigardens-fl.gov/189/documents-forms.

Public comment regarding the draft PY 2020 CAPER can be submitted in the following ways:

By Mail: City of Miami Gardens
Community Development Department
18605 NW 27 Avenue, Suite 151 Miami Gardens, FL 33056

Via E-Mail: hudcomment@miamigardens-fl.gov

PUBLIC HEARING: A public hearing will be held to review and discuss the draft PY 2020 CAPER via Zoom online platform. The public hearing will be held December 15, 2021 at 4:30 PM. See below the Zoom meeting link. All residents in Miami Gardens are invited to join in this meeting.

Topic: CAPER Public Hearing

Time: Dec 15, 2021. 4:30 PM Eastern Time (US and Canada) Join Zoom Meeting
<https://miamigardens.zoom.us/j/89340220510>

Meeting ID: 893 4022 0510

One tap mobile +17866351003,,89340220510# US (Miami) +13126266799,,89340220510# US (Chicago)

For further information, please contact the Community Development Department, at 305-622-8041.

In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate or are non-English speaking should contact Mario Bataille, City Clerk (305) 914-9129. TDD number 1-800-955-8771

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.

The PY 2020 CAPER is the final reporting year of the 2016-2020 Consolidated Plan and there were no changes to the original Consolidated Plan priorities or goals, and the City does not anticipate any changes in the original program objectives that would result in changes to its current programs.

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

No