



Sixth Program Year CAPER

The CPMP Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

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

GENERAL

Executive Summary

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

Program Year 6 CAPER Executive Summary response:

The City of Miami Gardens completed a successful but challenging sixth program year. It is evident from current economic conditions that sustaining affordable housing stock remains the highest priority in this community. With the rapid increase of abandoned and foreclosed homes and the continuing decline in home values, it is imperative to keep focus on the preservation of the current housing stock while encouraging homeownership. Funds from the Neighborhood Stabilization Program and Recovery Act continued to be used to implement projects in communities with high foreclosure rates and deteriorating housing stock. However, funding for these programs is declining. Recovery Act funding has come to an end in program year 6, and CDBG funding has been consistently cut over the past two years. It has become increasingly more important for the City to identify other sources of funding, as well as leveraging funding the City currently receives in order to continue carrying out its programs.

Outlined below is a summary of the activities and initiatives undertaken during Program Year 6 as well as the associated accomplishments.

PUBLIC SERVICES

After School Tutoring Program

The JPM Centre at Miami Gardens Drive, Inc. (JPM), a local non-profit, was awarded \$25,000 in funding to administer an after school tutoring program. This program provided services to youth ages 6 to 17. The program was designed with a focus on deterring youth from low-income families from participating in activities that could put them at risk of juvenile delinquency and immoral lifestyles. Besides the basic educational curriculum, youth in the program received instruction and mentoring on topics such as conflict resolution, anger management, self esteem, nutrition, health and personal choices. Several new classes were added to the curriculum this year to include,

bullying, cyber bullying, internet safety, and social media pros and cons. The program also contained a parental component that required parent participation in workshops that included subjects like positive parenting styles, discipline techniques and communication styles. Originally, the program planned for 23 youth to receive tutoring services; however the program actually served 30 youth during the contract period, which was Oct 1, 2011 thru Sept. 30, 2012. All students received a math and reading pre- and post- assessment. 90% of the students saw an increase in their math skills, and 86% saw an increase in their reading skills. Additionally, 93% of students made gains in better attitude and behavior. This program will continue in the next program year, however at a reduced level of \$20,000 due to the cuts in CDBG funding.

Home Delivered Meals for the Elderly

During the 2011-2012 program year, 15,329 nutritionally balanced meals were delivered to the homes of 60 elderly citizens during the contract period of Oct. 1, 2011 thru Sept. 30, 2012. The City continued its partnership with Sunshine For All, a nonprofit agency providing the meals, with a contract amount of \$100,000.00. Each program participant received one meal per day, 5 days a week throughout the contract period. Funding for this needed service will continue in program year 7, however at a reduced amount of \$80,000 due to cuts in CDBG funding. There is currently a waiting list of more than 80 people for this program.

Services for Victims of Child Abuse

Kristi House, Inc. was awarded \$25,000 in public service funding to provide services to Miami Gardens youth and their non-offending family members who are victims of child sexual abuse. Clients are children and youth from age 2 to 18. The program proposed to serve 40 children, however 72 children were served during the contract period Oct 1, 2011 thru Sept 30, 2012. Of these 72 children, 66 received case coordination services, 42 received case coordination and therapy, and 6 received therapy only. 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.

- Of the 66 client cases referred for case coordination, 50 of them were closed, of which 43 were closed successfully; this represents a 86% successful closure rate. (7 cases were closed unsuccessfully because the families declined services and 16 remain open)
- Of the 42 client cases referred for therapy, 14 of them were closed, of which 12 were closed successfully; this represents a 86% successful closure rate. (2 cases were closed unsuccessfully because the families declined services and 28 remain open)
- 99% of client's parents reported improvement in behaviors and social functioning for their child.
- 100% of the families receiving services remained intact.

Anakangkat Youth Development Initiative

The Anakangkat Youth Development Initiative (AYDI) was a newly funded program this year. Created by the non-profit agency Community Crusade Against Drugs of South Florida, the AYDI is a multi-component intervention program developed to reduce truancy by increasing academic proficiency and parental school involvement for youth and families living at the 183rd/187th Street Apartment Complex in Miami Gardens, which is a publicly assisted rental housing complex. Program activities are designed to keep youth in grades K – 8 safe by keeping them busy and focused during the critical after school hours of 2:00-6:00pm Monday through Friday, and all day during Winter, Spring, and Summer breaks. CCAD proposed to serve 25 youth, and has consistently served only 25 clients at any one time, over the course of the year, 7 youth dropped out of the program; therefore the total number of individuals touched is 33.

- 88% of participants increased their reading skills
- 80% of participants increased their physical fitness
- 85% of participants increased their social competency skills
- 85% of participants participated in a community service project

Seniors Never Alone Program (SNAP)

There is a growing population not only in the City but nationwide, of elderly residents that reside alone with no other support or assistance from other family members or caregivers in the home. These seniors face many challenges, from health related issues to mental stability, to depression, to other services that seniors need but may not have access to. In an effort to address this special need and expand services for elderly citizens in this community, the City partnered with Switchboard of Miami, Inc. to provide services targeted specifically for this population. Through the Seniors Never Alone Program (SNAP), administered by Switchboard of Miami, Inc., seniors received regular telephone contact from trained counselors, called Reassurance Specialists. Reassurance Specialist called seniors on a weekly basis. Most calls were routine where the reassurance specialist simply gave moral support to the senior. In other cases, where seniors expressed a need for a specific service, the reassurance specialist would connect the senior with the provider of the specific service needed. The reassurance specialist would then follow up with the senior to confirm if services were received. During the period of Oct 1, 2011 through Sept 30, 2012, 116 seniors received reassurance services, 5,448 follow-up calls were conducted, and 19 volunteers for a total of 1,444 hours assisted with weekly telephone reassurance calls. The program received funding in the amount of \$19,040. Funding for this needed service will continue in program year 7, however at a reduced amount of \$16,561 due to cuts in CDBG funding.

HOUSING PROGRAMS

Housing Rehab

The Department administers various types of housing programs including rehabilitation and disaster recovery. These programs are funded using various funding sources including CDBG, SHIP, and State CDBG funding through a sub-recipient agreement with

Miami-Dade County. The City's housing programs have been widely successful. In just 6 years, the City has performed rehabilitation on 160 homes, 36 with CDBG, 29 with SHIP, and 95 with State CDBG funds. This amounts to 27 rehabilitations per year, or 2.5 per month. Each housing rehabilitation project done with these funds is performed using licensed and insured general contractors. Each contractor is required to pull a building permit for the work to be performed, and as work is being completed, both a Community Development inspector and Building Department inspector inspect and sign off on the progress payments submitted by the contractor. Additionally, the homeowner is also required to sign off on the progress payments to ensure that work is being completed satisfactorily.

The rehabilitation program has provided better safety and living conditions for residents that would not have been able to afford such improvements. During this program period, the City has completed a total of 5 rehab projects with CDBG, and have leveraged funds from SHIP and State funded CDBG to complete an additional 13 rehab projects. Although our housing program has been successful, the City still faces the same challenges as in previous years; identifying qualified applicants due to homeowners being delinquent on mortgage payments and taxes or not having the appropriate homeowners insurance.

Energy Efficiency and Conservation Programs

In Program Year 4 the Department of Community Development developed several programs with energy efficiency and water conservation as the goal. These programs were continued into Program Years 5 and 6. The Residential Energy Efficient Retrofits Program consists of insulation installation (or replacement) and replacement of existing central air conditioning units of 14 SEER (Seasonal Energy Efficiency Ratio) or lower with a 16 SEER energy efficient unit. CDBG-Recovery funds were utilized for this program. The City also leveraged funds from the Energy Efficiency and Conservation Block Grant (EECBG) program to provide these retrofits in households whose income is greater than 80% AMI. During the 2011-12 program year, 39 homes received retrofits (3 with CDBG-R and 36 with EECBG). Since the program's inception a total of 94 homes have received retrofits (39 with CDBG-R and 55 with EECBG).

One particular housing rehabilitation project stands out this program year. Mr. Randy Fortner applied for rehab assistance through the City's CDBG program, and was placed on the waitlist among 360 other applicants. However, due to the condition of Mr. Fortner's roof, assistance could not wait. The City proceeded to use \$19,479 of SHIP funds for emergency roof repairs. Once the City reached his application number on the waitlist, Mr. Fortner then received housing rehab assistance in the amount of \$32,287 to repair and replace seriously deteriorated areas of his home. Also, Mr. Fortner was in need of a new air conditioning unit, as his unit had not been functioning for 5 years. Therefore the City used \$5,124 of CDBG-R funds to replace his A/C unit and install insulation in his home. Finally, through Miami-Dade County's Beautification program, Mr. Fortner received exterior paint and landscaping. Mr. Fortner's home is a prime

example of the condition of many of the City's older housing stock, and the need for these types of programs in Miami Gardens.

OTHER PROGRAMS

Technical Assistance Workshops

Several workshops were held during program year 6 to assist community based organizations, businesses and residents in working with the City. On April 26, 2012 and May 24, 2012, two workshops were held for community based organizations looking to apply for funding for public service activities. This year, 40 agencies were represented at these workshops, which was a significant increase from the previous year. The purpose of this workshop was to provide community based agencies with an overview of the CDBG program and eligible public service activities.

Energy Efficiency Workshops

Through the Energy Efficiency and Conservation Block Grant (EECBG) program, the Community Development Department held 2 Energy Efficiency workshops for residents during this program year. A total of 43 residents attended both workshops and received easy do-it-yourself ways to save energy, water and money in their home. Additionally, each attendee left with an Efficiency Tool-Kit which included CFL light bulbs, low-flow showerheads, and faucet aerators. The Department in partnership with the newly formed Greater Miami Gardens Chamber of Commerce also held an Energy Efficiency workshop for businesses, which introduced the City's new Green Certification Program and rebates available to businesses through Miami-Dade County's Office of Sustainability.

Economic Development Activities

In FY 11-12, the Business Incentive Program, a financial incentive program geared toward small business owners that offers loans ranging from \$10,000 to \$50,000 for façade improvements and other construction related activities, completed its fourth project—Caribbean Shops. The scope of work entailed exterior painting, parking lot improvements, walkway upgrades, installation of impact resistant storefront windows, and building signage. The total cost of the construction project (Economic Development Initiative funds) was \$207,350.00 and approximately \$40,289 of CDBG funds. Additionally, \$50,000 has been awarded in commercial façade assistance to one (1) business: Midas. The scope of work includes impact resistant windows at front façade, walkway upgrades, parking lot improvements consisting of drainage repair and Americans with Disabilities Act (ADA) compliance, and signage improvements to comply with City's sign code. Agreements between the City and the property owner has been executed; pre-development is underway with construction to start in December of 2012.

Job Creation and Section 3

Continuing into program year 6, the City maintained its partnership with Miami Job Corp Center in an effort to create a labor pool of skilled trade workers available for hire on

construction projects funded in whole or in part with HUD funds. Job Corps is the nation's largest residential education and vocational training program for economically disadvantaged youth. Job Corps is a federally funded U.S. Department of Labor program that serves transitioning youth ages 16-24 with academic, vocational, career training and life management skills. The Miami Gardens' based Job Corps Center offers 10 Career Trades including construction specialty trades and administrative positions. The City continues to refer contractors on CDBG funded projects to Job Corp, but in this program year no LMI individuals have been hired.

Public Park Improvements

In program year 6, the City continued with several improvements to its parks in LMI areas. Prior to the City's incorporation in 2003, the City's parks were being operated and maintained by Miami-Dade County. Over the years, these parks had been neglected and many had not seen repairs or upgrades in more than 15 years.

Miami Carol City Park is located in Census Tract/Block 100.02-2, which is 66.5% LMI, and is in a residential neighborhood. Improvements to this park included new playground equipment (\$199,994) and repairs to the basketball courts, which included concrete repairs, paint resurfacing, and repairs to the hoops (\$7,872). In addition, General Obligation Bond funds were leveraged to complete the construction of a new recreation facility, and EECBG funds to install energy efficient sports lighting at the baseball and football fields.

Bunche Park is located in Census Tract/Block 4.02-3, which is 80.8% LMI. Improvements were done to the basketball courts, which were in serious disrepair, and included repairs to the concrete, paint resurfacing, and the installation of 8 new poles/backboards (\$66,038).

Finally, the *Betty T. Ferguson* is a newly build regional recreation complex, located in Census Tract 100.02-9, and immediately adjacent to Census Tract that are 66.5% and 56.9% LMI. The City began pre-development on a perimeter fence in program year 6, which includes surveying, design and engineering (\$49,000). The City will continue the park improvement program into program year 7 at the Betty T. Ferguson Recreation Complex with the construction of the perimeter fence.

These park improvements in LMI neighborhoods have made these parks more inviting and safe for Miami Gardens residence.

Livable Neighborhoods

In program year 6, the City continued its Livable Neighborhoods infrastructure project in the Vista Verde neighborhood. Livable Neighborhoods provides improvements to residential storm water drainage facilities, street lighting, sidewalks, and landscaping to address flooding and safety issues in three specifically designated neighborhoods; Kings Gardens I, II, & III, Garden Circle, and Vista Verde neighborhoods. All three

neighborhoods have been determined to be at least 51% low-moderate income. This is a multi-year project in which \$678,378 of CDBG funds from program years 4, 5 & 6 are being utilized for the planning, engineering and design, and construction costs. Engineering and design were completed in program year 5 with construction beginning in program year 6 and continuing into program year 7.

Construction in the Vista Verde neighborhood began in December 2011. Due to the size of the neighborhood, this construction is being conducted in Phases. Phase 1A began in December 2011 and was completed in July 2012. Phase 1B began in June 2012 and will continue into program year 7, with an estimated completion by the end of November 2012. In addition, entrance signs were erected in two locations in the neighborhood. The City is actively seeking to secure additional funding in order to continue construction on the additional Phases of the neighborhood.

The City has completed improvements in Kings Gardens I and II, however reached an obstacle with Kings Gardens III. Title of ownership of the roadways in this section of the neighborhood belongs to each homeowner individually. As a result, in this program year, the City has been performing outreach to these homeowners in an effort to acquire ownership of the roadways. This is a long and tedious process; however the City remains committed to achieving this goal and completing the improvements so that the Kings Gardens III residents have a safe and sanitary neighborhood to live in.

Code Enforcement

More than 77% of the housing stock in Miami Gardens was built prior to 1980.* In light of this fact, the City funded code enforcement activities during program year 6 focused on improving the quality of existing housing stock by addressing code violations and health/safety concerns for the household residents. Over the course of the program year, 911 property maintenance code violations were identified in LMI areas of the City. These violations range from failure to maintain property and building structures to windows, doors, or openings not properly secured. Of the 911 violations written, 457 were satisfactorily corrected and closed for a 50.2% compliance rate.

*US Census 2010 American Community Survey 1-Year Estimates

ARRA Funding

During program year 6, the Department of Community Development continued the administration of its ARRA funding programs. \$371,207 in CDBG-Recovery funds, \$567,612 in Homelessness Prevention and Rapid Re-housing Program (HPRP) funds, and \$989,200 in Energy Efficiency and Conservation Block Grant (EECBG) funds. The activities of these programs were completed in this program year and included: homeless prevention services through a sub-recipient, energy efficient retrofits for residents and businesses, green technology workshops for residents and business owners, green design of our new city hall, and the review, evaluation and development of a green ordinance and design standards.

Neighborhood Stabilization Program (NSP)

The City continues to be successful in the implementation of its NSP. Originally the City proposed to acquire a total of up to 40 abandoned and foreclosed homes for rehab and resale to income eligible first-time homebuyers. To date the City has far exceeded this goal by acquiring 74 properties (3 this program year) and completing the rehabilitation on 48 (15 this program year) of these homes, 46 of which have been sold to income eligible first-time homebuyers and 2 that have been conveyed to non-for-profit entities selected by the City after a Request For Proposal process. The sale of these homes has generated a total of \$3,778,139.42 in program income.

Rehabilitation is currently underway on another 11 homes, which includes energy efficiency and water conserving improvements. In addition, all homes have been hardened against possible storms. Of the 74 properties acquired, 7 required repairs beyond 50% of the estimated value and therefore were demolished, and are in the process of being redeveloped for first-time homebuyers. Out of the ones previously demolished, 4 were rebuilt and sold this program year to eligible first-time homebuyers. In total, 59 homes have either been rehabilitated or are in the process using 35 different general contractors for the construction and rehabilitation. The City has also demolished 7 properties that were vacant and blighted and consequently determined to be unsafe structures by the building official. The City will seek to redevelop on those parcels.

The City selected two developers to assist in carrying out the NSP3 responsibilities. Thanks to these efforts, the City will be able to offer 89 units of low-income rental housing for the elderly in the Riverdale Area, and will continue promoting homeownership with the sale of 5 properties purchased and pending rehabilitation in the Rainbow Park area. Developer's Agreements were executed during this program year.

General Questions

- 1. Assessment of the one-year goals and objectives:**
 - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.**
 - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.**
 - c. If applicable, explain why progress was not made towards meeting the goals and objectives.**
- 2. Describe the manner in which the recipient would change its program as a result of its experiences.**
- 3. Affirmatively Furthering Fair Housing:**
 - a. Provide a summary of impediments to fair housing choice.**
 - b. Identify actions taken to overcome effects of impediments identified.**

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.
5. Leveraging Resources
 - a. Identify progress in obtaining “other” public and private resources to address needs.
 - b. How Federal resources from HUD leveraged other public and private resources.
 - c. How matching requirements were satisfied.

Program Year 6 CAPER General Questions response:

1. Below is a summary of the City’s goals and accomplishments for program year 6.

a) Public Services

ACTIVITY	ACCOMPLISHMENT UNITS	GOAL	ACCOMPLISHMENT
Youth Services	People Served	100	135
Senior Services	People Served	100	176
Homeownership Assistance (Not Direct)	People Served	25	34 (NSP)

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

b) Redevelop aging housing stock in residential areas

ACTIVITY	ACCOMPLISHMENT UNITS	GOAL	ACCOMPLISHMENT
Rehab, Single-Unit Residential	Housing Units	7	18
Energy Efficiency Improvements	Housing Units	10	39

The priority projects in this category includes housing rehab projects benefiting low-to moderate-income residents with a focus on energy efficiency, and code enforcement activities to eliminate substandard and blighted influences.

c) Public Facilities and Improvements

ACTIVITY	ACCOMPLISHMENT UNITS	GOAL	ACCOMPLISHMENT
Infrastructure (Livable Neighborhoods)	Area Benefit (households)	2500	1,812
Parks, Recreation Facilities	Area Benefit (households)	3500	3,676

Priority projects in this category include improvements to residential storm water drainage facilities to address flooding issues in specific low-mod census tracts, including the designated Neighborhood Revitalization Strategy Area. This activity

also includes improvements to parks and recreation facilities that are located in and serve low- to moderate-income residents.

d) Commercial Redevelopment Programs

ACTIVITY	ACCOMPLISHMENT UNITS	GOAL	ACCOMPLISHMENT
Building Acquisition, Construction, Rehabilitation (façade)	Businesses	2	1
Direct assistance to new businesses	Businesses	2	0

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

e) Neighborhood Revitalization Strategy Area

ACTIVITY	ACCOMPLISHMENT UNITS	GOAL	ACCOMPLISHMENT
Parks, Recreation Facilities	Area Benefit (Households)	3500	1,145
Infrastructure Improvements	Area Benefit (Households)	800	0*

*The City did not have sufficient funding to complete an infrastructure project in the NRSA.

1. The City met many of its goals for the reporting period. In the area of public services, the number of persons actually served (311) well surpassed the goal of 275. The City projected to assist 100 youth, 100 elderly and 25 people with homebuyer counseling/foreclosure prevention services. The City exceeded its youth goal by serving 135 youth and its elderly goal by serving 176. This was largely due to the types and quality of proposals received from during the RFP process. No proposals were received for homebuyer counseling/foreclosure prevention services. However, the City routinely assists homebuyers through the NSP with down payment assistance as well as referrals to local agencies who offer the 8-hour homebuyer counseling course.

The City completed a total of 18 housing rehab units (5 with CDBG funds) this program year using CDBG, SHIP and Disaster Recovery funds. The waitlist for this program started with of over 360 applicants in October 2009. As of the end of program year 6, there are no applicants remaining on the waitlist. The City more than achieved its goal of 7 single-family housing rehab units. Moreover, energy efficiency and conservation improvements have become a priority in our housing rehab and NSP projects.

Under the commercial redevelopment category, the City projected a goal of 4 commercial redevelopment projects. Although some success has been experienced, the City is still short of its goal. One (1) business through the BIP program was completed and received façade improvements, 1 other business is in the process.

In the NRSA the City projected assisting 7 housing units under rehab and 800 households under infrastructure improvements. This reporting period 7 of the single family rehab and 7 of the energy efficient retrofits for a total of 14 housing units were completed in the NRSA. There were no infrastructure projects started or completed in the NRSA this reporting period.

Under the Public Facilities and Improvements category, the City projected an area benefit of 2,500 households for infrastructure and 3,500 households for parks facilities. Unfortunately, the City fell slightly short of the infrastructure accomplishment. The Vista Verde Livable Neighborhoods infrastructure improvements are underway during this reporting period with construction having begun in December 2011. As was described in the previous section, Phase 1A of this project has been completed with Phase 1B underway and scheduled to be completed by November 2012. Conversely, the City exceeded its 3,500 household goal for park facilities; by completing improvements at Miami Carol City and Bunche Parks and beginning the pre-development on improvements at the Betty T. Ferguson Recreation Complex, the City provided an area benefit to more than 3,676 households.

2. City staff made some additional modifications to its Public Services Request For Proposals process this program year. Due to the reduced amount of entitlement funding, the City had less funding available for public services. As a result, the City now requires agencies wishing to submit a proposal to have a 1:1 match of the funding being requested. In addition, upon a review of proposals received in the last RFP process, it was discovered that nearly all disqualified agency proposals did not attend either the Technical Assistance or Pre-Bid Workshops. Consequently, both workshops are now required attendance for agencies wanting to submit proposals.

In anticipation of the reduced funding for the upcoming 2012-13 program year, City Staff conducted a survey of other Housing Rehabilitation programs being implemented throughout the country. Staff found that many municipalities focus their rehab services on one or two major activities such as roofs, shutters, and doors in order to make a larger impact on the housing stock in the community. Additionally, many of these programs provide assistance in the form of a repayable loan. As a result of this survey, City Staff will be implementing the following changes to the City's Housing Rehabilitation Program in the next program year:

- 1) Limit the focus of housing rehabilitation activities to exterior improvements such as roofs, shutters and doors
- 2) Adoption of a 0% repayment schedule for approved homeowners; the length of time over which the loan is amortized will range from 5-10 years, and will depend on the household's income level and the total amount of the loan
- 3) Utilize specialty trade contractors for the limited work scope (instead of general contractors), thus reducing the total cost of repairs

By limiting the scope of the work, and by requiring a repayment of the loan amount, the City will reduce the amount of assistance needed for each home and recycle funds,

thereby allowing the City to continue to assist more low-to-moderate income homeowners.

Staff continues to review all its programs and policies on an ongoing basis and make changes as are needed to improve the overall success of the programs.

3. The following impediments to fair housing choice were identified in the 2008 City's AI:
- a) Violations of federal, state, and local fair housing laws in the jurisdiction and immediate surrounding areas
 - b) Lack of awareness of fair housing laws, issues and resources
 - c) Racial disparities in fair and equal lending
 - d) A strongly segregated housing market
 - e) Limited funding availability for the creation of affordable housing opportunities

The enclosed AI Summary Matrix further describes the City's Fair Housing goals and actions taken to overcome effects of these impediments for this program year.

Moreover, participants in the rehab and homeownership programs receive a fair-housing brochure that gives information on fair housing choice. Residents inquiring about fair housing laws are directed to Housing Opportunities Project for Excellence, Inc. (HOPE, Inc.), the only private non-profit agency in the City and Miami-Dade County that specializes in this area.

4. Limited funding availability is an ongoing challenge. Unfortunately the need in the community is more than the amount of funds available. As a result the City is continuously seeking other funding sources in order to leverage to meet the needs of the underserved in the community.

5. During program year 6, the City was successful in leveraging CDBG resources with other public, state and federal resources for housing rehab activities, including:

- SHIP funds (\$50,000)
- Disaster Recovery Initiative (Round 1) through Miami-Dade County (\$296,000)
- CDBG-Recovery (\$14,600)
- Energy Efficiency and Conservation Block Grant (\$171,000)

Through the Neighborhood Stabilization Program (NSP) Round 1 and 3, the City received funds in the amounts of \$6,866,119 and \$1,940,337, respectively; and nearly \$3.8 million in program income from the sale of homes to first-time homebuyers. Beginning in September 2009 and continuing in program year 6, the City is leveraged its allocation of Homelessness Prevention and Rapid Re-housing Program (HPRP) funds in the amount of \$567,612 with other HPRP recipients in Miami-Dade County to create and participate in the HAND Network of Dade through the sub-recipient Citrus Health Network.

Finally, the City received \$50,000 of grant funds from South Florida Workforce Investment Board to implement an Honors Internship Program for youth ages 16-21 in high school or college.

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

Managing the Process

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

Program Year 6 CAPER Managing the Process response:

The overall Department of Community Development's staff remained unchanged this program year. The current staff of 8.5 has been able to continue program compliance and implementation of innovative programs to benefit residents and business owners.

Citizen Participation

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

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

Program Year 6 CAPER Citizen Participation response:

A notice of the availability of the draft CAPER document was advertised in the Miami Herald newspaper. The notice included the time frame of the comment period (December 3rd thru 17th, 2012), as well as instructions on how to submit comments on the report. The draft CAPER was also accessible for review at City Hall and on the City's website. Two public meetings were held (December 4th & 6th, 2012) to receive public comments. These meetings were also advertised in the Miami Herald newspaper and at City Hall. Comments received during these meetings are attached on page 27.

Institutional Structure

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

Program Year 6 CAPER Institutional Structure response:

The City's Department of Community Development is the lead agency for administering HUD funded programs, including CDBG, NSP, HPRP, and CDBG-R allocations granted to the City. Accordingly, the Department is responsible for coordinating with other City departments and government agencies to implement projects under these programs. During this program year, Community Development staff worked with Code Enforcement, Building, Parks & Recreation, the Police Department, Capital Projects, and Public Works to carry out needed projects and services in the community.

Monitoring

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

Program Year 6 CAPER Monitoring response:

1. The Department of Community Development Staff monitors its sub-recipients for Public Services throughout the contract period (September – October). An initial site visit was conducted within 30-days of contract execution to review program and reporting requirements. An annual monitoring was performed of each sub-recipient. The monitorings were on-site at the sub-recipients offices, and client files and program financials were thoroughly reviewed for compliance with CDBG requirements. Housing Programs are monitored by the housing inspector who oversees each housing project to

ensure that contractors are performing the scope of work as outlined and keep within the timeframe established for the program.

2. This program year the City had 5 public service sub-recipients. Overall, these sub-recipients complied with the requirements of the grant. The City funded two agencies that had not previously been funded, which required continuous oversight throughout the program year. As a result, when monitoring site visits were conducted in February and March, there were no findings or corrective needed.

3. Over the past 6 years the City's public services programs have had an overall success. The City has funded programs that provided services to: youth aging out of foster care, youth victims of sexual abuse, youth after school tutoring, homebuyer counseling and foreclosure prevention, meals to the elderly and disabled, and much more. With the most recent Request For Proposal cycle, a total 14 proposals were received.

The housing rehab program has been successful in providing decent housing to 18 households this program year (160 households since the City became an entitlement in 2006). Building code violations and/or health and safety issues were the primary conditions identified during the inspection process. Furthermore, the energy efficiency and conservation programs have provided residents with new and more efficient fixtures in their homes, reducing their utility expenses over the long-term. The Neighborhood Stabilization Program has not only provided decent housing and a suitable living environment by acquiring and rehabbing blighted and foreclosed homes, it has also helped to arrest the decline of neighborhoods by acquiring these homes at a competitive market rate and selling them to low-mod families who now occupy them.

Improving the quality of life and providing a suitable living environment is being addressed through our Public Facilities Improvements. The Livable Neighborhoods Initiative is a multi-year project that provides funding for an extensive infrastructure program in three (3) neighborhoods that have experienced extensive flooding problems for several years. The program experienced some delays in the beginning, however to date, one of the project areas has already been completed (Kings Gardens I & II). Phase 1A of the Vista Verde Neighborhood has been completed with construction underway on Phase 1B that will continue into program year 7. The completion of this program will result in the provision of new drainage, sidewalks, and lighting in these neighborhoods.

Lead-based Paint

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

Program Year 6 CAPER Lead-based Paint response:

To reduce the threat of childhood lead poisoning in housing units receiving assistance in the City of Miami Gardens, inspections are performed on each unit built prior to 1978 to

determine whether lead-based paint is present. If lead-based paint is detected, an assessment report is prepared outlining the proposed remediation. If required, abatement is then performed by an Environmental Protection Agency (EPA) certified contractor. Once abatement is completed, homeowners receive documentation advising them of the different phases of abatement, including copies of the contractor report and clearance.

For all our housing programs, participants receive documentation disclosing the hazards of lead based paint, the test results and the proposed abatement.

HOUSING

Housing Needs

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

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

Program Year 6 CAPER Housing Needs response:

According to the US Census Bureau, 2010 American Survey 1-Year estimates, the homeownership rate in the City is 65%. In view of that, a significant effort is placed on maintaining affordability rather than fostering and increasing affordable housing. Approximately 33% of our entire entitlement is allocated toward housing rehabilitation. This activity is focused on improving the quality of existing housing stock by addressing code violations and health/safety concerns for the household residents. Additionally, 100% of NSP Round 1 and 3 allocations are devoted to the acquisition of foreclosed and abandoned homes for rehab and re-sale to eligible first-time homebuyers. But for this effort, many of these properties may have become hazardous and likely deemed as unsafe structures, which could result in the homeowner being displaced and potentially losing the home.

Specific Housing Objectives

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

Program Year 6 CAPER Specific Housing Objectives response:

1. During the 6th program year, the City completed 18 housing rehabilitation projects. This included 5 rehabs with CDBG, 4 with SHIP and 9 with CDBG Disaster funds from Miami-Dade County. We far exceed our goal for this year of 7 units.
2. The City of Miami Gardens did not allocate any CDBG funds for affordable housing activities that meet Section 215.
3. The Department defines “Worst-case” housing needs as unsafe structures. As such, the Department works in collaboration with the City’s Building & Code Compliance Division, as well as other government agencies to address these conditions. Property owners of housing units that are identified as unsafe structures are offered an opportunity to participate in our rehab program.

Public Housing Strategy

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

Program Year 6 CAPER Public Housing Strategy response:

Public Housing projects located within the City continue to be operated at a countywide level, by the Miami-Dade Public Housing Agency (MDPHA). There are 3 public housing rental properties containing a total of 80 units operated by MDPHA. MDPHA also encourages residents to become more involved in the management of the development and to participate in homeownership through its Family Self-Sufficiency Program. They have also implemented a Section 8 homeownership program to provide Section 8 participants the opportunity to purchase a home. The housing agency also offers a variety of homeownership programs to low- and moderate-income families through its Development and Loan Administration Division and New Markets Division.

Barriers to Affordable Housing

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

Program Year 6 CAPER Barriers to Affordable Housing response:

The City of Miami Gardens has experienced a significant decrease in housing prices (-46%) over the past five years. Miami Gardens is an urban community that is 93% built out with a forecasted 9% increase in population growth by 2015. In addition, the nationwide sub-prime mortgage and foreclosure crisis and subsequent economic downturn have put downward pressure on home prices in the City. The recent economic crisis throughout the country has created an increase in job losses and

foreclosures thereby creating a decrease in persons who are “mortgage ready.” Identifying buyers that can qualify for homes is very difficult. Regardless, the City continues to work with local lenders to facilitate the process for eligible applicants.

HOME/ American Dream Down Payment Initiative (ADDI)

- 1. Assessment of Relationship of HOME Funds to Goals and Objectives**
 - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.**
- 2. HOME Match Report**
 - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.**
- 3. HOME MBE and WBE Report**
 - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women’s Business Enterprises (WBEs).**
- 4. Assessments**
 - a. Detail results of on-site inspections of rental housing.**
 - b. Describe the HOME jurisdiction’s affirmative marketing actions.**
 - c. Describe outreach to minority and women owned businesses.**

Program Year 6 CAPER HOME/ADDI response:

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

HOMELESS

Homeless Needs

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

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

Program Year 6 CAPER Homeless Needs response:

1. Prior to program year 3, the City had coordinated its efforts with the Miami-Dade Homeless Trust to address the needs of homeless persons within the City limits. Through the Homeless Trusts’ contracted agency (Citrus Health Network, Inc.), a County-Wide Chronic Homeless Outreach Program has been implemented. This

program is identifying and tracking all chronically homeless people in our Continuum of Care (CoC) via Homeless Management Information Strategies (HMIS), and providing targeted assessment, clinical, and primary health services, placement of clients into appropriate permanent supportive housing and treatment. All homeless outreach teams now have access to reciprocal information, which allows all of them to focus their efforts on target outreach services to specific individuals experiencing chronic homelessness. Additionally, the contract calls for the identification, by name, of all chronically homeless individuals in Miami-Dade County.

2. Through the Countywide Homeless Hotline, individuals and families at risk of homelessness are assessed and provided with or linked to appropriate services, including but not limited to: case management, rental assistance, mortgage assistance, utility assistance, and other services. FEMA funds available through the Emergency Food and Shelter Board, are used for the same purpose. During program years 4-6, the City of Miami Gardens utilized its allocation of Homelessness Prevention and Rapid Re-housing Program (HPRP) funds in the amount of \$567,612 to provide homelessness prevention services to individuals and families at or below 50% AMI. A sub-recipient agreement is in place with Citrus Health Network, Inc., a nonprofit organization to implement the activities of the HPRP. Reporting on this program will be completed through E-SNAPs, HMIS and FederalReporting.gov and is not required in the CAPER.

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

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Program Year 6 CAPER Specific Housing Prevention Elements response:

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

Emergency Shelter Grants (ESG)

- 1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).**
- 2. Assessment of Relationship of ESG Funds to Goals and Objectives**
 - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.**
 - b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.**

3. **Matching Resources**
 - a. **Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.**
4. **State Method of Distribution**
 - a. **States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.**
5. **Activity and Beneficiary Data**
 - a. **Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.**
 - b. **Homeless Discharge Coordination**
 - i. **As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.**
 - c. **Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.**

Program Year 6 CAPER ESG response:

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

COMMUNITY DEVELOPMENT

Community Development

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

1. **Assessment of Relationship of CDBG Funds to Goals and Objectives**
 - a. **Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.**
 - b. **Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.**
 - c. **Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.**
2. **Changes in Program Objectives**

- a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. **Assessment of Efforts in Carrying Out Planned Actions**
 - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
 - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
 - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.
4. **For Funds Not Used for National Objectives**
 - a. Indicate how use of CDBG funds did not meet national objectives.
 - b. Indicate how did not comply with overall benefit certification.
5. **Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property**
 - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
 - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
 - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.
6. **Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons**
 - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
 - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
 - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.
7. **Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit**
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.
8. **Program income received**
 - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.

- b. Detail the amount repaid on each float-funded activity.
 - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
 - d. Detail the amount of income received from the sale of property by parcel.
9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
 - a. The activity name and number as shown in IDIS;
 - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
 - c. The amount returned to line-of-credit or program account; and
 - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.
10. Loans and other receivables
 - a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
 - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
 - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
 - d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
 - e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.
11. Lump sum agreements
 - a. Provide the name of the financial institution.
 - b. Provide the date the funds were deposited.
 - c. Provide the date the use of funds commenced.
 - d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.
12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
 - a. Identify the type of program and number of projects/units completed for each program.
 - b. Provide the total CDBG funds involved in the program.
 - c. Detail other public and private funds involved in the project.
13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies
 - a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are

required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Program Year 6 CAPER Community Development response:

1. CDBG funds were used in direct relation to the priorities, needs, goals, and specific objectives outlined in the 2011-2016 Consolidated Plan. All CDBG funded activities directly benefited ELI and LMI persons. Progress made toward meeting affordable housing goals could be categorized as challenging. As stated earlier, our focus has been on maintaining affordability rather than fostering and increasing affordable housing. This is accomplished through our housing rehab program. We completed a total of 18 rehab projects. This included 5 rehabbed with CDBG, 4 with SHIP and 9 with CDBG Disaster funds from Miami-Dade County. All of which were low-income households.
2. As was described above in the General Questions Section (page 11), the City implemented several changes in its Public Services Request for Proposal Process and its Housing Rehabilitation Program.
3. The City has tirelessly pursued any and all resources in order to carry out its planned programs. The City has been successful in receiving funding from the State through Miami-Dade County for Disaster Recovery Initiative and State Housing Initiative Partnership (SHIP) Program, Economic Development Initiative (EDI) funds for Special Projects Program, Energy Efficiency and Conservation Block Grant funds from the Department of Energy, HPRP and CDBG-R funds from HUD, and a grant from South Florida Workforce Investment Board. Certifications of consistency received are evaluated against the established Consolidated Plan as well as the overall Comprehensive Development Master Plan. The desired programs and activities outlined in our Consolidated Plan were not hindered in any way. Full support for implementation was obtained from the Mayor and City Council.
4. All CDBG entitlement funds were used for activities that met a national objective.
5. None of the funded activities in program year triggered relocation.
6. The City of Miami Gardens funded 1 and completed 1 Economic Development Activity during this program year.
7. None of the City's funded activities were funded as Limited Clientele.
8. The program income the City received is \$1,784 from the homeowner assistance program, which is a result of the zero interest loans of 360 equal payments. Additionally, \$13,194 of program income was received from the Economic Development program.

9. The City of Miami Gardens has not had to conduct any adjustments from disallowed expenditures.

10. Currently, the City of Miami Gardens funded four (4) repayable loans in our direct homeownership assistance program for a total of \$85,000. Of these, three loans were in the amount of \$20,000 and one loan was in the amount of \$25,000. The loans are secured by mortgage liens. The terms of the loans include \$10,000 in the form of a grant and the remaining balance as a 30-year loan, with 360 equal payments, at zero percent interest. Other terms of the loan include a net share gain, on a declining scale, if the property is sold prior to loan maturity. All four (4) loans were provided to low income residents. Our housing rehab program is a forgivable loan program whereby a mortgage lien is recorded on the property for a period of five years. If after the five-year period, no sale or transfer of title has occurred the loan is completely forgiven. These loans also have a zero percent interest rate. Therefore, we are not anticipating any receivables. To date, we have generated 36 forgivable rehab loans totaling \$1,121,705.

11. The City of Miami Gardens did not enter into any lump sum agreements during this program year.

12. Under the Housing Rehabilitation category, all of the completed units were single family, owner occupied units. Eighteen (18) housing units were completed during this year. The total amount of CDBG funds allocated was \$120,737. The City also leveraged approximately \$49,740 of SHIP funds and \$235,570 of CDBG Disaster funds from Miami-Dade County.

13. The City completed 7 single family rehabs and 7 energy efficient retrofits in the established Bunche Park Neighborhood Revitalization Strategies Area.

Antipoverty Strategy

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

Program Year 6 CAPER Antipoverty Strategy response:

One of the City's strategies is to leverage potential CDBG eligible activities with private, state, and local funds. As such during this program year, the City administered an honors internship program through a grant with South Florida Workforce Investment Board. The grant provides youth ages 16-21 who are below 30% AMI with paid internships within City departments. The program employed 4 youth during this program year.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

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

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

Program Year 6 CAPER Non-homeless Special Needs response:

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

Specific HOPWA Objectives

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

1. **Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives**
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
 - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
 - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
 - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
 - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
 - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
 - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
 - a. Grantee Narrative
 - i. Grantee and Community Overview
 - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
 - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected

- (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
- (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
- (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
- (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.

ii. Project Accomplishment Overview

- (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
- (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
- (3) A brief description of any unique supportive service or other service delivery models or efforts
- (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.

iii. Barriers or Trends Overview

- (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
- (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
- (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years

b. Accomplishment Data

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

Program Year 6 CAPER Specific HOPWA Objectives response:

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

PUBLIC COMMENT

The following is a summary of the relevant Questions and Comments received during the Citizen's Participation Meetings held on December 4th & 6th, 2012. Comments have been grouped into categories.

Questions/comments are **in bold**, responses from staff are in *italics*.

Housing Rehabilitation:

Did the City get any new funding for housing rehab?

Yes, for the 2012-2013 program year. The City opened the housing rehabilitation program application cycle from October 15th to the 26th, 2012. It is now closed. The program was modified; the City will now only cover repairs to the exterior of the house, which includes roof, shutters, and exterior doors.

We were not notified of the application period.

Unfortunately the City does not notify all the residents individually because the money would go to postage and not to the program, which is not serving the purpose of the program. The City notified residents through two advertisements in the Miami Herald and on the City's website.

Elderly people do not have access to the Internet and we can't afford to buy the newspaper.

You are welcome to call the department's office directly on a regular basis to see if and when our programs become available; 305-622-8041.

Miami-Dade County is stating that our property is located in Miami Gardens and they do not want to help us.

Please contact your County Commissioner and request their assistance to be placed on the County's waiting list.

When will the City start doing the interiors of the homes again?

At this point the City does not anticipate being able to perform repairs to the interior of the homes unless the City receives additional funding.

When are you going to start doing driveways?

The City never did driveways. Driveways are considered cosmetic and cannot be repaired with HUD funds.

My mortgage got satisfied, can I apply again for the program?

Yes.

Is there a program to include safety bars inside the bathrooms?

Since the City is no longer going into the interior of the home to do rehab, the program will not include safety bars in bathrooms.

Can we register with CD before the new funding period starts?

No, you can only apply for the program during the open application period.

Other:

We think the City has done a great job and appreciate the help we received on our emergency roof repairs. It's a year later and we are still waiting on the insurance to fix the rest of the house.

City of Miami Gardens

Infrastructure

(IDIS # 262) Livable Neighborhoods – Vista Verde

Before

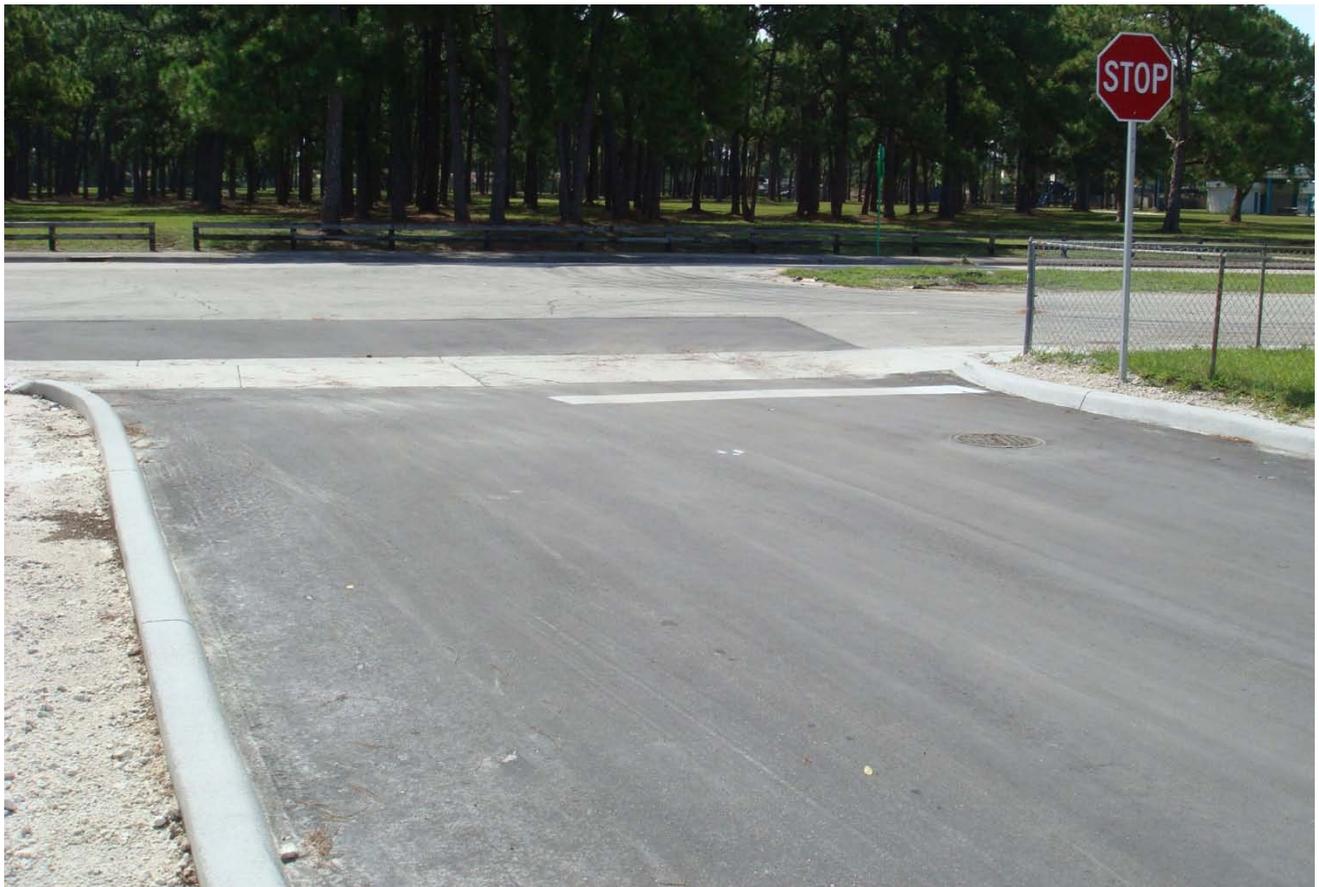


City of Miami Gardens

Infrastructure

(IDIS # 262) Livable Neighborhoods – Vista Verde

After



City of Miami Gardens
Park Improvements
(IDIS # 179) Bunche Park Court Repairs

Before



After



City of Miami Gardens
Park Improvements
(IDIS # 277) Miami Carol City Park Playground

Before



After



City of Miami Gardens

Housing Rehab
(IDIS # 293)

Before (Roof)



After



City of Miami Gardens

Housing Rehab
(IDIS # 290)

Before (Electrical)



After



SUMMARY OF FAIR HOUSING GOALS / STRATEGIES

IMPEDIMENT(S) TO BE ADDRESSED (List <u>all</u> impediments identified in the AI.)	GOALS (What do you hope to achieve?)	STRATGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Identify the organizations who will be undertaking the actions to address the impediment.)	BENCHMARK (In which <u>month/year</u> of your Consolidated Plan do you plan to achieve this?)	PROPOSED INVESTMENT (Amount of money) (Funding Source)	YEAR TO BE COMPLETED (Is it contained in your Consolidated Plan Action Plan Goals?)	DATE COMPLETED (Identify which <u>month/year</u> of the Consolidated Plan the action was addressed.)	<u>NOTE:</u> IF THE IMPEDIMENT HAS <u>NOT</u> BEEN ADDRESSED, PROVIDE A DETAILED EXPLANATION AS TO WHY AND WHEN (month/year) IT WILL BE ADDRESSED.
1) Violations of federal, state, and local fair housing laws in the jurisdiction and immediate surrounding areas	<ul style="list-style-type: none"> • Reduce incidences of housing discrimination 	<ul style="list-style-type: none"> ▪ Provide fair housing training to all recipients receiving City funds for housing related and community based projects ▪ Provide fair housing education and outreach workshops to housing providers to foster compliance with federal, state, and local fair housing laws 	Department of Community Development	Begin 2009	N/A	Continuous, as program recipients are identified	<ul style="list-style-type: none"> ▪ 2011-2012 – several homebuyer workshops were conducted for first-time homebuyers throughout the program year <ul style="list-style-type: none"> ○ 28 of these attendees purchased homes from the City through NSP ▪ 2011-2012 – HOPE, Inc. provided several workshops in the Opa-Locak/Miami Gardens area for housing providers 	

SUMMARY OF FAIR HOUSING GOALS / STRATEGIES

<p>IMPEDIMENT(S) TO BE ADDRESSED</p> <p>(List <u>all</u> impediments identified in the AI.)</p>	<p>GOALS</p> <p>(What do you hope to achieve?)</p>	<p>STRATGIES TO MEET THE GOALS</p> <p>(How will you achieve your goals?)</p>	<p>RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS</p> <p>(Identify the organizations who will be undertaking the actions to address the impediment.)</p>	<p>BENCHMARK</p> <p>(In which <u>month/year</u> of your Consolidated Plan do you plan to achieve this?)</p>	<p>PROPOSED INVESTMENT</p> <p>(Amount of money) (Funding Source)</p>	<p>YEAR TO BE COMPLETED</p> <p>(Is it contained in your Consolidated Plan Action Plan Goals?)</p>	<p>DATE COMPLETED</p> <p>(Identify which <u>month/year</u> of the Consolidated Plan the action was addressed.)</p>	<p><u>NOTE:</u></p> <p>IF THE IMPEDIMENT HAS <u>NOT</u> BEEN ADDRESSED, PROVIDE A DETAILED EXPLANATION AS TO WHY AND WHEN (month/year) IT WILL BE ADDRESSED.</p>
<p>2) Lack of awareness of fair housing laws, issues and resources</p>	<ul style="list-style-type: none"> ▪ Educate the community about its rights and responsibilities to Fair Housing 	<ul style="list-style-type: none"> ▪ Educate City employees regarding responsibility to affirmatively further fair housing ▪ Develop a Fair Housing Education Campaign <ul style="list-style-type: none"> ○ Increase resident and landlord awareness and knowledge of fair housing ○ Expand Fair Housing information on the City’s website ○ Make fair housing information and housing discrimination brochures available for City residents ○ Provide fair housing information to all housing program participants ○ Coordinate with appropriate organization to offer a citywide fair housing training workshop to the general public ○ Include the City’s commitment to affirmatively further fair housing choice in the City’s Housing Policy Manual 	<p>Department of Community Development</p>	<p>3/2012</p>	<p>N/A</p>	<p>2011-2012</p>	<ul style="list-style-type: none"> ▪ 04/2012 – Identified Dept of Community Development employees attended a fair lending practices workshop conducted by HOPE, Inc. ▪ Beginning 02/2010 – Brochures on English, Spanish and Creole on fair housing, housing discrimination, and reporting it were made available to the public at City departments and are given to all housing program participants. 	

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3)Racial disparities in fair and equal lending	<ul style="list-style-type: none"> • Reduce discriminatory and abusive practices in lending 	<ul style="list-style-type: none"> ▪ Provide fair housing education and outreach workshops to housing providers ▪ Provide fair housing training to all recipients receiving City funds for housing related and community based projects 	Department of Community Development	09/2013	N/A	Continuous, as program recipients are identified	<ul style="list-style-type: none"> ▪ 2011-2012 – HOPE, Inc. provided several workshops in the Opa-Locak/Miami Gardens area for housing providers ▪ 2011-2012 – several homebuyer workshops were conducted for first-time homebuyers throughout the program year 	
4)A strongly segregated housing market	<ul style="list-style-type: none"> • Promote integration and diversity within the City of Miami Gardens 	<ul style="list-style-type: none"> ▪ Provide fair housing training to all recipients receiving City funds for housing related and community based projects 	Department of Community Development	Begin 2009	N/A	Continuous, as program recipients are identified	<ul style="list-style-type: none"> ▪ 2011-2012 – several homebuyer workshops were conducted for first-time homebuyers throughout the program year <ul style="list-style-type: none"> ○ 28 of these attendees purchased homes from the City through NSP; 11 are African American households, 9 are White Hispanic households 	

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5)Limited funding availability for the creation of affordable housing opportunities	<ul style="list-style-type: none"> • Provide more affordable housing 	<ul style="list-style-type: none"> ▪ Emphasize mixed income housing in all neighborhoods ▪ Support pre-purchase counseling programs 	Department of Community Development	05/2009	\$8,806,456 Neighborhood Stabilization Program (NSP) funds	09/2014 – when program funds must be spent Continuous, as program recipients are identified	<ul style="list-style-type: none"> ▪ Beginning in 05/2009 – The City began purchasing foreclosed and abandoned homes; 74 have been purchased and 49 have been sold to income eligible first-time homebuyers throughout the City ▪ 2011-2012 – several homebuyer workshops were conducted for first-time homebuyers throughout the program year <ul style="list-style-type: none"> ○ 28 of these attendees purchased homes from the City through NSP 	