



**City of Miami Gardens**

**2019 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 United States Department of Housing and Urban Development (HUD). CDBG funds help the City address the housing, community and economic development objectives outlined by HUD, which include, but are not limited to: development of affordable housing, public facilities & infrastructure improvements, residential rehabilitation, and services for low- to moderate-income (LMI) household and the special needs population. The City's Community Development Department is the lead responsible for administering CDBG funds in Miami Gardens. The City also had State Housing Initiatives Partnership (SHIP) funds, which help to increase activities to produce and preserve affordable homes in the City.

Due to the COVID-19 pandemic the City had several development activities delayed or not started. Precautions such as social distancing was put in place for the safety of staff and residents receiving assistance through City programs. The City however was still able to make significant progress towards goals that addressed the needs of residents in Miami Gardens. Below is a highlight of PY2019 accomplishments.

**Affordable Housing:** The City assisted 14 LMI owner-occupied residences with housing rehab. Housing rehab activities included, but were not limited to exterior painting, minor landscaping, replacement of roofing, repair of interior and exterior doors, repair of closet doors, fixing A/C units, insulation, and shutters damaged by storms and hurricanes.

**Public Services:** In PY2019, the City exceeded its goals to assist LMI and special needs groups with vital public services that improved their quality of life. In total 8,813 persons were served through public services which included senior services, youth enrichment and life skill programs, assistance for abused and neglected children, food banks and distribution for the elderly, and financial literacy programs.

**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 park improvements at Myrtle Grove Park, Bennet Lifter Park and Lester Brown Park. Public infrastructure activities were storm water improvements to NW 27<sup>th</sup> Ave.

**Economic Development:** The City helped with demolition and clearance of three locations for businesses in PY2019. Two blighted commercial sites were cleared for future business redevelopment and one was acquired and then cleared. There were also 12 LMI persons assisted with employment training in various construction trades.

**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	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	12		30	12	40.00%
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	3	100.00%
Improve & Expand Public Infrastructure	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	159899	3197.98%	26000	141489	544.19%
Increase Capacity of Area Service Providers	Non-Housing Community Development	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	15174	505.80%	3700	8813	238.19%

Planning and Administration	Administration	CDBG SHIP	Other	Other	1	1	100.00%			
Preserve Existing Housing Stock	Affordable Housing	CDBG SHIP	Homeowner Housing Rehabilitated	Household Housing Unit	125	82	65.60%	25	14	56.00%
Provide for New Affordable Housing Opportunities.	Affordable Housing	CDBG SHIP	Homeowner Housing Added	Household Housing Unit	0	1		2	0	0.00%
Provide for New Affordable Housing Opportunities.	Affordable Housing	CDBG SHIP	Direct Financial Assistance to Homebuyers	Households Assisted	15	0	0.00%			
Provide for New Affordable Housing Opportunities.	Affordable Housing	CDBG SHIP	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	14	0.00%	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 affordable housing and housing rehabilitation, public infrastructure improvements, economic development and public services to help assist LMI and special needs populations as its highest priority needs in its current 5-year planning period from 2016-2020. The City’s CDBG program made significant progress in addressing the priority needs through projects conducted either by the city and/or its community development partners.

Below is a list of priorities as identified in the City’s Consolidated Plan and how funds were expended (amount and percent of total funds) in PY2019.

Preserve Existing Housing Stock: \$280,233 (11%)

Improve & Expand Public Infrastructure: \$1,842,818 (72%)

Improve & Expand Economic Development Activity: \$37,929 (1%)

Increase Capacity of Area Service Providers: \$170,787 (7%)

Planning and Administration: \$220,269 (9%)

**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 14 LMI owner-occupied households with housing rehab, and there were no new housing units added in PY2019. COVID-19 negatively affected the affordable housing programs in the program year, however this need is a priority for Miami Gardens and CD staff are committed to identifying more households in need of this assistance.

**Public Services:** In PY2019, the City exceeded its goals to assist LMI and special needs groups with vital public services that improved the quality of life of residents. The City had a goal to assist 3,700 LMI persons and 8,813 LMI persons were served through the various public services.

Public Facilities & Infrastructure Improvements: In PY2019, 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: The goal was to assist 30 persons with job training however only 12 were assisted. The City will work with current employment training provider 34 Way Foundation to identify more eligible persons. As well, there was a goal to assist 3 businesses with clearance and demolition of blighted commercial sites and the City met this goal.

## 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	1,125
Black or African American	6,707
Asian	0
American Indian or American Native	172
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>8,004</b>
Hispanic	870
Not Hispanic	7,134

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

### Narrative

The table above does not include a category for people of “multiple or other races”, persons who refused to answer either racial or ethnic information, or data from projects with area-wide benefits so the estimates in the above table do not necessarily match the total of people actually served in City programs.

According to the 2015-2019 ACS 5-Year Estimates. Black or African American persons account for 70.8% of the total population and persons who identified as ethnically Hispanic were 26.2%. “Some other race” was 2.3% and all other minority races were less than 1%. The funding from CDBG programs is in alignment with the racial composition of the City. Those classified as Black or African American received about 84% of all CDBG funding in the program year. The White population received 14% 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 at all.

Miami Gardens also has a significant Hispanic population. According to the ACS, Hispanic (of any race) individuals account for 26.2% of the total city population. An estimated 11% of CDBG funds went to those classified as Hispanic.

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	1,343,485	2,552,036
Other	public - state	444,163	0

**Table 3 - Resources Made Available**

### Narrative

In PY2019, the City of Miami Gardens had resources made available from the CDBG grant program funding. The table above details the resources made available during the program year as well as funds expended during the program year.

CDBG funds in the amount of \$1,343,485 were made available in the 2019 program year with \$1,097,670 from the 2020 HUD CDBG allocation and \$245,815 from prior year resources. The unspent prior year funds were reprogrammed for public facility improvements during the PY.

The City expended \$2,552,036 in PY2019 which included prior year program funds that were spent. Funds went to support housing programs such as residential rehab, public facility and infrastructure improvements to City parks and streets, and vital public services for LMI and the special needs population.

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.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	CDBG program activities were administered citywide.
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.

## Leveraging

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

The City of Miami Gardens has been able to leverage federal funds to receive annual state funding through the State Housing Initiative Partnership Program (SHIP) in the amount of \$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 are planned to be reconstructed and sold to first time buyers.

The property addresses are:

- 3801 NW 208 Street
- 3840 NW 210 Terrace
- 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 reporting 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	14
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>36</b>	<b>14</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	9	0
Number of households supported through The Production of New Units	2	0
Number of households supported through Rehab of Existing Units	25	14
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>36</b>	<b>14</b>

Table 6 – Number of Households Supported

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

Affordable housing continues to remain a high priority in Miami Gardens. The City worked to assist as many LMI households as possible in PY2019 however due to the worldwide COVID-19 pandemic, activities for affordable housing programs were limited. Health and safety precautions were put in place such as social distancing to help prevent the spread of the coronavirus. Even with these restrictions, the City assisted 14 LMI owner-occupied households with the completion of rehabilitation of single-unit residential homes. Another 6 LMI rehab activities were open in the PY and the City anticipates to report these accomplishments in the upcoming PY. Unfortunately, there was one rehab activity cancelled and not completed as the application was denied due to unpaid federal tax liens.

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.

In PY2019, there was a goal to assist 9 homeless households with TBRA through SHIP, however there were no activities completed. There were no expenditures or accomplishments for the SHIP program in the program year. The City is working to program these funds.

**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 affordable housing development and 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 PY2019, 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 has already opened 6 new housing rehab activities and anticipates to report these in the upcoming PY.

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	5
Low-income	4
Moderate-income	5
<b>Total</b>	<b>14</b>

**Table 7 – Number of Households Served**

**Narrative Information**

In PY2019, there were a total of 14 households assisted with affordable housing activities funded through CDBG. These households were assisted through the rehabilitation of single-unit residential homes.

Income categories reported were 5 extremely low-income, 4 low-income and 5 moderate income. Rehab activities included minor home repair such as exterior painting, minor landscaping, installation of insulation, installation of accordion style hurricane shutters, and replacement of roofing, exterior doors and fixing AC units.

Worst case needs are households that are extremely low-income and are at risk of homelessness. The City assisted 5 extremely low-income households with residential housing rehab in PY2019. 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 Continuum of Care (CoC) is the lead agency for Miami-Dade County Homeless Trust (MDCHT).

The City of Miami Gardens works closely and also recently funded 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. Instead, the City will also continue to support the Miami-Dade County Homeless Trust's efforts to refer people who become homeless in Miami Gardens to the nearest appropriate shelter, or to provide motel vouchers if possible.

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

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

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. There were 42 children assisted in PY2019.

Low-income individuals and families who are at-risk of becoming homeless were also assisted through food banks and meal delivery services. Mt. Pisgah Seventh-Day Adventist Church provided food distribution to an estimated 8,295 LMI person in PY2019.

Catalyst Miami, Inc., provided financial literacy and credit building to LMI households in Miami Gardens. This activity was completed in PY2019 and assisted 77 LMI persons.

**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 which implements a cohesive community-wide discharge coordination policy. The County 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 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.

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

### **Actions taken to address the needs of public housing**

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

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

The Miami-Dade Public Housing and Community Development Department (PHCD) encourages public housing residents to become more involved in the management of the housing developments and to participate in homeownership through its Family Self-Sufficiency (FSS) program. PHCD has also implemented a Section 8 homeownership program to provide section 8 participants the opportunity to purchase a home. The housing agency also offers a variety of homeownership programs to low- and moderate-income families through its Development and Loan Administration Division. Homeownership programs include: Surtax, State Housing Initiative, HOME, and infill programs.

### **Actions taken to provide assistance to troubled PHAs**

The Miami-Dade County Public Housing 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 merger of the County’s Public Housing Agency with their Housing and Community Development Department in 2012 has helped to focus future planning efforts as well as current operations. Through this merger, they are able to use the various 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 report 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 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.

### **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.

Each year 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 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.

**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.

In PY2019, the City's Community Development Department worked to directly address Impediment #1 through residential rehab of single-family housing. There were 14 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.

## **CR-40 - Monitoring 91.220 and 91.230**

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

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

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

During the visit, a thorough review of the 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.

## **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 CAPER 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 2019 CAPER.

To meet the requirements outlined by HUD to allow for satisfactory citizen participation the City made available the draft 2019 CAPER report for 15 days starting March 14, 2021 to March 28, 2021, and could be downloaded from the City's Community Development Department website at [www.miamigardens-fl.gov/189/documents-forms](http://www.miamigardens-fl.gov/189/documents-forms). Comments from the public could be mailed or emailed to the City at: Community Development Department, 18605 NW 27 Avenue, Miami Gardens, FL 33056 or [hudcomments@miamigardens-fl.gov](mailto:hudcomments@miamigardens-fl.gov)

## **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.**

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. While there were no changes to the original goals, the City did substantially amend its PY2019 Annual Action Plan to add assistance to residents affected by the COVID-19 pandemic.

In response to the COVID-19 pandemic, the federal CARES act was signed into law to assist communities in their efforts to prevent, prepare for and respond to the coronavirus. Federal funds were awarded in three rounds, of which the City of Miami Gardens as a CDBG-CV recipient was awarded funds in Round 1 and Round 3 of the grant allocations. The City amended its 2019 Annual Action Plan to include CDBG-CV funds to address the needs of LMI residents affected by the pandemic. CDBG-CV funds were to support a food pantry and meal services as well as mortgage and rental assistance for LMI household that are experiencing economic hardship due to COVID-19.

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

No