

MIAMI BEACH

FY 2021 - 2022

ACTION PLAN

Prepared by:

City of Miami Beach

Office of Housing and Community Services

Executive Summary

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

1. Introduction

The overall goal of the community planning and development programs covered by this plan is to develop and redevelop viable urban communities by:

A. Providing decent housing and suitable living environments and expanding economic opportunities for principally low- and moderate-income persons. The primary strategy towards this goal is to foster, extend and strengthen partnerships among all levels of government (including the local housing authority) and the private sector (including for-profit and non-profit organizations) in the creation and operation of affordable housing.

The pursuit of decent housing includes assisting homeless persons to obtain appropriate housing and assisting persons at risk of becoming homeless; retention of the City's limited affordable housing stock; and increasing the availability of permanent housing in standard condition and affordable cost to low-income and moderate-income families, particularly members of disadvantaged minorities, without discrimination on the basis of race, color, religion, sex, national origin, familial status or disability. Decent housing also includes increasing the supply of supportive housing, which combines structural features and services needed to enable persons with special needs (including persons with HIV/AIDS and their families) to live with dignity and independence; and providing housing affordable to low-income persons accessible to job opportunities and needed community services.

B. Providing a suitable, sustainable living environment includes improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of income groups within a community or geographical area through the spatial deconcentration of housing opportunities for persons of lower income; the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural, or aesthetic value; and conservation of energy resources. For our community which faces sea-level rise and other shocks and stressors that threaten our community, resilience is also an important objective in our efforts.

C. Expanding economic opportunities includes job creation and retention; establishment, stabilization and expansion of small businesses (including microbusinesses); the provision of public services concerned with employment; the provision of jobs involved in carrying out activities under programs covered by this plan to low-income persons living in areas affected by those programs and activities; availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices; access to capital and credit for development activities that promote the long-term economic and social viability of the community; and empowerment and self-sufficiency opportunities for low-income persons to reduce generational poverty in federally-assisted and public housing.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Objectives and outcomes identified in the Plan include:

Public Services

- Enable Disabled individuals to access programming and services
- Empowering Youth including their educational attainment, improving health and increasing resilience
- Improving the lives of Senior Citizens
- Reduce/eliminate homelessness especially among veterans and vulnerable populations

Affordable Housing

- Development of resilient housing (to especially serve our cost-burdened households)
- Homeownership Assistance to promote community investment and stable housing for all
- Energy Efficiency Improvements that promote conservation, economic stability and greater community resilience
- Multi-Family Rental Rehabilitation to maximize housing opportunities in our land-locked community with limited development opportunities and evolving environmental conditions
- Increase affordable housing opportunities for low- to moderate-income persons through tenant-based rental assistance

Economic Development

- Promote and support our local businesses through housing initiatives that provide workforce housing and encourage the investment of leveraging resources
- The promotion of employment of our low-income residents to sustain a healthy economy that fuels overall quality of life for our community and provides stability for those emerging from homelessness.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City meets monthly with the Affordable Housing Advisory Committee to evaluate the past and ongoing performance of activities and agencies funded by the City as well as identify and assess evolving

community needs. The activities funded by the City benefit low- and moderate-income individuals, households and neighborhoods with a variety of services including delivered food to address food insecurity among elderly residents, rent and utility assistance to prevent homelessness, and programming for youth and elderly persons.

The following is a summary of the City's progress in meeting its goals set forth in its Five-Year Consolidated Plan and annual Action Plan.

CDBG and HOME Major Initiatives and Highlights:

- Continued the rehabilitation at the Neptune Apartments, an affordable housing building, with the restoration of the historic façade;
- continued the rehabilitation of the Madeleine Village Apartments, a 16-unit affordable housing property, with the procurement of a contractor; and
- released an invitation to bid for the Madeleine Village Apartments' seawall;
- began the rehabilitation of the Corals Apartments, a 5-unit affordable housing property, with the replacement of the roof;
- CDBG public services funding allowed the provision of: groceries to food insecure elder households; emergency rental and utility assistance to prevent homelessness; youth leadership programming and youth afterschool and summer camp programming; and
- served 256 individuals with fair housing education and outreach efforts.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In accordance with the Citizen Participation Plan:

- The City advertised a Notice of Public hearing and Public 30-day Comment Period (April 5, 2021 – May 5, 2021) for community development needs. The public hearing was held on April 20, 2021.
- The City advertised a Notice of a Public 30-day Comment Period (May 24, 2021 – June 23, 2021) for the draft Action Plan and amendment to the Citizen Participation Plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

There were approximately 8 attendees at the April 20th public hearing, which was held virtually due to the cancellation of public gatherings in response to the coronavirus COVID-19 pandemic. Attendees provided verbal comments during this public hearing. Attendees provided comment on the services provided by their agencies and the need for youth and elderly services.

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

There were no comments or views that were not accepted.

7. Summary

The City engaged the community through the release of the RFP's, a public hearing and two separate comment periods.

DRAFT

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	MIAMI BEACH	
CDBG Administrator	MIAMI BEACH	Office of Housing and Community Development
HOPWA Administrator		
HOME Administrator	MIAMI BEACH	Office of Housing and Community Development
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Cristina Cabrera, CDBG Projects Coordinator, 305-673-7000 ext. 26872, cristinacabrera@miamibeachfl.gov

Marcela Rubio, HOME/SHIP Coordinator, 305-673-7000 ext. 26182, marcelarubio@miamibeachfl.gov

Maria Ruiz, Department Director, 305-673-7491, mariaruiz@miamibeachfl.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City consulted with the Affordable Housing Advisory Committee (AHAC), City departments and sub-recipients to identify high priority housing and community development needs.

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

The City enhanced coordination between public and assisted housing providers and private and governmental health, mental health and service agencies by meeting with the following entities:

- Boys and Girls Clubs of Miami-Dade, Inc.
- Housing Opportunities Project for Excellence, Inc. (HOPE, Inc.)
- The Housing Authority of the City of Miami Beach
- Miami Beach Community Development Corporation, Inc.
- Miami Beach Police Athletic League
- UNIDAD of Miami Beach, Inc.
- Homeless Service Providers (The Salvation Army, Camillus House, Miami Rescue Mission)

In addition, the City serves as the lead agency of the Miami Beach Service Partnership, a collaborative formed to improve the delivery of human services to our community. The City adequately seeks to build capacity of those agencies and to engage feedback from these providers to gauge need in the community.

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

The local Continuum of Care (CoC) is governed by the Miami-Dade County Homeless Trust Board. The Homeless Trust Board is comprised of 27 members drawn from a broad base, including the City of Miami Beach, representing numerous sectors of our community. The board uses recommendations from its sub-committees, as well as recommendations from Homeless Trust staff and feedback from community meetings with providers to guide policy development for the CoC, including funding and project prioritization. This structure allows for a clear and transparent CoC leadership structure, participation of all stakeholders in the decision-making process for funding and priorities and a coordinated response targeted toward strategic solutions to ending homelessness in Miami-Dade County.

Each year the Trust’s CoC Sub-Committee identifies the community’s homeless housing and service needs. The process involves extensive input from the community, including surveys of homeless persons and input from homeless providers, as well as public comment meetings, and review and approval by the

Homeless Trust Board (whose meetings are publicly noticed). This resulted in the following funding priorities: 1) Permanent housing for individuals or families experiencing chronic homelessness, veterans (individuals or families), and families with children; 2) Transitional Housing for - individuals or families experiencing chronic homelessness, veterans (individuals or families), and families with children; 3) Safe Havens; 4) Services Only (including outreach); and 5) the Homeless Management Information System (HMIS).

The City's Homeless Outreach Team provides homeless outreach, partially funded by the Trust, to those homeless in the City in accordance with the Trust's Outreach, Assessment and Placement model. The model provides a standardized procedure for homeless persons to access the Continuum of Care and ensures they access services appropriate to their individual needs.

The outreach teams also participate in the coordinated outreach process, another program funded by the Homeless Trust, which provides behavioral health outreach workers who work alongside street outreach workers targeting chronically homeless persons. The coordinated outreach process brings together all the CoC outreach teams, including the Veterans Administration, once a month to discuss issues encountered, as well as discussing referrals to low demand services and Housing First permanent housing programs for the chronically homeless placed directly from the street.

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

The City does not receive Emergency Solutions Grant (ESG) funding but does coordinate with the Miami-Dade County Homeless Trust to prioritize ESG objectives which currently include emergency shelter, homeless prevention and rapid re-housing. Priorities are evaluated annually and take into account performance standards and outcomes. The Homeless Trust has developed a centralized assessment tool to capture data on all clients accessing services. HMIS is administered county-wide by the Homeless Trust. Providers who receive Trust funding are required to utilize the system and are provided individual user licenses, technical assistance and training related to the HMIS system. Among many of its functions, the system is used to generate reports on monthly and annual progress, provide point-in-time information, and conduct referrals from one program to another in accordance with both Homeless Trust and HUD policies and procedures.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Boys & Girls Clubs of Miami-Dade
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the community development needs assessment phase.
2	Agency/Group/Organization	UNIDAD Of Miami Beach Inc.
	Agency/Group/Organization Type	Services-Elderly
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the community development needs assessment phase.
3	Agency/Group/Organization	Housing Authority of the City of Miami Beach
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the community development needs assessment phase.
4	Agency/Group/Organization	MIAMI BEACH COMMUNITY DEVELOPMENT CORP (MBCDC)
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the community development needs assessment phase.
5	Agency/Group/Organization	HOUSING OPPORTUNITIES PROJECT FOR EXCELLENCE, INC.
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the community development needs assessment phase.
6	Agency/Group/Organization	Miami Beach Police Athletic League
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the community development needs assessment phase.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Miami-Dade County Homeless Trust	Provided the Point-in-Time Count data, 10-Year Plan to End Homelessness, Continuum of Care Housing Gap Analysis and Housing Population.
Comprehensive Plan	City of Miami Beach	The Housing Element identifies housing goals, objectives and policies.
Local Housing Assistance Plan (LHAP)	City of Miami Beach	The LHAP identifies affordable housing strategies.
Strategic Plan	City of Miami Beach	The Strategic Plan includes the City's Mission Statement, Vision Statement, Value Statements, and Management Objectives.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

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

The City consults with the Affordable Housing Advisory Committee (AHAC), the Miami-Dade Homeless Trust, Miami Beach Service Partnership, and Committee on the Homeless, public service providers and community development corporations to identify outcomes and objectives in the Plan.

Aside from advertisement for public comment, the City receives feedback at City Commission and Committee meetings.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Anticipated resources include CDBG, HOME and SHIP funds. HUD requires that PJs provide a 25% match for all HOME project funds. Historically the City has used RDA funds as the required match.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	991,531	0	0	991,531	851,696	The primary objective of the CDBG program is to provide decent housing, a suitable living environment and expanded economic opportunities principally for low-and moderate-income persons and neighborhoods.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	619,533	0	0	619,533	706,935	The intent of the HOME Program is to provide decent affordable housing to lower income households, expand the capacity of nonprofit housing providers, strengthen the ability of state and local governments to provide housing and leverage private sector participation

Table 5 - Expected Resources – Priority Table

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

Federal funds will leverage additional resources (private, state and local funds). Local and state funds will be used to fulfill the HOME program match requirements.

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

The City owns the properties that are being used to address the low-to moderate-income housing needs in the plan. More so, the City has been exploring the incorporation of affordable and workforce housing within public parking garages that are slated for construction in the near future as the absence of available

lots for construction create a major development hurdle.

Discussion

CDBG, HOME and SHIP funds will be used to leverage other funding resources to address needs identified in the Consolidated Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Development	2018	2022	Affordable Housing	NORTH BEACH AREA SOUTH BEACH	Affordable Housing	CDBG: \$644,496.00 HOME: \$526,784	Rental units created: 12 Household Housing Unit Direct Financial Assistance to Homebuyers: 13 Households Assisted
2	Public service activities	2018	2022	Non-Housing Community Development	NORTH BEACH AREA SOUTH BEACH	Economic support programs Public Services (General) Senior Services Youth Programs	CDBG: \$148,729	Public service activities other than Low/Moderate Income Housing Benefit: 336 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Planning and Administration	2018	2022	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	NORTH BEACH AREA SOUTH BEACH	Affordable Housing Economic support programs Homeless services Public Services (General) Senior Services Youth Programs	CDBG: \$198,306 HOME: \$61,953	Other: 400 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing Development
	Goal Description	
2	Goal Name	Public service activities
	Goal Description	
3	Goal Name	Planning and Administration
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

Below is a summary of the projects that have been chosen to address the City's priority needs. Specific activities are detailed within the individual project descriptions. The FY 2020 Action Plan addresses the

needs identified in the FY 2018-2022 Consolidated Plan.

Public Services

- Youth services
- Senior services
- Public services

Affordable Housing:

- Acquisition of Real Property
- Homebuyer assistance & homeowner rehab

Projects

#	Project Name
1	Public Services
2	Homebuyer Assistance & Homeowner Rehabilitation
3	Real Property Acquisition
4	General Program Planning and Administration

Table 7 - Project Information

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

The City has allocated priorities through the citizen participation process, including the release of a request for proposals. Lack of safe, decent and sanitary affordable housing is the city's greatest need. The need for affordable housing is greater than the funds available.

AP-38 Project Summary

Project Summary Information

1	Project Name	Public Services
	Target Area	NORTH BEACH AREA SOUTH BEACH
	Goals Supported	Public service activities
	Needs Addressed	Economic support programs Youth Programs Senior Services Public Services (General)
	Funding	CDBG: \$148,729

	Description	Delivery of vital public services for low- to moderate-income households throughout the City of Miami Beach.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 336 children, youth, elderly and families will benefit from the proposed activities.
	Location Description	Public services will be provided throughout the city.
	Planned Activities	<ul style="list-style-type: none"> • UNIDAD of Miami Beach - Project Link • Miami Beach PAL - Youth Leaders Academy • CMB Grocery Assistance Program for Elderly • CMB Prosperity Initiative • CMB Emergency Services (rent, mortgage and utility assistance)
2	Project Name	Homebuyer Assistance & Homeowner Rehabilitation
	Target Area	NORTH BEACH AREA SOUTH BEACH
	Goals Supported	Affordable Housing Development
	Needs Addressed	Affordable Housing Economic support programs
	Funding	HOME: \$526,784.00
	Description	Homebuyer down payment assistance and homeowner rehabilitation.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 13 households will be assisted.
	Location Description	Citywide
	Planned Activities	Homebuyer down-payment assistance and homeowner rehabilitation.
3	Project Name	Acquisition of Real Property
	Target Area	NORTH BEACH
	Goals Supported	Affordable Housing Development
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$644,496

	Description	Land acquisition with the planned use for a 12-unit new construction, permanent supportive housing development for elderly persons with special needs.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	12 households will benefit from the proposed activities.
	Location Description	33141
	Planned Activities	Land acquisition with the planned use for a 12-unit new construction, permanent supportive housing development for elderly persons with special needs.
4	Project Name	General Program Planning and Administration
	Target Area	NORTH BEACH AREA SOUTH BEACH
	Goals Supported	Affordable Housing Development Public service activities Planning and Administration
	Needs Addressed	Affordable Housing Economic support programs Youth Programs Senior Services Public Services (General) Homeless services Drainage and resiliency Improvements
	Funding	CDBG: \$198,306 HOME: \$61,953
	Description	General Program Administration and Planning for the CDBG and HOME program including fair housing services.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 individuals will benefit from housing education workshops to outreach events citywide.
	Location Description	City of Miami Beach Office of Housing and Community Services 555-17th St., Miami Beach, FL 33139
	Planned Activities	Program planning and administration and Fair Housing activities.

AP-50 Geographic Distribution – 91.220(f)

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

During Fiscal Year 2020, assistance will be directed in the South Beach area, where there are pockets of affordable housing buildings and there are elder affordable housing buildings. Public services will be offered citywide to a low- to moderate-income clientele.

Geographic Distribution

Target Area	Percentage of Funds
NORTH BEACH AREA	50
SOUTH BEACH	2

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The North Beach and South Beach neighborhoods have the highest concentration of low- and moderate-income census tracts and persons living in poverty. Therefore, beneficiaries of homebuyer and homeowner rehab assistance are projected to primarily reside in these areas. Youth services are concentrated in the South Beach area. Senior Services are provided citywide with most beneficiaries residing in the North and South Beach areas.

Discussion

The North Beach and South Beach neighborhoods have the highest concentration of low- and moderate-income census tracts and persons living in poverty. As such, services will primarily be utilized in these areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City will address the needs of non-homeless households. HOME fund will be utilized to help low-income homebuyer's purchase affordable home and assist low-income homeowners maintain their property. The City will continue the rehabilitation of the Lottie Apartments, Madeleine Village Apartments and the Neptune Apartments in addition to the recently acquired Coral Apartments, to improve the living conditions of the building tenants. The City will indirectly support the development of affordable housing with the acquisition of land with for housing for low- to moderate-income households.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	23
Special-Needs	0
Total	23

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	13
Total	23

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

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

During the previous year, the Housing Authority of the City of Miami Beach (HACMB) continued to excel in providing quality housing services to more than 3,700 families annually. HACMB now ranks as one of the top ten largest housing agencies among Florida Housing Authorities.

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

HACMB is undertaking initiatives to address property enhancements, energy efficiency, and resident activities and ensure resilience within a fast-changing environment.

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

HACMB encourages public housing residents to participate in policy, procedure and program implementation and development through its Resident Advisory Board. HACMB conducts a monthly Management/Resident meeting to encourage participation by its residents. HACMB distributes a monthly newsletter to all public housing residents which contains relevant agency news and information on available community resources. Homeownership is not applicable as Rebecca Towers South is an elderly-designated rental development. HACMB's Board of Commissioners includes representation by a public housing resident.

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

n/a

Discussion

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

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

Introduction

The City of Miami Beach has created a comprehensive homeless strategy that emphasizes personal accountability, intradepartmental collaboration and innovation that responds to our community's unique needs and assets. The City works alongside its partners, such as the Miami-Dade County Homeless Trust and its Continuum of Care providers, to align priorities and funding across the continuum for programs addressing the needs of Miami Beach residents experiencing or at-risk of homelessness.

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

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

The City employs a multi-cultural team of 8 staff members (including one program coordinator and seven [7] outreach workers) to provide services and supports to those homeless in the City as verified by Police or the City's Homeless Outreach Team (HOT). The HOT team canvasses the City daily seeking homeless persons in need of shelter. The City works collaboratively with other City departments (including Police, Fire, Parks & Recreation, Property Management, Public Works and Sanitation) to ensure that people in need of help are routed to the outreach team as soon as possible. Moreover, the City conducts community meetings and outreach with businesses, resident groups and community-based organizations to raise awareness of resources and promote early intervention. Finally, the City works collaboratively with members of the faith community in street outreach to ensure that culturally competent outreach is provided to those most vulnerable and potentially resistant to engagement.

Aside from the outreach efforts, the City operates the sole municipal walk-in center serving the homeless in Miami-Dade County. The walk-in center is open Monday through Friday, 7:30am – 12pm and 1pm – 3:30pm and provides a variety of services in addition to shelter placement including:

- Care coordination (coordinated case management services held Thursdays)
- Employment services (offered Monday through Thursday)
- Identification document replacement (offered daily)
- Relocation services (with validated consent from the receiving party offered Mondays and Wednesdays)
- Support group meetings for those transitioning from the streets (offered Friday)
- Access Florida services (including LifeLink and Supplemental Nutrition Assistance Program (SNAP))

benefits offered daily)

- Legal services from the Office of the State Attorney of Miami-Dade County (Wednesdays only)

Addressing the emergency shelter and transitional housing needs of homeless persons

The City's goal has been to end homelessness. To achieve this, the homeless must transition into permanent housing and not return to the streets to panhandle or engage in illicit activity. The City's fully funded shelter beds, with an annual cost of \$623,123, are available for use by people prepared to end their homelessness. These beds are located at three different shelters to ensure that the City can offer placements appropriate to the homeless person seeking help:

- Camillus House for Single Men
- Miami Rescue Mission for Single Men
- The Salvation Army for Single Men, Single Women, Families w/Children

In addition to the beds purchased by the City, the Miami-Dade County Homeless Trust provides the City with up to an additional 55 beds, when available.

Emergency shelter beds provide a congregate setting for homeless people transitioning from the street to alternate, permanent housing. The shelters provide meals, beds and a variety of services to support a homeless person's successful transition including:

- Case management (providing navigational support to community-based resources and services to help the person become self-reliant, i.e. counseling, job training, etc.);
- Employment placement assistance (through the City temporary program or CareerSource South Florida); and

Entitlements application assistance (i.e. Supplemental Nutrition Assistance Program, retirement, veteran and disability benefits).

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 utilizes a strengths-based assessment process to ensure that client needs are met in an effective, culturally-competent, individualized manner so that homeless clients are placed in emergency shelter with an understanding of the support services that will be needed to transition the client to permanent,

stable housing.

Through Care Coordination, a client's strengths and optimal, sustainable housing goals dictate the resources and approach used to secure permanent housing.

The client-informed care plan delineates the immediate action steps the client must take to begin the journey to independence. Any service needs identified for the client at intake and prior to placement are addressed via referral to the appropriate provider and are included in the care plan, including the City's health partners located within the City (i.e. Douglas Gardens Community Mental Health Center and Miami Beach Community Health Center). The City also works collaboratively with a variety of substance addiction providers (i.e. Miami Rescue Mission, Better Way of Miami) and provides transportation and referral to detoxification services (Central Intake). In addition, the outreach team works closely with the Miami Beach Police Department to serve those homeless clients subject to Baker Act and Marchman Act services. Furthermore, clients are also screened and referred to all appropriate (and open) housing waitlists during the initial encounter for placement and/or referral. On occasion, HOT makes direct referrals to permanent housing.

Additionally, Miami Beach employs the homeless it places in shelter to serve as ambassadors to engage the homeless that remain on the streets. Through this program piloted in FY 16/17, the homeless are able to strengthen their engagement skills and transition back into an employment culture while looking for full-time employment and earning much-needed money to buy interview clothes and personal items.

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

While many cities throughout the country struggle to deal with its burgeoning population of homeless families, our City has worked to establish a safety net system that provides rent and utility assistance as a prevention tool to homelessness. Our City stations staff at our feeder pattern schools to enable the early identification and intervention of families at risk of homelessness and maintains a policy that prioritizes help to families ensuring that no child lives in our streets.

The City of Miami Beach also makes referrals to Citrus Health Network, Inc. for its Housing Assistance Network of Dade (HAND) program to administer its Rapid Re-Housing programs and services to individuals and families who are at risk of homelessness. This program assists individuals and families to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

The City's in-house Care Coordination resources ensure that the client's strengths-based assessment identifies assets that can be harnessed to devise a sustainable, achievable care plan. As needed,

community-based supports are aligned including Alcoholics Anonymous/ Narcotics Anonymous (AA/NA), *7 Habits of Highly Effective People* support groups, out-patient mental and physical health services, and social integration. As part of intake, issues such as debt management and pending court cases are addressed proactively as a means of building a foundation for future growth and independence. Clients are provided assessment and supports to ensure that all individual domains (personal, financial, social) are addressed. As appropriate, family reunification is supported.

Furthermore, individuals and families who meet eligibility have also been referred to the City's First-Time Homebuyer Program. The City's First-Time Homebuyer Program targets low-income households with up to \$150,000 in down payment assistance to purchase a new home. In 2020, the City assisted one formerly homeless person to become a homeowner transitioning directly from shelter to her own home.

Discussion

Use this field to provide additional narrative regarding the information provided on this page.

DRAFT

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

Introduction:

The City's overall goal of providing neighborhoods with affordable, safe and decent housing is long standing and requires a diverse collaboration with local CHDO's, community partners, foundations and others with a focus on common objectives and goals. The City acknowledges that there is a housing affordability crisis that affects low- to moderate-income households in the community.

The barriers that inhibit our ability to complete these goals continue to include:

- Limited funding and the high cost of real estate values in the City as well as the extremely limited availability of property;
- Limited long-term, community-based residential options with supportive services for those who need help with daily living activities, housekeeping, self-care, human services and other assistance;
- Limited community development partners and CHDO's with limited capacity to develop affordable housing within target areas and defined timeframes; and
- Inability of program recipients to acquire gap funding from additional financial resources for construction and rehabilitation projects.

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

The City has developed specific objectives, outlined in the Housing Element of its Comprehensive Plan, to address the housing needs of low- to moderate-income households. These objectives are aimed at creating affordable housing opportunities in spite of the barriers. These objectives are further enhanced by specific assistance strategies that are outlined in the Local Housing Assistance Plan.

Further, the City has relaxed its development regulations for those creating workforce and affordable housing units. These amended regulations reduce average unit size and parking requirements as incentives to encourage development in an area with little undeveloped land and premium construction costs.

In October 2020 the City adopted an ordinance which eliminates the training and technology fee for affordable and workforce housing projects through the year 2025. This fee is currently 6% of the Building permit fee and is assessed by the Planning, Public Works, Fire and Building Departments.

In February 2021, the City adopted a policy to prioritize and expedite the review of affordable housing

permits.

In May 2021, the City adopted an Ordinance modifying Land Development Regulations to waive the application fee, per square foot fee, and per variance fee for the Design Review Board, Historic Preservation Board, and the Board of Adjustment for elderly and non-elderly low- and moderate-income housing (affordable housing) applications. The modifications to Chapter 122 waive applicable concurrency and mobility fees for affordable housing projects. Under the revised Ordinance, such projects will not be required to undergo a parks concurrency review and would be exempt from paying mobility fees.

The City has identified Goals, Objectives, and Policies in the 2040 Miami Beach Comprehensive Plan that call for encouraging the development of affordable housing, including the following:

Guiding Principle 6: Prioritize Workforce Housing – The City shall encourage redevelopment that provides workforce and affordable housing.

Goal HE 1: Equitable Community – Support vulnerable populations with attainable housing options that are proximate to transportation services and basic needs to improve economic mobility within the community.

Objective HE 1.1: Creation and/or preservation of workforce and affordable housing – Have available a minimum of 6,800 housing units of workforce, affordable low- and moderate-income households and special needs populations during the period through 2030.

Policy HE 1.1.3: Cooperate with affordable and workforce housing developers' efforts to leverage Miami-Dade Surtax funds and other financial incentives for the provision of housing affordable to workforce, very low to moderate-income households, including those with special needs, in Miami Beach.

Discussion:

When compared to other parts of Miami-Dade County or even some municipalities in other counties in South Florida, Miami Beach enjoys a relatively strong real estate market. This creates and contributes to the two primary problems affecting availability of affordable housing. This is compounded by the geography which presents limited vacant land for construction of new units. The cost burden associated with homeownership opportunities (other than condominiums) makes it almost impossible for low- to moderate-income households to purchase a home. Furthermore, many of the units, both rental and condominium, are one-bedroom or efficiencies and cannot accommodate those households that require multiple bedrooms.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The City plans to provide funding and technical assistance to its sub-recipients to address the obstacles of people with underserved needs. Furthermore, the City serves as the lead agency for the Miami Beach Service Partnership, an integrated service network of human service providers seeking to build agency capacity and fully leverage available resources to meet the needs of our community's most vulnerable residents through care coordination and shared resource development. Through this effort, the City has staff working with each school in the feeder pattern to ensure that families and those living in the immediate neighborhood have access to help.

Actions planned to foster and maintain affordable housing

Maintaining and increasing decent affordable housing opportunities is a priority objective for the City. The City currently has programs such as first-time home buyer assistance and multi-family residential rehabilitation which are funded through CDBG, HOME and/or SHIP funds.

As evidenced by the American Community Survey (ACS) and Comprehensive Housing Affordability Strategy (CHAS) special tabulation data, the priority need in the City remains affordable rental housing.

The highest priority continues to address the households that have very-low income and are paying more than 50% of their income on housing costs and/or are living in substandard housing. The secondary priority is assigned to households at 51% to 80% AMI. The lowest priority will be assigned to those households with incomes 80% - 120% AMI or greater.

Actions planned to reduce lead-based paint hazards

As part of any City administered housing program, the City will ensure that all appropriate lead hazard disclosures, brochures and testing are done in compliance with Federal regulations for those homes that were built prior to 1978.

Actions planned to reduce the number of poverty-level families

The City's economy relies on lower paying service-sector and seasonal tourism-oriented jobs. Many of these jobs are open to people with limited skills and low educational attainment. In response to the Welfare Reform Act, the City focused its Federal resources to combat poverty and the creation of secure, well-paying jobs and social safety nets (including childcare and emergency assistance). Implementation of these anti-poverty efforts remains a cooperative effort between the City, the local business community, community development agencies, nonprofit organizations, the City's previously designated CHDOs, the

Housing Authority of the City of Miami Beach, and other service organizations.

A major objective of the City's economic development activities is the stimulation of economic revitalization and job creation by facilitating business development and expansion, job creation/retention, encouraging private development through public support, and carrying out housing and neighborhood revitalization. The development of a convention-quality hotel is an economic development objective which is an example of business development that provides significant employment opportunities for persons entering the job market. These economic-driven efforts, paired with our public services and homeless prevention efforts, are expected to reduce the number of poverty-level families while raising the overall level of quality of life for our community and its residents.

The purpose of this strategy is to link individuals and families to the programs and services available and build upon the existing anti-poverty program infrastructure. External factors that impact the economy will have an impact on the resources and programs available to move individuals towards economic self-sufficiency as well as available jobs. These factors can also have an impact on affordable housing. However, even with negative external factors, the overall goals, objectives/policies will remain the same as programs and activities are adapted to reflect market change. The City will continuously seek out opportunities that support or improve its anti-poverty strategy and respond to the emerging needs of its residents.

The City will also fund public services to reduce the number of poverty-level families as these programs provide Federal and economic support to low- to moderate-income families.

Actions planned to develop institutional structure

While the Office of Housing & Community Services serves as the lead agency, the One-Year Action Plan is implemented with the assistance of various non-profit social service providers, the Housing Authority of the City of Miami Beach, and various other community-based entities.

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

The City's overall vision of providing neighborhoods with affordable, safe and decent housing is longstanding and requires diverse and extensive collaboration with local CHDO's, community partners, foundations and others with a focus on common objectives and goals. Through the Miami Beach Service Partnership, the City promotes engagement, dialogue, planning and joint strategies to improve inter-agency collaboration among human service providers and key community stockholders including churches, business, schools and law enforcement as a means of improving client outcomes and ensuring the full leveraging of existing resources. Further, the City incentivizes the collaborative pursuit of additional resources through grant writing and the promotion of innovative resource sharing among agencies whose missions closely align and/or serve the same clientele. The City supports these efforts

through free community trainings and the sponsoring of dialogue events among agency CEOs.

Discussion:

The City plans to address obstacles to meeting underserved needs; to foster and maintain affordable housing; to reduce lead-based paint hazards; to reduce the number of poverty-level families; to develop the institutional structure necessary to meet the goals and objectives identified in the Action Plan; and plans to enhance coordination between public and private sector.

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Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

n/a

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for

homebuyer activities as required in 92.254, is as follows:

Under HOME recapture provisions, the City will require the return of unexpended and ineligibly expended HOME funds. Recaptured funds will be properly noticed via the Action Plan process and will be approved by the City Commission for reallocation to another eligible activity and to ensure compliance with expenditure timelines. Noticing and eligibility requirements will be met in accordance with HOME Program regulations.

Additionally, part of the profit realized from the sale of the HOME-assisted properties shall also be paid to the City (“Profit Recapture Provision”) as follows: If the Premises are sold between the first and the tenth year, fifty percent (50%) of the profit shall be paid to the City; if the Premises are sold between the eleventh and fifteenth year, twenty-five percent (25%) of the profit shall be paid to the City. The profit is defined as the sales price at the time of the sale minus the sales price of the Premises at the time the homeowner acquired it with the assistance of the HOME funds.

The City will recapture the entire amount of the HOME investment from the homeowner and any additional profit generated from the sale prior to the affordability period.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

HOME-assisted properties are intended to remain affordable for the duration of the affordability period, which is determined by HOME rules and the City at the time of award. In the event of a sale (voluntary or involuntary) of the housing unit, the amount recaptured cannot exceed the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

n/a